

Town of Peru  
Select Board Meeting  
**Minutes of May 13, 2019**

**Present:** Raquel Welch, Lynda Hebert, Larry Snowman, Carol Roach, Martha Witherell, Mark Irish, Gail Belyea, Wendy Henderson, Karen Lark, Tammi Lyons, Anna Touchette, Heidi Thibeault, Jacie Child, Gary Child, Rick Childs, Joe Kerr, Brad Hutchings, Bill Hussey, Don Roach

At 6:00 p.m. Raquel Welch opened the meeting.

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1. Pledge of Allegiance:

2. Minutes:

- Raquel moved to approve the minutes of the May 6, 2019 Select Board meeting as presented, seconded by Lynda. All in favor.

3. Elected officials/ committee and board reports:

-Road Commissioner

- Brad Hutchings asked the board for authorization to hire All State Asphalt to chip seal two thirds ( $\frac{2}{3}$ ) of East Shore Road using available Summer Roads funds appropriated last June. Brad explained that there are only two companies, one located in Aroostook and the other in Auburn, providing the materials and service needed to get this job done.

Carol moved to approve Brad's request to hire the local company without first putting out a Request for Bids and to use 2018/2019 Summer Road Department appropriated funds for this project. Raquel seconded the motion. All in favor.

- Brad reported that rock raking was done and that patching was being done daily.
- Raquel asked Brad whether he had been able to put together an estimate and comprehensive plan of what it would cost for materials and labor to have the Town of Peru road crew do the Mary Turner Bridge rebuild. He said that he had not yet put a proposal together. Carol asked him to also address what projects

already identified by him would have to be put on hold or not done if he was to prioritize or schedule the Mary Turner Bridge project this Summer/Fall.

- Fire Chief-

- Bill Hussey reported that during a major fire last week Engine 11's pump died. It is an 18 year old truck. It is at Northeast Emergency Apparatus in Auburn for repairs however a mechanic there believes it would be well worth making necessary repairs (maybe a gear box or bearings). Bill does not have a cost estimate and is concerned that his budget may not cover repair costs.
- There is no word on the Assistance to Firefighters Grant application - maybe the 1st week in June.

-Tax Collector/ Town Clerk/ Treasurer-

- Debra Coudrain by email dated May 8, 2019 advised the board that she called the Clerk of Courts regarding the forms and procedures the town needed to have to continue the foreclosure procedure. The Complaint for Forcible Entry and Detainer form Deb was given does not work/fit the five pending cases that must be brought to forward. Deb also contacted Beth Bellgarde, Rumford Treasurer, for guidance who advised her that she did not have experience handling these types of foreclosure and recommended contacting the Maine Municipal Association (MMA) for advice.  
Raquel asked Carol to follow-up on this matter with MMA.
- Deb provided a copy of the corrected Winter Roads account ledger showing adjusting entries as requested by Brad.

-Secretary-

- Carol reported that as of 3:00 P.M. no applications had been received for the board's part-time secretarial position. Discussion followed regarding starting pay and hours of work. An individual attending this meeting expressed interest and asked for a copy of the job posting and job description. Raquel said her daughter was also interested.

-Assessor-

- Carol reported that on Thursday, May 9, 2019, Mike Rogers, Property Appraiser, Maine Revenue Services, Property Tax Division, completed an in-house audit. He examined 2016/2017/2018 property tax exemptions, tax cards, file folders, and, commitment and other reports. He perused the annual maintenance and town wide revaluation work done by Bartlett Assessing Services in behalf of the Town of Peru. He spent many hours examining and comparing State agency records against municipal office files and personal and property tax cards/records finding errors and omissions that he expected our assessing agent to find/report/correct.

His most significant findings relate to CMP's 2016, 2017 and 2018 property tax bills noting that property (portions of transmission lines - section 229 and 243A) was omitted from taxation. He discussed this finding with CMP and advised this office how to submit supplemental tax bills to CMP. The total of these supplemental bills is: **\$197,193.00**.

Following this finding Mr. Rogers cross checked a small number of valuation reports. He reviewed the grading and pricing schedules, including land pricing formulas, used by Shirley Bartlett as the basis for determining the property values. He suggested that the town not trust the land schedules used to do the townwide revaluation. Mr. Rogers recommended that the town "completely vete and review" all work done by Bartlett Assessing Services over the last three years.

He will be providing a written audit report to include findings and recommendations.

-CEO-

-ACO-

-Committee Reports-

-Planning Board Reports-

- A meeting is scheduled for Thursday, May 30, 2019 at 5:00 P.M.

#### 4. Action Items:

- Supplemental Tax Warrants, and Supplemental Tax Certificates for 2016, 2017, and 2018 were signed by the Select Board authorizing Debra Coudrain to send supplemental bills totaling \$197,193.00 to CMP.
5. Requests from Individuals/ entities to meet with the board:
6. Incoming correspondence:
- Raquel asked Carol to contact Karen Eastman, Director, Servant's Heart Food Pantry, to acknowledge receipt of her May 6, 2019 letter regarding the dismantling and removal of its walk-in cooler from the old Peru Elementary School to the new location of the food pantry. A 2015 \$0.00 balance invoice from Thompson Refrigeration addressed to the Servant's Heart Food Pantry and letter of acknowledgement of the donation from then Director, Brenda Swan, were attached to Director Eastman's letter.
  - The board did not take action on the quotes received from Harris Local Government for in-house TRIO training on Real Estate Data Entry as Carol and Deb will be attending a basic TRIO training session in Bangor on June 5th and will report back to the board shortly thereafter.
  - Raquel moved to authorize Carol to notify Eastern Skies Environmental Services (ESES) that the Select Board accepted the May 13, 2019, Proposal and Authorization, 50-19 Asbestos Impact/Demo Survey, priced not to exceed \$4724.00 as written. Raquel added that the date of the survey should be July 2, 2019. Lynda seconded the motion. All in favor.
7. Select-persons' Business:

-Old Business-

- Raquel moved to reverse the \$1,000 deduction made to A/P Warrant 23 on 5/6/2019 per Deb Coudrain's request. Motion seconded by Carol. All in favor. The check made payable in the amount of \$1,000 to Todd Piper will be issued in accordance with the terms of his mowing and lawn care contract.
- Raquel moved to authorize Carol to contact Maynard of Maynard's Fix It Shop located in Livermore to come and pick-up the town's riding lawn mower and make necessary repairs. Lynda seconded the motion. All in favor.
- Lynda said she knows of an individual who is interested in the mowing the town complex and will contact the individual if and when the mower can be repaired.

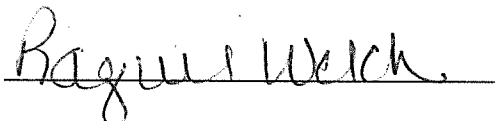
-New Business-

Raquel opened the meeting to Public Participation at 7:40 p.m.

8. Public Participation:

- Karen Lark asked to be appointed to the Finance Committee.
- Jacquelynn Child asked why her requests to the town's assessor for three years in a row for abatement of property taxes of 123 Main Street had never been addressed. She was advised that the assessor resigned and to complete an Application For Abatement of Property Taxes that would be addressed by the Select Board.
- The board was told that Yvonne Allen was circulating a Citizen Petition to halt the demolition of the old Peru Elementary School and that her Facebook posting was full of misinformation. Raquel responded stating that she had obtained Court cases from MMA that supports a Select Board's decision to refuse to accept a petition.
- Gail asked for a copy of the ESES proposal. Lynda gave Gail her copy.

Lynda moved to adjourn the meeting at 8:02 PM, seconded by Raquel. All in favor.



Raquel Welch, Chair



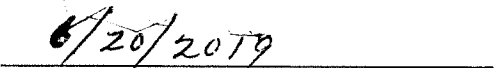
Carol Roach - Vice Chair



Larry Snowman



Lynda Hebert



Date