

MINUTES

Board of Selectmen

August 13, 1985

Present: Chrmn. Dennis Abbott, Andrew Woodsome, Jr., Robert Fay, Atty. Roger Elliott, Glenn Bean, Jean Chick

CD Director: Chrmn. Abbott called Charles Drapeau in regards to the appointment of a Civil Preparedness Director. The Board had requested the Fire Dept. submit a name for this appointment several months ago. Mr. Drapeau assured Abbott this would be done.

Atty. Roger Elliott: Mr. Elliott had been requested to meet with the Board concerning several matters. Chrmn. Abbott recapped a meeting Mr. Elliott, the Board, Lake Arrowhead Comm. Directors and their attorney had held last year. This meeting concerned the liens that LAC holds on lots the Town had taken for taxes. The liens were placed by LAC for back dues owned by the individual owning the lots. At the time of the meeting it was the understanding of the Board that the outstanding past dues would be cut by a certain percentage. A letter was sent to Mr. Medici the Sec./Treas. of the Board of Director's last year requesting the amounts owed on lots that were to be auctioned off Aug. 10, 1985. This letter was never acknowledged. The week before the Auction Jean Chick went to the LAC office and got the needed information on the dues that had been liened. Atty. Elliott is now in the process of researching these liens to find out exactly the amount owed. The Town will await the information from Atty. Elliott, the Board may decide to take the LAC to court. Even though the Town auctioned all the lots off that were available at the Auction held Aug. 10th. the Town did not receive very high bids, the Board feels that perhaps the outstanding lien fees on the dues may have had some bearing on the amounts bid.

Westwinds Development was discussed, Selectman Woodsome asked if the sale had gone through with Byron Pride, Mr. Pride had shown interest in purchasing the lots remaining from the present owner Stu Gannett. Atty. Elliott said that he had made up the Contract, etc. however, he had not heard if the actual transaction had taken place. Selectman Woodsome asked Atty Elliott if the Town at some point had to go to court with Stu Gannett either on Westwinds or his Southern Maine Finishing Plant who would Elliott be representing the Town or Gannett. Atty. Elliott's answer was neither as it would be a conflict either way. Selectman Fay brought up the fact that the Town would be holding a Hazardous Waste Ordinance meeting on Aug. 15th. at 7:00 PM. and that Mr. Gannett should be talked to by Elliott that the Town planned to enforce the Ordinance. A copy of the Ordinance was given to Atty. Elliott and he said he would talk to Gannett. Atty. Elliott said that Gannett was in the process of getting an extension from DEP on his waste treatment plant.

The pending LAE Town owned lots was discussed at length and Atty. Elliott advised the Board to hold to the Sept. 10th deadline on receiving payment from Northern Land Bank as the Board had made an Agreement with them on July 9th. to expect payment within 30 days after lots were bid on by others and the Town received a bid on all the lots by Cole Assoc. at the Aug. 5th. bidding.

Atty. Elliott was asked if the Town should return the 10% downpayment on lots auctioned off on Aug. 10th., if the individual had changed their minds and would not be purchasing them. Atty. Elliott advised the Board not to return any monies.

Northern Land Bank, Mr. & Mrs. Kent Lewis: Mr. Lewis asked the Board to give his Company the full 90 days which would not be up until Oct. 8th. as he said that he understood that if an individual bid on any lots his Company would have 30 days to buy them before the Town accepted the other bid. Mr. Lewis said that he felt this was now a different situation as a Company bid on every lot in LAE as he and his Assoc. did, not just an individual on a hand full of lots. Lewis said that his Company had spent several hours and tested a lot of the parcels and had spent quite a bit of money and to do the project as planned they would need the full 90 days first agreed upon. However, he said if they only have until Sept. 10th. they will have to go another way and he felt that would be a shame because he may have to put up less expensive homes than he had planned. - Chrmn. Abbott said that the Board had discussed this matter and had decided to hold their original vote to the Sept 10th date. Mr. Lewis said fine, but we will still go through with the purchase only in a different way. Mr. Lewis asked if he came in with a nonrefundable down payment of say 20% would this make a difference. The Board said they would talk to him on this. Atty. Elliott said that he felt the Board might not have a right to modify the thirty day agreement without Cole agreeing. Selectman Fay said the Board had an obligation by Town vote to follow the process of bidding. However, the 20% nonrefundable payment means alot. With locked in money Fay said its amazing what can be done.

Atty. Elliott suggested that Lewis's Attorney Bob Foley get in touch with him and he inturn would notify the Board of Selectmen verbally of any decision on payments and at that time if the Board is agreeable something could be put in writing.

\$100,000. CD: A CD with American Bank has run one full year. Key Bank offers $7\frac{1}{2}$ % and American 8.6%. It was a vote of the Board to have the Secretary call around to several Bank to get the best interest and to have the money invested with the highest percentage.

Roads: Selectman Woodsome asked if there was any truth to the rumor that the Town was cold patching Route 5 from the Elementary School to Huntress Road in E. Waterboro. Rd. Comm. Bean said he didn't know anything about it. Rd. Comm. Bean was also questioned on a past payroll that payment was made for a dollar more on one worker than another. Bean said a mistake had been made. This will be corrected on this payroll.

The Winter maintenance for the Middle road was discussed. The Board and Rd. Comm. was in agreement to have Daniel Abraham a property owner on the present unplowed section to meet with them next Tuesday evening to discuss this matter.

Seal Coating was discussed and Chrmn. Abbott cautioned Bean on over spending in this account.

Approved By:

