

**Town of Durham
Board of Selectmen
Regular Meeting Minutes
October 8, 2019**

Kevin Nadeau Moves the Board into Executive Session at 5:30 p.m.
pursuant to 1 M.R.S.A. § 405(6)(E) Consultations with legal counsel.
Rich George Seconds. Motion Carries 4-0 (Rob Pontau was absent).
Seconded by Rich 4-0 (Rob missed the exec session)

**At 6:30 Kevin Nadeau Moves the Board out of Executive Session. Rich
George Seconds. Motion Carries 4-0 (Rob Pontau was absent).**

1. Call to Order: Kevin Nadeau called the meeting to Order at 6:30 p.m.

Members present: Kevin Nadeau, Chairman; Rob Pontau, Vice
Chairman; Todd Beaulieu; Rich George; and Marc Farrin

Quorum: Quorum met with five (5) members present

2. Pledge of Allegiance: Done

3. Amendments to Agenda:

TA/AA Ruth Glaeser adds Oaths to CIP Committee to agenda

4. Public Comment:

None

5. Action/Discussion:

a) Assessor's Agent Donna M. Hays presents information to the Board
regarding common land in subdivisions and the upcoming State
valuation.

**Kevin Nadeau Moves to authorize Donna M. Hays to prepare an RFP
for a market-based analysis of a revaluation for 2020-2021. Rich
George Seconds. Motion Carries 5-0.**

Rich George Moves to adopt the recommendation of Donna M. Hays to assess individual subdivision lots for their particular value versus common land. Todd Beaulieu Seconds. Motion Carries 4-0 (Marc Farrin Abstains).

b) Lois Kilby-Chesley re: Methodist Church

Lois presents to the Board the status of the Methodist Church and her work on grants to fund repairs. Discussion broadens to include the Union Church. Kevin Nadeau asks Lois to work with the Durham Historical Society and a preservation specialist to draft a Transfer Agreement.

Rob Pontau Moves to authorize Lois Kilby-Chesley to apply for a grant for work at the Methodist Church in the name of the Town of Durham. Todd Beaulieu Seconds. Motion Carries 5-0.

c) Bids for Union Church repair/maintenance

Ruth Glaeser reports that, following a public appeal, the Town of Durham has received no bids for necessary work on the Union Church.

Kevin Nadeau Moves to authorize Ruth Glaeser to hire a contractor to complete needed repair work at the Methodist Church and the Union Church up to a maximum of \$5,000 for work at both churches. Rich George Seconds.

Kevin Nadeau amends his previous Motion and Moves to authorize Ruth Glaeser to hire a contractor to repair broken windows and the hole in the roof at the Methodist Church and to complete all work in the RFP at the Union Church, excluding the ramp, for a maximum of \$10,000.

6. Departments/Committees:

Road Commissioner Calvin Beaumier presents his report (see attached).

Fire Chief Joseph Moore presents his report.
Town Administrator Ruth Glaeser presents her report (see attached).

7. Consent Agenda:

- a) Approve Treasurer's Payables Warrant
- b) Approve Minutes from September 24, 2019
- c) Correspondence

**Todd Beaulieu Moves to Approve the Consent Agenda as presented.
Rich George Seconds. Motion Carries 4-0.**

8. Selectmen's Comments:

Kevin Nadeau updated the Board on the Planning Board's work on updating the Durham Land Use Ordinance. A series of meetings have been scheduled, as follows:

Tuesday, October 29: Joint Board of Selectmen/Planning Board Workshop

Tuesday, November 5: Short Board of Selectmen meeting to approve the Warrant for a Special Town Meeting

Thursday, November 21: Public Hearing on the updated Land Use Ordinance

Monday, December 9: Special Town Meeting on the updated Land Use Ordinance

Kevin Nadeau announces that the next regular Board of Selectmen meetings will be held at 6:30 p.m. in the Durham Town Offices on: Tuesday, October 22; and Tuesday, November 12.

Rob Pontau Moves to adjourn. Rich George Seconds. Motion Carries 5-0.

Respectfully submitted,

Kathy Dion
Meetings Secretary



Town of Durham

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Calvin Beaumier
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Durham Public Works Department Head Report 10-8-2019

- Brown Road was injected with liquid asphalt and paved last week.
- Crooker has started the Brickyard Hill Road. We have widened the road going to the top of the hill and I have added a short box cut.
- Meadow Road Ext. was ground up and paved last week.
- Crooker ground up the Leighton Road and are adding reclaim. They are hoping to pave that this week.
- Crooker has been replacing culverts on Bowie Hill Road and will continue over the next week before reclaiming that road.
- Public Works crews have been ditching and changing cross culverts on Beechwood Lane.
- Public Works crews started ditching on Pine Knoll today.

Town Administrator Report

October 8, 2019

In 2009, the Town completed a town-wide revaluation. In recent years, the sales price of homes/land in Durham has been consistently and significantly higher than the valuation. As a result, the State has lowered our valuation rate to 92% this year. This effects the exemptions. Donna will be here to go over the process and cost of conducting a market revaluation.

I have invited Lois and other stakeholders with regard to the Methodist Church to this meeting to discuss Lois' proposal. Lois is in the process of requesting a grant from the Tabitha and Stephen King foundation. The grant is due on the 15th of October. Part of the discussion may be whether it makes sense for Lois to write the grant for the Town of Durham and then continue with the proposed changes in ownership in early 2020.

By the meeting I hope to have a few bids to complete work at the Union Church. I have done some research and included with my report a checklist for ADA compliance in existing buildings. The checklist asks if the bathrooms are handicap accessible **IF** there is a public bathroom. It outlines specific steps (area in front of door, ease of handle access and entryway threshold height) to make an entrance accessible without an electronic door. With the addition of a ramp, I do not see where requirements for an electronically opening door and handicap accessible bathroom would be an issue.

The Freeport Sustainability Committee is working toward transitioning the RSU schools from plastic silverware to real silverware. In this effort, they have requested and received funds from the Freeport Town Council for silverware in the Freeport Schools. Durham has received a request to fund silverware in DCS. I have forwarded the email sent to Kevin and a breakdown of the cost.