

Message 10/12/2012

"Gun Club" Property

William Gabriel has entered into a purchase and sale agreement with the Town to purchase the so-called "gun club" property at the corner of Maine Street and White Oak Hill Road. Mr. Gabriel plans to develop the property for his alternative energy business, but first the Town will remove the asbestos that is in the building. Quotes from asbestos abatement contractors have been sought, and the work will proceed as soon as a contractor is chosen.

No-Parking Signs

Both the town attorney and engineers from the Maine DOT have provided information about signage requirements for the enforcement of No-Parking ordinances. Both state that there are no sign spacing requirements. DOT says that although there are no legal requirements for sign spacing, where to install signs should depend on the characteristics of the road. Town Attorney Natalie Burns says, "There is no statute or Law Court decisions, but a court would expect there to be reasonable notice of the no parking restriction (so not one every mile), but otherwise placement would be within the discretion of the Town."

Health Insurance

Susan Smith from the Maine Municipal Employees Health Trust says they will be happy to provide the Town with a comparison of MMEHT insurance plans using the new premium rates that will be ready by October 24th; however, the comparative spreadsheet will most likely not be ready for distribution until the second week of November. If Selectmen want the new rates for the workshop, it would be advisable to schedule this workshop for mid-November or later.

At the Western Maine Managers' meeting held in Wilton this week, we discussed with the MMA Director of Personnel Services the effect the Affordable Health Care Act will have on municipalities and the requirement to provide health insurance for employees. A brief outline of issues was distributed to Selectmen this week that will hopefully introduce them to requirements of the Act as they apply to municipalities. The MMEHT has been working for years, literally, to prepare for the issues that will face it as a health insurance provider and its members who utilize the service. More information will be shared and necessary adjustments will be made as the various stages of the Act take effect.

Railroad Crossings

The Public Works Director was advised today that the railroad will be replacing railroad crossings at Empire Road Saturday, October 20th and Hardscrabble Road on Sunday, October 21st. The roads will be closed during construction. The Town will advertise this construction on the Town's web site and cable TV.

Community & Economic Development Committee

Business after Hours will occur November 14th from 5:00 to 7:00 p.m. at Poland Crossing in the vacant space next door to Subway. Cyndi Robbins will cater the event.

A joint meeting with the Board of Selectmen will be scheduled for either November 8th or 12th in the evening to discuss the role of CEDC in economic and community development in Poland and to set goals and work tasks for the next six to twelve months. Selectmen are asked to provide input for the agenda, noting that the main charges to the committee are to promote economic development and community development projects. The next regular CEDC meeting will be November 1st.

Answers to Other Questions from Last Board of Selectmen's Meeting:

Debt payments, including those paid from the TIF districts are semi-annual, but payments are not equal amounts. Principal plus interest payments are usually in the first payment, with interest-only payments due in the second payment. This is not always the case, but it frequently is.

Fire Hydrants – The General Fund budget for Fire Hydrants (\$11,675) pays for ten Mechanic Falls Water Dept. fire hydrants. The other two fire hydrants on high school property are funded by the Downtown Village TIF

district. The Poland Spring TIF districts pay for \$15,993 of Fire Hydrant cost to the Auburn Water & Sewer District.

Public Works Vehicle Equipment Maintenance Report – Until now, the only vehicle maintenance done by the Public Works Mechanic that was tracked and reported was that to which a direct, additional cost was attached.

From now on, the Mechanic will track *all* time he spends doing vehicle maintenance, whether there is a cost associated with it or not. For instance, if he is welding a piece of metal on a vehicle that does not require purchasing any supplies or material, he will show his time on the report. However, no other cost would be shown for parts or materials.