



# Town of York

186 York Street  
York, Maine 03909-1314

## SELECTMEN'S MEETING 6:00/7:00PM MONDAY, DECEMBER 19, 2011 YORK LIBRARY

Town Manager/  
Selectmen  
(207)363-1000

Town Clerk/  
Tax Collector  
(207)363-1003

Finance/  
Treasurer  
(207)363-1004

Code Enforcement  
(207)363-1002

Planning  
(207)363-1007

Assessor  
(207)363-1005

Police Department  
(207)363-1031

Dispatch  
(207)363-2557

York Beach Fire  
Department  
(207)363-1014

York Village Fire  
Department  
(207)363-1015

Public Works  
(207)363-1011

Harbor Master  
(207)363-1000

Senior Center/  
General Assistance  
(207)363-1036

Parks and  
Recreation  
(207)363-1040

Fax  
(207)363-1009  
(207)363-1019

www.yorkmaine.org

**Present:** Chair; Tracy Jackson-McCarty, Vice Chair; Mary Andrews, Kinley Gregg, Scott Fiorentino, Town Manager; Robert G. Yandow, Recorder; Susan Scott, and members of the press and public.

### Call to Order

### Pledge of Allegiance

### 6:00PM: Work Session - FY13 Budget

Town Manager, Robert G. Yandow, reviewed the budget summary with associated cost centers and allocated amounts including reasoning for account increases. The following items were highlighted:

- **Future Revenues:** Appear stable with the Town possibly in a better position than in previous years.
- **Fund Balance Allocation:** Amount to be determined to offset tax increase. Prior 2011, 2010 and 2009 budget years had a Fund Balance allocation of \$790,000, and \$550,000 in 2008.
  - Option A: Continue allocation of \$790,000 from Fund Balance Account;
  - Option B: Reduce allocation to \$650,000 with a \$140,000 revenue deficit for which to be accounted; or
  - Option C: Reduce allocation even further to \$500,000 with an even greater revenue deficit of \$290,000.
- **Public Works:** Increase in both General Operating expenses for Highway, and in Capital Maintenance including paving, purchase of one-ton pickup truck, and \$10,000 appropriation for sea wall.
- **Health Insurance:** Town employees contribute 15% toward premiums per Collective Bargaining agreement set to expire June 30, 2013. Selectmen can discuss increased employee contribution during upcoming bargaining negotiations.

Town Manager Yandow stressed the importance of reducing reliance on the Fund Balance Account which, if past practice continues, could fall below the established range resulting in severe consequences including a lowered bond rating for the Town. Continued cuts to infrastructure and services including

seasonal police and park personnel left notable results. Selectmen are encouraged to address these issues by early January 2012 as further information will be forthcoming at the January 9, 2012 Selectmen meeting.

Workshop concluded at 6:52pm.

### Call to Order at 7:00pm

#### **A. Minutes**

- December 12, 2011 Selectmen's Meeting Minutes: Pending.

#### **B. Chairman's Report**

Chairman Jackson-McCarty wished everyone a very happy holiday.

Vice Chairman Andrews stated the Town of York lost a very special York resident this past week in Cynthia Raymond. Ms. Raymond devoted her long life to raising funds for numerous organizations, and was dedicated to causes including the long term maintenance of the Grant House. Even as impassioned as she was about issues, she was always respectful toward others, and only wished the best for the community.

#### **C. Manager's Report**

Town Manager, Robert G. Yadow, concurred with the sentiments of Selectman Andrews regarding the passing of Cynthia Raymond. Although only in York for the past six years, Mr. Yadow acknowledged the great deal of good accomplished by Ms. Raymond, and agreed she was most persuasive and conducted herself as a lady the entire time. In response to Selectman Gregg's prior inquiry, Mr. Yadow researched the purchase of the Carriage House by the York Housing Authority. Mr. Yadow spoke with the Executive Director. Since private financing was utilized, and it was not a new development, York Housing Authority did not think to share their plans for Carriage House. Mr. Yadow confirmed that starting January 1, 2012 Maine will legalize fireworks. The Town of York can create mechanisms to control the sale and use but not the possession of fireworks. Staff is currently working on a draft Ordinance for consumer fireworks for possible consideration on the May 2012 Warrant. Mr. Yadow concluded by wishing everyone a happy and healthy holiday, and to always keep those less fortunate in mind.

#### **D. Awards**

##### **1. 2011/2012 Winter Salt Bid**

Public Works Director, Dean Lessard, discussed the salt bids as published by SMRPC. Three companies responded to the regional bid

request including International Salt Company with the lowest bid. Granite State Minerals responded with a higher per ton cost, and Harcross Chemicals, Inc. provided a bid in a format that could not be used. Mr. Lessard recommends International Salt Company at \$53.44 per ton for purchase of additional salt beyond what remains in the shed.

Moved by Ms. Andrews, seconded by Ms. Gregg to award the 2011/2012 winter salt bid to International Salt Company at \$53.44 price per ton. Vote 4-0, motion passes.

2. **Construction Bids for Long Beach, Mitchell Road, Short Sands and York Street Drainage Improvements Projects**

Public Works Director, Dean Lessard, discussed the bid results for the four capital improvement projects previously approved by the voters. Mr. Lessard recommends awarding all four projects to S.U.R. Construction whom provided the lowest combined bid, and were recommended by both MeDOT and New Hampshire Department of Transportation. The Town maintains a contractual penalty clause should S.U.R. not meet the project completion deadline for the Friday prior to Memorial Day weekend.

Moved by Ms. Andrews, seconded by Mr. Fiorentino to award the Long Beach, Mitchell Road, Short Sands and York Street Drainage Improvement projects to S.U.R. Construction from Rochester, NH in the amount of \$1,327,900.00 or less from the voter approved drainage projects. Vote 3-1, with Ms. Gregg in opposition, motion passes.

**E. Reports**

**F. Citizens Forum** - The citizen's forum is open to any member of the audience for comments on items listed on this meeting agenda. All comments should be respectful in tone and should be directed to the chair. Comments should be brief and to the point. Questions that require extended answers or that cannot be readily answered will be referred to the town manager for follow-up. Anyone who wishes to submit a written request for future agenda items can do so on the form available at this meeting or may obtain the form through the town manager's office.

Public Comment:

Jack MacDonald  
Paul McGowan

Peter Ashley  
Wayne Boardman (EESC Chairman) as read by the Chairman  
Stephen Kosacz (EESC member) as read by the Chairman

**G. Approval of Warrant #25**

Moved by Ms. Andrews, seconded by Mr. Fiorentino to approve Warrant #25, without objection, so ordered.

**H. Public Hearing**

**I. Endorsements**

**J. Old Business**

**K. New Business**

**1. Approval of Design Development Estimates for Police Station**

Town Manager Yandow described how the Municipal Building Committee (MBC) presented to the Selectmen this past September the York Police Department schematic design for approval. Formal building cost estimates are reflected in the updated cost tracking spreadsheet dated November 22, 2011 which was unanimously approved by the MBC.

MBC Chairman, Bob Reed, requested the Selectmen consider approving the Design Development Estimate report as prepared by PC Construction. Approval for Design Development is the second phase of a three-phased project. The last phase will include actual building and road construction. The architect consultant, SMRT, has worked closely with Police officials to finalize building details. Geothermal testing was completed resulting in project cost savings of \$70,000 due to the reduction in the number of wells required. Increasing energy efficiency measures continues to be important with additional measures to be included as bid alternate items, and included as budget allows. On December 5<sup>th</sup>, the Town submitted a grant application for the Advanced Building Program as adopted by Efficiency Maine. SMRT is very familiar with the grant process, and has worked closely with the grant coordinator, Mike Watson. Mr. Watson indicated the project is right on track with the next step including Selectmen approval of the project's design development with subsequent bidding by qualified local trade contractors.

SMRT Architects, David Lay, discussed entering into the next phase for completing contract documents and detailed engineering systems in

order to draft contracts for bid prices. Energy efficiency measures including additional insulation have been maximized to the best the budget allows without crossing the threshold for diminishing returns. A main focus of the LEED program involves energy savings, and the proposed building provides for a very energy efficient wall system while including radiant flooring. Conduit for a future photo voltaic system has been incorporated. However, as technology constantly advances it becomes difficult to plan now for unknown future technologies. Mr. Lay described the proposed layout of the connector road as it is oriented to avoid wetlands with a small portion still to be resolved with the abutting property owner. The plan still needs Planning Board and Department of Environmental Protection review.

Selectman Gregg and Selectman Fiorentino discussed interest in conducting a site walk at the site of the new police station.

Moved by Ms. Andrews, seconded by Mr. Fiorentino to approve Design Development for the Police Station as presented by the Municipal Building Committee. Vote 3-1 with Ms. Gregg in opposition, motion passes.

Manager Yandow stated the technical manuals and plans are available in his office for public review.

**L. Other Business**

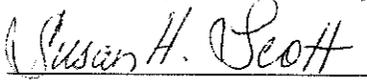
**M. Citizens Forum**

Public Comment: Charles Stacey  
Ron Nowell  
Jack MacDonald  
Peter Ashley  
Paul McGowan

**Adjourn**

Moved by Ms. Andrews, seconded by Mr. Fiorentino to adjourn at 8:45PM.

Respectfully Submitted By:



Susan H. Scott; Recorder