



**BOARD OF SELECTMEN  
Agenda**

September 14, 2021

6:30pm – Regular Meeting

At Broadcast Studio

*FY 2021-2022 Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.*

**Select Board members in attendance:** Rolf Olsen, Joe Bruno, Teresa Sadak, Samuel Gifford

**Select Board members absent:** Lawrence Taylor

**Town Staff in attendance:**

Don Willard – Town Manager  
Nathan White – Public Works Director  
Bruce Tupper – Fire Chief  
Charisse Keach – Finance Director  
Alex Sirois – Code Enforcement Officer  
Cathy Gosselin – Health Officer  
Sue Look – Town Clerk

1) **Called to order** at 6:30pm by Chair Sadak

2) **Minutes of previous meetings**

a) August 10, 2021 – Regular Meeting

**Motion** to approve as presented by Selectman Olsen. Seconded by Selectman **runo**.  
**Unanimously approved**

b) August 19, 2021 – Emergency Meeting – Liquor License

**Motion** to approve as presented by Selectman Bruno. Seconded by Selectman Bruno.

**Unanimously approved**

3) **New Business**

a) Presentation by RSU #14 Board of Directors Regarding Middle School Options – Mike McClellan, RSU #14 Board Member

All Raymond representatives were present – Kate Leveille, Vice Chair; Mike McClellan, and Char Jewell. Chris Howell, Superintendent was also in attendance.

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\* Taken out of order

RSU #14 Rep Mike McClellan – Windham has gotten approval to build a new Middle School. The State has asked if Raymond would like to join Windham in the new Middle School. The deadline for the RSU 14 BOD is November 1<sup>st</sup>. We are not making a recommendation at this point. If we choose not to do this, it is unlikely that the State would approve a new Middle School for Raymond in the future.

Superintendent Chris Howell – This is not coming out of an agenda to close JSMS. It is coming from the State. The State is looking to combine smaller schools. Renovations will still be included in the RSU budget, but the State will be unlikely to approve funding for any new construction.

There was discussion of how best to get input from the citizens of Raymond and meet the State's timeline. The new Windham Middle School will be "state of the art" and it would be quite expensive to renovate JSMS to be comparable. Bussing students to Windham would mean very long bus rides and how could this be addressed? It is 100% State funded project, but there will be some overage which will be under the current cost sharing between Windham and Raymond. JSMS has 192 students now. Raymond is a minimal receiver of State Education funds. Not sure where the site will be as yet, the State will have part of this decision. The project should be between \$65 and \$70,000,000. They will need at least a 35-acre piece of land and there is very little available in the Northern end of Windham. Raymond does have a 131-acre parcel at 77 Patricia Avenue. Town Clerk Look will send a copy of the property map to Superintendent Howell. If Raymond decides to send the Middle School students to the new school, the JSMS will revert back to Raymond. The decision is the RSU #14 Board of Directors, but they want to go with the will of the Raymond citizens.

The decision was to hold public hearings and then the Select Board will vote on a recommendation to the RSU #14 Board of Directors at their October meeting. The public hearings will be:

Public Hearings Oct 4 and Oct 5 at 6:30pm at JSMS Gym.

It will be publicized by both the Town of Raymond and the RSU on all means available.

b) Consideration of Finance Director Appointment – Don Willard, Town Manager

Charisse Keach began on September 9<sup>th</sup>, she is a resident of Sebago. Her background is that she was the Finance Officer for Bridgton for almost 6 years. Prior to that she was the Treasurer for Buxton for 4 years and prior to that she worked for Franklin County (in Farmington – her home town) for 3 years. Thank you for choosing me, I am looking forward to digging in. Everyone has been helpful. We are happy to have you!

**Motion** to appoint Charisse Keach by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved**

c) \* Public Safety Recognition – Bruce Tupper, Fire Chief

Chief Tupper gave an overview of a recent mutual aid incident where there were 10 communities involved in fighting the fire. It was a very hot and humid day. Town Manager Willard brought up a 5 gallon jug of drinking water and Public Works Director

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\* Taken out of order

White brought his truck full of bottled water for the fire fighters who were quickly becoming dehydrated. The fire fighters were able to contain the fire to only the barn and garage, but not the house. Tonight I wanted to officially thank the other crews (who have been sent thanks) and to than Public Works Director White who tore down part of the building with the backhoe, towed 2 fire trucks out of mud, and rolled fire hose for the trucks. He then presented a certificate of achievement. The extra effort was above and beyond and very much appreciated. Nathan said that he does what he does because of the people in the Town of Raymond.

d) \* Paving Update – Nathan White, Public Works Director

This item was deleted as it was only a ruse to get the Public Works Director to the meeting.

e) Consideration of Road Name Change – from Nancy’s Way to Treehouse Way – Nicole and Edward Keough

Nancy no longer lives there nor owns the land. It has been approved by the E911 Addressing Officer. Also, Nancy’s Way with the apostrophe does not meet USPS street naming conventions.

**Motion** to approve changing Nancy’s Way to Treehouse Way by Selectman Olsen. Seconded by Selectman Bruno.

**Unanimously approved**

f) Consideration of Setting Mill Rate for FY 2021-2022 – Curt Lebel, Contract Assessor

The minimum tax rate available is \$14.10 utilizing the full \$300,000 of fund balance available.

The maximum tax rate available is \$15.00 which uses no fund balance and reaches 5% overlay restriction established by law.

PROPERTY TAX REVENUES

TAX RATE	LAST YEAR (FY 2020-21)		THIS YEAR (FY 2021-22) TAX RATE OPTIONS			
	\$	13.95	\$14.10	\$14.20	\$14.40	
TAXABLE VALUATION	\$	1,038,866,710.00	\$	1,051,179,880.00	\$	1,051,179,880.00
COUNTY	\$	784,426.00	\$	773,657.00	\$	773,657.00
SCHOOL	\$	10,730,753.23	\$	10,818,644.98	\$	10,818,644.98
TIF AMOUNT	\$	246,220.92	\$	242,566.72	\$	247,707.29
MUNICIPAL	\$	2,686,906.61	\$	2,962,344.74	\$	3,060,335.50
OVERLAY	\$	43,883.75	\$	24,422.87	\$	41,064.30
TOTAL PROPERTY TAX	\$	14,492,190.51	\$	14,821,636.31	\$	14,926,754.30
Each 1 cent increment on the tax rate will affect overlay by aprx \$10,000						

NON PROPERTY TAX REVENUES USED TO REDUCE MUNICIPAL APPROPRIATION

	\$	13.95	\$	14.10	\$	14.20	\$	14.40
HOMESTEAD REIMB	\$	(244,142.09)	\$	(236,090.40)	\$	(237,764.80)	\$	(241,113.60)
BETE REIMB	\$	(51,113.50)	\$	(47,212.44)	\$	(47,547.28)	\$	(48,617.28)
STATE REV SHARING	\$	(245,609.80)	\$	(396,767.42)	\$	(396,767.42)	\$	(396,767.42)
OTHER REVENUES	\$	(1,607,960.00)	\$	(1,713,160.00)	\$	(1,713,160.00)	\$	(1,713,160.00)
SELECT BOARD USE OF FUND BALANCE	\$	(200,000.00)	\$	(300,000.00)	\$	(200,000.00)	\$	-
MUNICIPAL APPROPRIATION	\$	5,035,732.00	\$	5,655,575.00	\$	5,655,575.00	\$	5,655,575.00
TOTAL NON TAX REV	\$	(2,348,825.39)	\$	(2,693,230.26)	\$	(2,595,239.50)	\$	(2,399,658.30)
TOTAL MUNICIPAL TAX REV	\$	2,686,906.61	\$	2,962,344.74	\$	3,060,335.50	\$	3,255,916.70

\* Taken out of order

**Motion** to approve a Mill Rate of \$14.10 per \$1,000 by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved**

Contractor Assessor Lebel will be coming back before the Board in the early winter to begin discussing the revaluation.

g) Shaker Woods Progress Update – Alex Sirois, CEO; Cathy Gosselin, Health Officer

The last inspection was mostly on the outside. He has cleaned up the priority areas. There is no way that all cleanup will be complete by October 1<sup>st</sup>. He has shown that he is taking this seriously and in addition to the cleanup he has continued to make progress on his back taxes. We are suggesting that we continue to assess through the Winter and look at this again next Spring. He does still have some unsafe electrical in the house. He is having trouble getting someone to come and do the electrical work. The Select Board agrees that it is difficult to get any work done in the current climate. CEO Sirois will check with the Town Attorney to see if we can amend and/or extend the order so he would have until October next year to finish the junk yard and to have the electrical issues corrected very soon. We may need a new order. This will be added to the October 12<sup>th</sup> agenda.

**Motion** to approve as presented by Selectman . Seconded by Selectman .

**Unanimously approved**

h) Consideration of Appointing Mark Childs to Planning Board – Alex Sirois, CEO

Mr Childs works for a Architecture and Construction business as a Senior Project Manager. I want to be a part of keeping Raymond great. I have been a general contractor in the past and am familiar with codes and standards.

**Motion** to appoint Mark Childs to the Planning Board by Selectman Olsen. Seconded by Selectman Bruno.

**Unanimously approved**

i) CEO Permits Update – Alex Sirois, CEO

The car dealership on Route #302 is moving. After the last meeting there were about 50 cars. They have a hauler to remove cars and the hauler is broken down, that is why the cars are building up. After a couple of weeks there was no change so now we are on to the Notice of Violation, which will give them 30 days to get in compliance.

Permits April to June 2021:

- Pretty much on pace to be more than the previous year. We may come close to the number of permits issued in 2019 (record year).
- Revenues are up due to renovations to some very expensive homes.
- There have been a number of Certificates of Occupancy issued.
- There are 6 open violations.
- Chris started and has been focusing on enforcement and complaints. Some may escalate to the Select Board in the future.

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\* Taken out of order

- j) Consideration of New Road Name – Meridian Lane – Kaela Gonzalez, E-911 Addressing Officer

**Motion** to approve by Selectman Bruno. Seconded by Selectman Olsen.

**Unanimously approved**

- k) Consideration of Annual Update to General Assistance Ordinance – Jennie Silverblade, GA Administrator

**Motion** to approve as presented by Selectman Bruno. Seconded by Selectman Olsen.

**Unanimously approved**

4) **Public Comment** – none

5) **Selectman Comment** – none

6) **Town Manager's Report and Communications**

Cathy Gosselin has done a great job on COVID and is now setting up the portal for the AAPA grant. We should get half of the money soon and half next year.

We have filled the Finance Director, the Assistant Recreation/Public Works Foreman, and the Assistant CEO. Thanks to the efforts of Rita Theriault, HR Director, and the member of the hiring panels. We are still seeking a full time Paramedic/Fire Fighter and EMT/Fire Fighter. Also, Laurie Ann Wilson was of great help from New Gloucester with the Finance office.

a) **Confirm Dates for Upcoming Regular Meetings**

- October 12, 2021
- November 9, 2021

b) **Reminder of Upcoming Holiday Schedule**

- October 11 – Columbus Day

7) **Executive Session**

- a) Consideration of Poverty Abatement Request – pursuant to 1 MRSA §405 (6) (F) and 36 MRSA §841 (2) (E)

**Motion** to enter executive session at 8:15pm as listed above by Selectman Bruno. Seconded by Selectman Olsen.

**Unanimously approved**

**Motion** to leave executive session at 8:53pm by Selectman Olsen. Seconded by Selectman Bruno.

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\* Taken out of order

**Unanimously approved**

Town Manager Willard will look at the Community Assistance Fund and use them amount of money agreed to resolve some of the tax issue.

**8) Adjournment**

**Motion** to adjourn at 8:54pm by Selectman Olsen. Seconded by Selectman Bruno.

**Unanimously approved**

*Respectfully submitted,*

*Susan L Look, Town Clerk*