



Town Of Livermore Falls

Municipal Building
2 Main Street
Livermore Falls, Maine 04254
Tel. 897-3321

Office Of
Selectmen
Assessors
Town Manager
Tax Collector
Treasurer
Town Clerk

Agenda Select Board Meeting Monday March 9th 2009 Municipal Building 6:30 PM Meeting

1. Call to order
2. Consideration of minutes from meeting February 17th 2009.
3. Old Business
 - A. Sewer Dept- Susan Sapiel
 - B. 90 Main Street Bids
 - C. Foreclosure Bids
 - D. Parking Ordinance – Ernest Steward
4. New Business
 - A. Gary Knight
 - B. Ginny Andrews – WMCA Resources
 - C. Gazebo – Complaints on unlevelled ground
 - D. NIMS-ICS – March 9th, 10th and 11th
5. Additional Business
 - A. Public Session
 - B. Review Correspondence
 - C. Quit Claim Deeds/Supplements/Permits/Abatements
 - D. Sign Warrants
 - E. Budget – 2009-2010
6. Executive Session-1 MRSA ss 405 (6)(A) Personnel-Town Manager Search

Sign-in "March 9 2009"
Selectmen's meeting

Cora Briggs

GARY KNIGHT

Richard Kohonen

Brent etc

Robert + Titanya Rowland

Beverly Butterfield + Michael D. Gilbert

Minutes Selectmen's Meeting
March 9, 2009 Municipal Building

Cora Briggs, Donna Perry, Dawn Young, Susan Sapiel, Scott Roberts, Bernal Lake, Gary Knight, Ron Chadwick, Ernest Steward, Fred Nadeau, William Nichols, Sonny Jones, Mark Chretien, Robert & Thanya Ryan, Beverly Butterfield, Michael Gilbert.
Board Members present: Chairman Louise Chabot, Ernest Souther, William Demaray.
David Lemire arrived at 6:35 pm. Jackie Knight arrived at 7:00 pm.

1. 6:30 pm call to order and Pledge of Allegiance.
2. Motion by Bill Demaray to accept minutes of February 17, 2009. 2nd by Ernest Souther. Vote 3-0 to accept.

3. Old Business

A. Sewer Rates – Sue Sapiel advised a new rate increase would be needed as the 10% raised previously would not cover expenses. She advised the base rate should remain \$50.00 but the consumption rate should increase another 10% from .0275 to .0355. Bill Demaray made a motion to raise the consumption to .0355 and to monitor each quarter and to include town buildings in sewer billing from now on. Louise Chabot 2nd.
Vote 3-1 Bill, Louise and David for, Ernest ~~against~~. *Abstain*

B. Demolition bids 90 Main St. – Louise Chabot opened bids as follows:

SR General Contracting, Auburn	13,888
MC Hall, Portland	9,500
Cushing, Readfield	18,000
Castonguay Excavation	9105

Bill Demaray motioned to accept Castonguay Excavation bid if passed at upcoming Special Town Meeting. David 2nd. Vote 4-0

C. Foreclosure Bids – Louise read a letter received by Thomas Harville asking to repurchase his property at 7 Maple St. Bill asked if this had been done before and Tax Collector Dawn Young stated not after bids had been accepted by others. Bill suggested taking the matter under advisement until the bids were opened. Louise Chabot opened bids as follows:

7 Maple St Map 15 Lot 51

Aaron Bachelder	3001.00
Scott Bubier	538.17
Thanyarat & Robert Ryan	4372.00

Louise Chabot motioned to accept bid from Ryans, Jackie Knight 2nd. Vote 4-1 with Bill Demaray against.

123 West Loop Map 23 Lot 30-ON

Josh Roberts	350.00
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Bill D. made motion to accept bid from Josh Roberts, Jackie K 2nd. Vote 5-0

D. Parking Ordinance – Chief Steward explained that he had been consolidating all the old parking ordinances and some are not relevant anymore. Would like a committee to meet and update ordinance for parking. Committee is Bill Demaray, Ernest Steward & Bill Nichols and will meet in the future.

4. New Business

A. Gary Knight

1." Proposed Code Enforcement Statewide – An Act to Clarify Maine Uniform Building & Energy Codes" is getting a complete overhaul from the law that was passed last year. This will affect Livermore Falls.

2. "Property tax disputes and abatements" suggesting Binding Arbitration instead of going to court. MMA against it.

3. Main St sewer project – money not coming from stimulus but maybe from money left over. Commissioner told Gary that he should be pleased, not discouraged. Beverly Butterfield & Robert Ryan stated they have drainage problems on Church St and invited Gary to go look at problem.

4. Some form of tax reform coming this year, also possible change in excise tax.

B. Ginny Andrews WMCA Resources – No one at meeting, tabled.

C. Gazebo complaints- tabled

D. NIMS-ICS – tabled

5. Public Session

Fred Nadeau - complained sidewalk on Park St not cleared after last 2 snowstorms, problem for kids going to school. Said parents are irate because sidewalk is in bad shape anyway. Bill Nichols said they get to it as soon as they can. Richard Korhonen stated Transfer Station not plowed out after big storm, Bill said usually Fred gets there early and plows himself and he gets paid for it as his hourly rate. Fred asked if on bigger storms could highway crew clean out transfer station.

Scott Roberts – Kristal e-mailed him stating there may be a \$250,000 revenue discrepancy, has this been addressed with new budget. Louise stated there were lots of factors and they were still going through the budget process. Scott wanted to know how the discount has affected revenues and how many people are delinquent compared to other years.

Robert Ryan – Church Street a hard place to live with speeders and bad drivers. Louise advised him to speak to Chief Steward. Asked if he should maintain right of way, or town, Bill D. said he should. Also has problems with snowpile.

Correspondence – tabled.

Bill Demeray motioned to sign warrants and go into Executive Session - 1MRSA ss 405 (6)(A) Personnel – Town Manager Search.at 8:15 pm. Jackie K 2nd. 5-0

PROPOSED SEWER RATES FOR TOWN BUILDINGS

	Consumption	Qtrly Billing	Yrly Billing
Municipal Building (2 Unit)	2400	172.00	688.00
Highway Garage	1700	101.00	404.00
Fire Dept.	1800	104.00	416.00
Library (2 Unit)	200	106.00	424.00
		Yrly Total	<hr/> 1,932.00

(Based on new 10% increase)

PROPOSAL - SEWER RATE INCREASE

2007 - 2008 Sewer Rate Commitment

\$85,765.00 X 4 qtrs = \$343,060.00

broken down as:

\$45 per unit per quarter for 1109 units = 49,905.00

.0275 x 1,304,000 water consumption = 35,860.00

85,765.00 x 4 qtrs. = 343,060.00

Proposed

Sewer Rate Increase: Per unit increase from \$45 to \$50 plus different consumption increase senerious shown below

\$ 50 per unit 55450.00
 .0300 x 1304000 39120.00
 94570.00

average of 10% increase

increase of 8805.00 per qtr.

x 4

35220.00 yearly income increase

\$ 50 per unit 55450.00
 .0320 x 1304000 41728.00
 97178.00

average of 13.5% increase

increase of 11413.00 per qtr.

x 4

45652.00 yearly income increase

\$50 per unit 55450.00
 .0336 x 1304000 43814.40
 99264.40

average of 17% increase

increase of 13499.40 per qtr.

x 4

53997.60 yearly income increase

\$50 per unit 55450.00
 .0355 x 1304000 46292.00
 101742.00

average of 20% increase

increase of 15977.00 per qtr.

x 4

63908.00 yearly income increase

\$50 per unit 55450
 .0360 x 1304000 46944
 102394

average of 21% increase

increase of 16629.00 per qtr.

x 4

66516.00 yearly income increase

\$50 per unit 55450
 .0365 x 1304000 47596
 103046

average of 22% increase

increase of 17281.00 per qtr.

x 4

69124.00 yearly income increase

**SEWER DEPARTMENT
 RECAP / SUMMARY**

Figures taken from the prior years Audited Financial Statements

<u>Year</u>	<u>Sewer Fee Income Interest & Other Income</u>	<u>Income Increase (Decrease)</u>	<u>Operating & Interest Expense</u>	<u>Expense Increase (Decrease)</u>	<u>Yearly Operating Income (Loss)</u>
1998	270,177		211,209		58,968
1999	319,747	49,570	93,825	(117,384)	225,922
2000	308,576	(11,171)	240,301	146,476	68,275
2001	407,522	98,946	399,644	159,343	7,878
2002	373,096	(34,426)	429,629	29,985	(56,533)
2003	343,349	(29,747)	315,463	(114,166)	27,886
2004	355,392	12,043	578,193	262,730	(222,801)
2005	356,290	898	493,783	(84,410)	(137,493)
2006	353,576	(2,714)	522,067	28,284	(168,491)
2007	359,333	5,757	539,763	17,696	(180,430)
2008	363,028	3,695	566,085	26,322	(203,057)

2008 Reconciling figures from Auditor Financial Statement loss to my loss calculation:

Auditor Financial Statement Net Loss	(203,057.00)
	183,140.00 Depreciation
	72,716.00 Amortization
	(44,000.00) Insurance-F.Nichols
	(65,343.00) Sewer Receivable
	(15,584.00) Lien Receivable
	3,709.00 Auditor Adjustment
	1,087.00 Accrued Payroll
	(1,018.00) DTF
	670.00 DTF
	<u>(67,680.00)</u>
My Spreadsheet on Revenue & Expenses	<u>(67,689.00)</u>

9.00 difference = rounding

Revenue - Sewer Department
07/01/07 - 06/30/08

	Beginning Balance Check Book		<u>39,169.05</u>
<u>Month</u>	<u>Reg. Revenue</u>	<u>Lien Revenue</u>	<u>Total</u>
July	23,479.19	437.74	23,916.93
August	25,956.29	4,790.84	30,747.13
September	27,460.62	4,061.43	31,522.05
October	38,100.55	1,357.53	39,458.08
November	23,698.06	1,123.43	24,821.49
December	20,546.63	1,849.55	22,396.18
January	27,308.50	2,083.35	29,391.85
February	30,563.98	4,280.09	34,844.07
March	20,867.00	13,715.70	34,582.70
April	23,680.55	10,963.01	34,643.56
May	25,314.25	666.65	25,980.90
June	22,944.90	506.73	<u>23,451.63</u>
	Sewer Usage Revenue Total 2007		<u>355,756.57</u>
	Bank Loan		250,000.00
	Bank Interest		133.63
	Bank Interest		4,985.99
	Misc.		325.00
	From Savings		<u>10,934.15</u>
			<u>266,378.77</u>
	Revenue Total 2007/2008		<u><u>661,304.39</u></u>

Expenses - Sewer Department

Loans:	
Franklin Savings	42,698.88
USDA (2)	73,365.00
US Bank Corp. (2)	<u>111,016.16</u>
	<u>227,080.04</u>
Operating Expenses	243,240.39
Sewer Replcmnt Line	<u>258,673.00</u>
	<u>501,913.39</u>
Expense Total 2007/2008	<u><u>728,993.43</u></u>

Net Income (Loss) -67,689.04