



Town of Durham Board of Selectmen
Meeting Minutes
07/26/2022 6:30 PM
In Person

1. Call to Order & Establishment of Quorum

In attendance: Kevin Nadeau (Chairman), Richard George (Vice Chairman),
Todd Beaulieu, Joe Tomm, Josh Klein-Golden & Mitch Berkowitz (Interim
Town Manager). Guest(s): Adam Pereira

2. Amendments to the Agenda - None

3. Public Comments:

Heather Roy, Hallowell Road resident, would like to have an update on the Town Manager Hiring status. She would also like to know if there will be a collaborative workshop scheduled between the Planning Board, the Conservation Commission and the Select Board.

The Chair responded by saying that the Planning Board and the Conservation Commission have met and they are working out their plan before presenting it to the Select Board. He also stated that the Town Manager Committee has chosen a finalist and they are moving the process along.

4. Reports: Fire/EMS, Road Commissioner

Fire Chief

- Call volume steady
- 265 Responses, thus far
- Thursday evening Extrication Training - Jaws of Life (July 28)
- Engine 22 is back in service
- Anheuser Busch donated cases of water to the Fire Department
- State of Maine is offering free tuition for EMT

Road Commissioner

- Ditching continues on Auburn/Pownal Road
- The crew has been repairing washouts, shoulder and ditches from recent thunderstorms
- Painting intersections and parking lots
- Cutting trees and branches at intersections of roads due to visibility issues
- Crooker is still behind schedule - waiting for a date to start paving in Durham
- Federal Highway Administration (Clearing House) - Town is now in full compliance

5. Town Manger's Report

- Property Taxes are due on August 5, 2022 (Interest Charges begin August 6, 2022)
- Additional revenue \$85,779 - Homestead Reimbursement
- Allotment Revenue Sharing 1 and 2 - \$83,698
- TAN Documentation is being reviewed by a legal team

6. New Business: 220726 "Presentation and Discussion of New Leaf Farm Agricultural Easement" (The Board moved this discussion ahead of Old Business - Originally Item 7a on the Agenda)

Adam Pereira, from New Gloucester, spoke on behalf of the Royal River Conservation Trust, about the agricultural values of placing an Easement on the New Leaf Farm in Durham. This means that the property will stay as commercial farm land under the Maine Farmland Trust.

The Chair, entertained a motion to approve and sign a copy of the easement for New Leaf Farm. Josh motioned and Todd seconded, 5-0 in favor.

7. Old Business (Originally Item 6 on the Agenda: 220726)

HVAC Quotes (3 Vendors/Town Hall and Fire Department)

- **ABG** - \$55,525
- **Agility** - \$44,419
- **Patriot** - \$43,317

The Interim Town Manager recommended going with Agility, Warranty for parts and labor is for 5 years, plus 2 year maintenance is included. The Chair entertained a motion to accept the Agility bid and authorized the Town Manager to act on the bid, once the funding source has been identified. Todd motioned and Joe seconded, 5-0 in favor.

Affirm Special Town Meeting and Draft Warrant Articles

- **Article #3 ~ 23,230 (Fire Department HVAC)**
- **Article #4 ~ 34,500 (Town Hall HVAC)**
- **Article #5 ~ 45,000 (Phones/Internet Upgrades ~Computer Upgrades)**
- **Article #6 ~ 16,500 (GIS MAPPING)**

\$421,000 available in ARPA Funds ~ These funds cannot be used to pay down the Town's Debt or be used as a rebate to the tax payers.

The Chair entertained a motion to approve article 5 (\$45,000) and remove reference to the Eureka Center from the question. Josh motioned and Joe seconded, 5-0 in favor.

The Chair entertained a second motion to approve the Warrants for the Special Town Meeting on August 16, 2022 as presented with the previously approved edits. Josh motioned and Rich seconded, 5-0 in favor.

7. Old Business: (Continued)

220712 - Formal TAN authorization vote

The Chair entertained a vote to authorize the Town Manager to seek a tax anticipation note up to 1.5 Million in principle. Rich motioned and Joe seconded, 5-0 in favor.

8. New Business (Originally Item 7b and 7c on the agenda)

220726 - BYOB Application Permit - Wedding Reception

Wedding Reception on September 10, 2022 - Rich motioned, Josh seconded, 5-0 in favor.

220726 - Appointment of Emily Alexander to the Durham Historic District Commission

Rich motioned and Todd seconded, 5-0 in favor.

9. Consent Agenda:

Rich motioned to approve the agenda as presented and Josh seconded, 5-0 in favor.

10. Upcoming Meeting(s) & Town News

Budget Committee Meeting, August 1, 2022 at the Town Hall at 6:30 pm

Planning Board Meeting, August 3, 2022 at the Town Hall at 6:30 pm

Select Board Meeting, August 9, 2022 at the Town Hall at 6:30 pm

Special Town Meeting, August 16, 2022 at the Eureka Center at 6 pm

11. Executive Session

Rich motioned to enter Executive Session at 8:19 pm and Joe seconded, 5-0 in favor.

Executive Session pursuant to 1 M.R.S.A. §405(6)(A) - Personnel Matters

Executive Session pursuant 1 M.R.S.A. §(6)(H) & Title 30-A, Section 4452 - Enforcement Matters

12. Re-Convene Regular Meeting

13. Adjourn