TOWN OF GUILFORD SELECTMEN'S MEETING

January 3, 2006

1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander, Peter Martell and guests, Don Ebbeling and Sally Pearson.

2. Motion made by Lander, seconded by Martell, to approve minutes of previous meeting. Unanimous.


4. Letter from Wellington Selectmen read opposing GenPower facility in Athens.

5. Read Thank You note from Guilford Motor Company regarding purchase of ton truck.

6. Annual report from HAD #4 distributed.

7. Bid results for tax acquired property presented. Bids were opened at 4:03 pm by manager with Joyce Burton and Michelle Nichols as witnesses. Six bids received and all were qualified. Offers ranged from $2500.00 to $15,500.00. On a motion from Burdin, seconded by Lander, it was unanimously agreed to accept the high bid of $15,500.00 from Shirley Johnson. Manager directed to arrange for purchase and sale agreement and closing.

8. Manager announced that James Chastenay agreed to sell the Braeburn lot to the town, accepting the prior offer. Paperwork is in progress.
9. Discussed alcohol and drug policy for municipal buildings. Manager attempting to tailor a reasonable policy with MMA and to determine other towns current policy provisions for consideration.

10. Manager reported on Temp-Cart Real Estate Partnership’s proposed gift to the town of land on Water Street including the basketball court and the open space between the sanitary district’s land and the intersection of Water and River Streets.

11. Annual Budget Committee meeting date changed from February 6 to February 13 in order that it follow the February Selectmen’s meeting.

12. Second call for warrant articles given. If selectmen wish to have any articles not presently contemplated to appear on the March warrant, they need to have them turned in prior to budget meeting.

13. Manager reported that one employee out due to an off premises slip and fall injury that was not work related. He is expected to return within two weeks.

14. The slate of officers for the coming year presented by the Fire Department was approved on a motion from Dexter, seconded by Lander. Unanimous.

15. It was reported that the committee for the next Piscataquis River Festival would be holding its first meeting on January 16th at 6:00 pm at the Community Fitness Center, for those wishing to attend.

16. A holding tank application for Gary Fountain was approved on a motion from Martell, seconded by Burdin. Unanimous.
17. Family feud on Glass Hill Road discussed. This office is getting many phone calls per day requesting assistance with an ongoing dispute. Parties have been advised by manager and code officer to remain calm and to wait for their court date for resolution as it is a civil matter beyond the scope of town authority.

18. It was reported that the County Commissioners held for the town in the abatement hearing held December 6, 2005. Abatement denied.

19. Under other business, it was reported by Martell that the medical building needed a replacement door and a contractor was coming to quote the job. Expected cost is about $3000.00. Don Ebbeling asked how many of the current assessors were certified as assessors. The answer is none.

20. A motion to adjourn by Dexter, and seconded by Burdin was unanimous. Adjourned at 8:03 pm.
TOWN OF GUILFORD SELECTMEN’S MEETING

February 7, 2006

1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Michael Dexter, Rick Lander, and Peter Martell, and guests, Rhonda Welcome, Don Ebbeling, Mike Nichols, Tom Iverson, Debbie Pettigrew, Robert Littlefield, and Sally Pearson. Kent Burdin arrived later.

2. Motion made by Lander, seconded by Dexter, to approve minutes of previous meeting. Unanimous.


Debbie Pettigrew, Co-first selectperson from Willimantic requested that Guilford consider a fire protection contract to cover their town since their current provider has increased the cost by what she felt was a disproportionate amount. The population of Willimantic is 135 year round residents and they have had two fire calls in the last five years, with an annual average of EMS calls of five. Bill asked when she needed an answer and she asked that it be before May first. Manager said Fire Department officers and select board would discuss this and get back to her.

Tom Iverson, EMA Director gave a brief overview of his program. His office is responsible to help with planning and grants for natural disasters, homeland security issues, Haz-mat training, shelter location, and as a support system for municipal EMA officers. He spoke about NIMS, the National Incident Management System and coming requirements.

4. A letter from Abaris Club was read asking what, if any, recognition could be done for those in whose name memorial gifts were given, at the renewed Don Osborne Playground. The chair suggested a policy be developed and a reply be given following the March meeting.
5. Manager reported that the tax acquired property sale had been completed; money received and deed recorded.

6. The Braeburn lot sale is still in progress. We have been told that the judge has approved the sale and we are awaiting the appropriate paperwork.

7. An annual Septage Disposal Contract with Patterson Brothers was approved at the same rate as last year, $700.00.

8. An alcohol and drug policy was presented for approval and was accepted on a motion from Dexter, seconded by Lander. Unanimous.

9. The board was reminded of the February 13th budget committee meeting.

10. Selectmen were again asked if they had any articles they wished to appear on the March 20th warrant.

11. Culvert Policy presented and adopted on motion from Lander, seconded by Dexter. Unanimous

12. Manager discussed CDBG Housing Assistance Grant application. The board approved attempting this grant on a motion from Dexter, seconded by Lander. Unanimous.

13. Solid waste disposal contract for three years with Mid-Maine Solid Waste Association presented for acceptance. Lander moved to accept, seconded by Dexter. Unanimous.

14. Three renewal applications presented; Drake’s Restaurant, Covered Bridge Restaurant, and Piscataquis Country Club. Moved by Martell, seconded by Dexter to approve all three.
15. Junkyard permit from Lyle Cookson reviewed. Moved by Lander, seconded by Dexter to approve. Unanimous.

16. Piscataquis County tax warrant and return discussed. Signed as presented.

17. Employee wages discussed. On a motion from Dexter, seconded by Lander to enter into executive session as per MSRA ss 405 (6) (A)&(D) for personnel matters, the board went into executive session at 8:12 pm. Session ended at 8:41 pm on a motion from Lander, seconded by Dexter. Board agreed to establish a review policy and recommended $.50 per hour increase for all hourly employees and an annual increase of $1500.00 for the manager.

18. Board recommended moving the balances in the Solid Waste equipment account and the Sand Shed account to Assessing and Surplus accounts, respectively.


20. Delinquent property tax penalty set at 11 per cent on a motion from Burdin, seconded by Dexter. Unanimous.

21. Manager explained necessity and method of tax cap over ride article for warrant should the adopted budget exceed the LD 1 tax cap.

22. Under other business, Martell reported that he had received a proposal to repair the entrance door at the medical building for $350.00. It was agreed to proceed with repairs rather than replacement at this time.
23. A motion to adjourn by Burdin, and seconded by Dexter was unanimous. Adjourned at 10:57 pm.
TOWN OF GUILFORD SELECTMEN’S MEETING

March 7, 2006

1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander, and Peter Martell, and guest, Sally Pearson.

2. Motion made by Lander, seconded by Burdin, to approve minutes of previous meeting. Unanimous.


4. A letter from Superintendent of Schools, Paul Stearns was read, accompanied by a report outlining the preliminary budget for MSAD #4 for the coming year. This report indicates an increase in Guilford’s assessment of $45.

5. An explanation of the invitation to join Maine Power Options was given and a letter of reply from the Superintendent was read. This group seeks to obtain competitive bids for energy for a host on entities operating as a group.

6. A rough draft was presented establishing a policy for placing fixtures and signage on municipally owned property. The draft was accepted on a motion from Martell, seconded by Dexter, to include streets and roads in the definition of municipal property.

7. It was decided to remain out of contract talks with the town of Willimantic regarding fire protection as the manager reported they should soon have an acceptable contract with their current provider for this service.
8. The Braeburn lot has been purchased according to plan and now is property of the Town of Guilford.

9. Manager was directed to solicit bids for a Ford Explorer for the police department pending the outcome of the town meeting approving such acquisition.

10. Manager was directed to proceed to devise a plan through Kimball Insurance for a retirement program for municipal employees pending town approval of said program.

11. Manager explained the mechanics and necessity of a tax cap override article that will appear on the warrant for the annual town meeting.

12. Town Reports were presented to the selectmen and received favorable comments.

13. Manager noted he had been appointed to the MMA Property & Casualty Pool board of directors.

14. A junkyard permit renewal was granted to R&K Towing on a motion from Lander, seconded by Burdin. Unanimous.

15. Assessor’s meetings schedule was tabled until March 20th, following the annual town meeting.

16. The 2006 Warrant was reviewed and accepted.

17. There was no “other business” to discuss.
18. A motion to adjourn by Burdin, and seconded by Lander was unanimous. Adjourned at 8:08 pm.
TOWN OF GUILFORD SELECTMEN’S MEETING

March 20, 2006

1. Meeting called to order by Kent Burdin at 9:39 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander, and William Thompson. Also Town Clerk, Michelle Nichols attended.

2. Motion made by Lander, seconded by Martell, to appoint Bill Thompson chairman of the Board of selectmen. Unanimous.

3. Motion made by Burdin, seconded by Lander, to appoint Matt Holland and Richard Panciera to the Planning Board. Unanimous.

4. Motion made by Burdin, seconded by Lander, to appoint Richard Thomas to the Board of appeals. Unanimous.

5. Motion made by Burdin, seconded by Lander, to appoint Kevin Speed to the Guilford-Sangerville Water District Board. Unanimous.

6. Motion made by Lander, seconded by Burdin, to appoint Lynn Anderson and Rachael Davis to the Economic Development Board for the term of three years. Unanimous.

7. Motion made by Burdin, seconded by Lander, to appoint Tom Goulette as Town Manager; Tax Collector; Agent, Overseer of the Poor; Road Commissioner; Deputy Treasurer; Health Officer; Emergency Management Director; Constable; and Deputy Forest Fire Warden. Unanimous.
8. Motion made by Burdin, seconded by Lander, to appoint Michelle Nichols as Town Clerk; Treasurer; Deputy Tax Collector; Registrar and Deputy Forest Fire Warden. Unanimous.

9. Motion made by Burdin, seconded by Lander, to appoint Joyce Burton as Deputy treasurer; Deputy Town Clerk; Deputy registrar of Voters; Deputy Tax Collector and Deputy Forest Fire Warden. Unanimous.

10. Motion made by Burdin, seconded by Lander, to appoint the following:

A. Charles Martell .................................................................Forest Fire Warden
B. H. Kent Burdin ..............................................................Surveyor; wood, bark and logs
C. Timothy Briggs ..............................................................Sealer of weights and measures
D. (HOLD) ..................................................................................Sexton
E. Frank Ruksznis ...............................................................Plumbing Inspector
F. David Cotta........................................................................Constable
G. Guy Dow ..............................................................................Constable
H. Allen Emerson .................................................................Constable
I. Joe Guyotte .................................................................Animal Control Officer

The vote was unanimous.

11. Chairman Thompson requested that assessor’s meetings with the industries be set for Tuesdays and Thursdays in May.

12. Motion by Burdin, seconded by Lander to adjourn. Adjourned at 9:55 PM.
1. Meeting called to order by Chairman Bill Thompson at 8:21 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander, and guest, Sally Pearson.

2. Motion made by Lander, seconded by Burdin, to approve minutes of previous meeting. Unanimous.


4. A letter from the Library Trustees was read detailing plow damage to the curb and some flowers at the library. Manager stated that the town crew would complete the repairs.

5. Letters addressed to individual selectmen distributed regarding the TABOR issue. It was pointed out the Superior Court had decided the case and that this question would not be on the ballot this year.

6. Pamphlets from the National Resource Council were distributed to the board, regarding their counter plan for how to control and develop lands owned by somebody else, the Plum Creek acreage north of Greenville.

7. A letter from Piscataquis Soil & Water Conservation District was read that thanked the town for past support and explained that the County had granted them funds so towns would no longer be asked to do so.

8. Assessors set meeting dates with industries, called for an assessor’s meeting April 25 at 7:00
pm, and took their individual books to begin their routes. Manager noted that books need to be in and complete by the end of May.

9. Board reminded of M.D.O.T. hearing regarding the Elm Street project scheduled for April 5th at GMS.

10. Board reminded of Downtown Hearing April 11th at Town office.

11. Lander suggested bids be solicited for restoration of the Edes building and for demolition of the building to obtain costs for either alternative. Manager showed interior and exterior photographs of damage and deterioration. Lander questioned the liability of the property as it now stands and manager stated that building has been locked and placarded.

12. Manager announced that the Housing Assistance grant application was not scored and that we would not receive a grant this year. He stated that the Economic Development board would continue to fight for those that needed this assistance and would reapply in the next cycle.

13. Manager reported on bills LD 2056 and LD 1844, each having huge municipal impact.

14. Following a public hearing earlier this evening, Lander moved and Dexter seconded a motion to grant the liquor license application for Black Forrest Beergarden. Unanimous.

15. The Ratio declaration form was tabled until the May meeting in hopes that the Sales Ratio Study would be completed and retuned beforehand.

16. Manager reported that Guilford was now on-line for MOSES, the computer program for obtaining licenses and some registrations.
17. Manager reported that MMA was sending him to a Risk Management seminar in California in May.

18. There was no “other business” to discuss.

19. A motion to adjourn by Burdin, and seconded by Lander was unanimous. Adjourned at 9:07 pm.
TOWN OF GUILFORD SELECTMEN'S MEETING

May 9, 2006

1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander, Peter Martell, and guests Sally Pearson, Donald Ebbeling, Rhonda Welcome, William Hume, Robert Shaffer, Zarvin Shaffer, Marilyn Bennett, Laureleen Damon, Brian Woodworth, Cindy White, David Cotta, and Robert Littlefield.

2. Motion made by Burdin, seconded by Lander, to approve minutes of previous meeting. Unanimous.


Sheila Grant introduced herself to the board and explained her new position at PCEDC in community development which has been funded for 20 hours per week for a period of three years. Her main area of concentration will be on downtown revitalization efforts and tourism. She will offer help identifying funding sources and advice on grant writing.

4. A letter from Abaris was read requesting funds for port-a-potty rental at the playground and thanking the town for past participation. Motion from Burdin, seconded by Martell to pay $85.00, one month’s rent, as requested. Unanimous. Manager also read letter that Abaris Club sent to those families who were remembered by contributions to the playground explaining the plaque that would be placed on the premises.

5. Letter read from Piscataquis County Commissioners requesting input on proposed projects for a County Bond feasibility study. No action taken.

6. Manager read report from Michael Pullen, a preservation architect and engineer from WBRC regarding his findings at the Edes Block. In summary, Mr. Pullen detailed a project budget of
$1,119,100.00 for restoration of the building. Robert Shaffer asked if could address the meeting and laid out a plan whereby the Town would give the building to the Guilford Historical Society; the Society would have a contractor fix the outside of the building for $42,000.00; Roxanne Quimby would give the Society $50,000.00 right away and perhaps "bundle $100,000.00 and throw it at them;" and they would have the building up and running in a year as a multiple-use building and museum. Manager Goulette, while stating that he felt one million dollars was a high figure for the project, questioned how it could be done for less than 10% of the amount arrived at by the firm recommended by the Maine State Preservation Society. Shaffer expected all to believe his numbers were more accurate, and then presented a pamphlet entitled A Modest Proposal. Manager Goulette then stated that he would urge the board to recommend against the proposal of the Society, and further stated that if the incendiary, hate-mongering, nasty, sarcastic and childish style of the pamphlet was indicative of the type of people who were making this proposal, (and suggested that might well be true based on the attacks in the papers on the economic development board), then perhaps this is not the group who should control this piece of town property and possibly the town would in fact be better served with the plans developed by the town's economic development board. Burdin inquired as to the current financial status of the Historical Society, since they depend on the town for funding each year, and Mr. Shaffer estimated assets of about $50,000.00. Lander asked the true identity of "Silence Dogood" and Mr. Shaffer declined to reveal it. Lander stated that anything written by someone afraid to put their name on it belonged in the trash. Dexter moved to table this item until next meeting, seconded by Burdin; unanimous.

7. Manager reported that Allan Landry had once again been retained as Sexton for the cemeteries and that three people had called the office to compliment the appearance of the cemeteries this year. He discussed the need for a committee and was directed to attempt to find interested people to serve on said committee and to present the names to the board for appointment.

8. Manager reported that Penquis Real Estate Services had been hired to do the revaluation project as they were low bidder and could comply with the requested time frame.

9. Manager gave a brief report on his attendance at the Risk Management Seminar in Monterey, California.

10. Board was asked for recommendations for projects for a County Bond and none were offered.
11. Ratio declaration was again tabled pending receipt of the State’s figures for the sales ratio study.

12. Under Other business, Martell reported on maintenance issues and planned painting at the medical building. Manager reported on a conversation with Piscataquis Sheriff’s Office regarding Guilford Police Patrol scheduling and said there would be a meeting to solidify a plan.

13. A motion to adjourn by Burdin, and seconded by Lander was unanimous. Adjourned at 8:17 pm.
1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander, and guests Donald Ebbeling, Rhonda Welcome, William Hume, Robert Shaffer, Zarvin Shaffer and children, Darius and Julia, Brian Woodworth, Sieferd Shultz, Madeline Schultz, James French, Sherry French, Tony Davis, Rod Edgerly, Diana Bowley from The Bangor Daily News and Fran Emmons from The Piscataquis Observer.

2. Motion made by Burdin, seconded by Lander, to approve minutes of previous meeting. Unanimous.


4. A letter from Abaris was read expressing thanks for funds for port-a-potty rental.

5. Letter read from the Personal Representative of Miss Claire S. Sanders advising the Town of Miss Sanders bequest to the Elmwood Cemetery or its caretakers of $5,000.00 with the stipulation that flowers be placed annually on her family's gravesites. Moved by Burdin, seconded Dexter to accept; unanimous.

6. Letter read from State Planning Office regarding Willimantic's proposed comprehensive plan. This is a legal requirement and no action was taken.

7. Manager reported on change in TABOR tax question status; it will be on the November ballot and will have a financial impact on all towns in Maine. Expect a great deal of discussion in the
months to come.

8. Manager stated that Guilford Historical Society’s request that the Town give them the Edes building to fix up and use as they see fit or sell in the future, had been tabled at the previous meeting and now needed to be decided. Robert Shaffer presented a petition calling for a special town meeting to address two articles; to wit: Article 1. Shall the Town of Guilford require voter approval of the design, construction and expenditures of funds for the so-called Elm Street Revitalization project, and Article 2. Shall the Town of Guilford, grant legal title and control of the so-called J.K. Edes Building and the lot adjacent to it, the so-called Braeburn lot, located on Water Street in the Municipality of Guilford to the Guilford Historical Society for the purpose of restoration and improvement. He then asked for a date for said special meeting. The manager asked if the signatures had been certified and was told they had not. The manager then explained that the petition could be addressed after certification. He went on to state that much misinformation is being presented and that he had been called by a representative from Interface Fabrics Group expressing that it would be too bad if some unsuspecting donor contributed to the Edes Building Fund as proposed in the Historical Society’s newsletter thinking that Interface was a party to this, including changes proposed by the Society to the Interface loading dock on Water Street. In fact Interface feels the loading dock is serving its intended function well and they are quite satisfied with its current aesthetics.

Jim French said he was troubled by an article in the paper that quoted Goulette as saying there would be no vote as the two issues were already settled. Goulette replied that he was misquoted; that Diana Bowley, the reporter who penned the article was present if anyone cared to confirm the matter, and that he indeed said the Revitalization issue was a done deal since it was the culmination of a six year project and involved a competitive application having been selected and contracts entered into with the State for the use of funds. The engineering is done, the plans have been approved, we are now in the process of fulfilling our contractual obligations and it is not up for debate. The parking is a D.O.T mandate and not up for negotiation. Every one of the required public hearings, both for CDBG and the D.O.T has been held. No one asked Mrs. Bowley for confirmation.

French then stated that he was in favor of flattening the Edes building but felt that the selectmen had been too quiet as to their discussions and plans, thus the reason for his amendment at the town meeting back in March. Manager Goulette defended the board stating that they did not discuss plans other than to put the acceptance of the Edes Building to a vote, even though they did not feel required to do so; and proceeded to cite and show these facts from the minutes of past meetings. He stated that in fact it was the Economic Development Committee that had been discussing what to do if the building became town property and evidently, many could not get the concept that two different boards were involved.
Sieferd Shultz agreed that the Edes building was an eyesore but felt that the town officials had not been open about their plans. Shaffer asked if the Board would allow him to amend the petition and was told that he could present a new one, but not change what people had signed. The question arose as the legality of amending an article proposed by the petition and the manager agreed to research this.

Shaffer stated the mill does not have a long term future and Guilford needs to begin planning to move into a leisure future that attracts people with money. Dexter asked why things had gotten so negative and why had the request to consider saving this one building grown into disparagement of many years of committee effort and every recent accomplishment of that group and the town from the Elm Street project to Welcome Signs? Zarvin Shaffer replied that it had gotten personal and he was upset with Mrs. Anderson for reporting an alleged assault to the Sheriff. Robert Shaffer replied that being negative was a fund-raising ploy because the board would not listen to him. Manager said, “So is ransom.” Goulette then reiterated that the Economic Development Committee had spent six years getting a $400,000.00 grant and that he personally had spent four years working with Key Bank to garner their donation of a building, and now, after all the work has been done, it was starting to feel like the ending from The Little Red Hen story where everyone who had done nothing was more than willing to eat the bread. He further asked if there were any other properties he could obtain or anything else the Historical Society would like him or the board to do for them that they could take over. Shaffer simply replied that he had been trying to get the building from Key Bank over the last four years as well, unbeknownst to anyone else, including offering them $44,000.00 for it.

Lander asked what the status of the Historical Society was and was informed it is a 5013c corporation. Sieferd Shultz said they have received lots of donations to repair their building including several thousand dollars from himself. Shaffer again complained about changes in parking methods and the number of spaces, and trees in the sidewalk, and how this would kill businesses on Elm Street. Goulette replied that one is closing this month, and wondered if this is the Economic Development Board’s fault or has it even been considered that maybe the lack of traffic from unsafe sidewalks is as much to blame? Tony Davis, a business owner with the most frontage on Elm Street, stated that he was upset at first but after talking with the engineers as to the reasons and the requirements, and seeing what they were going to do, now thinks it will be fine. William Hume asked, “Why does it have to be parallel parking. It’s going to hurt the pizza shop. If you had not planned 14 foot sidewalks, there would be room to continue diagonal parking. Manager again stated that the Federal guidelines and the State plans required parallel parking. The sidewalk design was only making the best use of available space. Once again, the Economic Board was not unanimous in a selection for parking arrangements, but it became a moot point when the agency with the two and one half million dollars for a new road told us what they were required to build.
Robert Shaffer then asked if the board would make the assumption that the petition was adequate and would they set a date for a special town meeting since the board was not intending to reconvene until August 1. Chairman Thompson said that would be discussed under agenda item#13.

9. Manager gave an update on the cemetery stating that Alan Landry was doing a good job, asked for help when it became necessary, and had received many complements on overall appearance. He also stated there would be a search for an ongoing committee to establish policy and consider appropriate issues.

10. Assessing contract previously discussed was presented for review.

11. Manager discussed opening for an alternate on the Planning Board and presented the name of Wendell Hall for consideration. Motion by Burdin, seconded by Lander to appoint Hall as Planning Board Alternate. Unanimous.

12. Manager detailed that the recreation committee had faded out over the past few years and needed to be revived, if possible. Intention is to seek interested citizens to reestablish a working group.

13. Chairman Thompson asked for a vote on holding a June 27th Special Selectmen’s Meeting to respond to the petition. He asked the manager if the Town Clerk could certify the signatures by then and was answered in the affirmative. Approved for 7:00pm at the Selectmen’s Office on Tuesday, June 27. July meeting cancelled on motion from Lander and a second from Burdin. Unanimous.

14. No other business brought before the board.

15. A motion to adjourn by Burdin, and seconded by Dexter was unanimous. Adjourned at 8:30 pm.
1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Michael Dexter and Rick Lander, and guests Donald Ebbeling, Arne Halvorsen, Paul Curtis, Sally Pearson, Harry Anderson, Rhonda Welcome, William Hume, Robert Shaffer, and children, Darius and Julia, and Fran Emmons from The Piscataquis Observer.


3. A letter of resignation from the planning board from George Tozier was read. Manager remarked that he had offered a great deal of knowledge to the board and had helped each of the members become knowledgeable as well.

4. Letter from Mayo Regional Hospital stating that Dr. Fluke would be exclusively at the Corinna office from now on and that Doctor Peter Barnes would be taking over his duties as of July 10th.

5. Chairman Thompson stated that a petition had been presented at the prior meeting and an appropriate number of signatures had been certified. He suggested calling a special town meeting to be held July 17, 2006 at 7:00pm at Guilford Middle School. Lander made it a motion, seconded by Dexter and the vote was unanimous.

6. Manager explained that the first article on the petition dealing with the Elm Street revitalization effort would not appear on the warrant. He stated that the issue had been decided at the March 15, 2004 town meeting and on the advice of legal counsel, this article would be illegal since prior contractual agreements had vested rights in third parties. Dexter moved that Article 1, as per the petition, be eliminated from the warrant. Seconded by Lander, unanimous.
7. Manager reminded selectmen that any additional articles they wished to have on the warrant should be in by Friday, June 30th, in order to allow for printing and publication of the warrant in a timely manner.

8. Chairman Thompson determined that the assessors would take up the assessors remaining issues when more members were present and reminded the rest of the board that all data and cards need to be into the tax collector this week. The manager was asked to explain Mr. Edwards from Penquis Real Estate Services function. He explained how the revaluation would affect the mill rate and explained the process Mr. Edwards would follow. It was noted that this effort will not be completed or effect taxes until the 2007 tax year.

9. No other business brought before the board.

10. A motion to adjourn by Lander, and seconded by Dexter was unanimous. Adjourned at 7:26 pm.
TOWN OF GUILFORD SELECTMEN’S MEETING

August 1, 2006

1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander, and guests Rhonda Welcome, Robert Shaffer, Zarvin Shaffer and Darius, Al Hunt, Laurel Hunt, Paul Curtis, Robert Elliott, Tony Davis, Patti Davis, Judy Folsom, Carrie Fellows, and Fran Emmons from The Piscataquis Observer.

2. Motion made by Lander, seconded by Burdin, to approve minutes of previous meeting. Unanimous.


4. A letter from P.C.H.S. valedictorian, Claire Cook was read expressing thanks for the Harry Davis scholarship she received.

5. Judy Folsom gave a brief report on the Piscataquis River Festival stating that although the Friday evening cruise-in was a rain out, the weekend was by and large a still very successful. As before, the group learned more things and gained more experience for an even better weekend next summer. She also reported that the W.G. Blake’s Agency sponsored Duck Race went well with proceeds of $1300.00 being turned over to the Skate Park project from that event.

6. On a motion from Burdin, seconded by Dexter, it was unanimously voted to grant the following sums to various non-profit groups: Eastern Area on Aging, $1000.00; Community Counseling Center, $1200.00; Red Cross, $1513.00; Pine Tree Hospice, $600.00; and WomanCare, $1500.00.
7. Manager gave a brief explanation of the proposed recreation committee and a motion from Burdin, seconded by Lander resulted in the unanimous selection of Selectman Martell, Paul Stearns, and Carrie Fellows as members of this committee. Burdin mentioned that the lights at the basketball court needed attention and asked if the ball diamond area could be spruced up. Mike Dexter will address this issue and report back to the manager.

8. Chairman Thompson reiterated the results of the special town meeting regarding the disposition of the Edes building and asked the manager to explain the RFP process which he did, explaining that the anonymous offer to purchase the building may be considered one of the bids when the time comes. Robert Shaffer said that this building has a replacement cost of 1.4 million dollars that the town would have as an asset should it be restored, although it would be non-taxable. After further explanation, Dexter moved to request the Economic Development Board to continue their work and write up the RFP at a meeting attended jointly by the selectmen, for publication. The motion was seconded by Burdin and passed unanimously.

9. Manager reported that the medical building needs some modifications. Thompson said the building committee would call a meeting to accomplish this.

10. Manager announced a planned meeting at the D. O. T. garage on Wednesday morning to wrap up the Route 15 project and discuss any remaining issues.

11. Burdin moved to accept proposed Piscataquis County Hazard Mitigation Plan. Following a second from Lander, the plan was unanimously accepted and signed by the board members.

12. On a motion from Burdin, seconded by Dexter, it was voted unanimously to send in a ballot for John Simko and Eugene Conologue as district 27 members of the Legislative Policy Committee of the Maine Municipal Association. It was further decided, upon a motion from Lander with a Burdin second, to support the slate of officers for MMA as proposed by its nominating committee.

13. The U R I P certification form was signed by the board as required. This states that the town will use these State funds for capital improvements to our local roads.
14. Dexter moved to assist Kingsbury Plantation by maintaining their voter list on the HAVA computer. Seconded by Burdin and approved unanimously.

15. A letter from Superintendent Paul Stearns informed that Lorna Marshall had resigned from the school board. The manager reminded the board that Geraldine Rizzitello had voluntarily stepped down from this board when the number of directors from Guilford has been reduced by formula and recommended appointing her to fill this opening. So voted following a motion from Lander, seconded by Burdin.

16. On a motion by Lander with a second from Burdin, Brad Deane and Mike Dexter were appointed to the special School Funding Committee.

17. Manager announced that Lynn Anderson’s spot on the economic Development Board had not been filled. Dexter moved to appoint Carrie Fellows and Lander seconded the motion. Unanimous. Thompson requested the manager to prepare a letter of appreciation to both Lynn and Harry Anderson for their many hours of labor on the town’s behalf from working on the Melvin Park, to the Welcome signs and all the various committee work they have done and their willingness to work to bring positive changes and improve community spirit.

18. Chairman Thompson called an assessor’s meeting for August 8, 2006 to discuss several assessing issues.

19. No other business brought before the board.

20. A motion to adjourn by Burdin and seconded by Lander was unanimous. Adjourned at 8:07 pm.
TOWN OF GUILFORD SELECTMEN’S MEETING

September 5, 2006

1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander and Peter Martell, and guests Robert Shaffer, Zarvin Shaffer, Judy Folsom, Carrie Fellows, Sheila Thompson, Joni Slamm, Rachael Davis, Roberta Thomas, Richard Thomas, Brad Sletterlink and Kacy Smith of A&D Investments LLC, and Sally Pearson.

2. Motion made by Lander, seconded by Burdin, to approve minutes of previous meeting. Unanimous.


Chairman Thompson then opened the public hearing to discuss the pending application for a liquor license for “Trapper’s”, a proposed Sports Bar planned for 7 Elm Street. Manager read the application and Thompson asked for comments or questions. Dexter inquired as to theme for the establishment and Sletterlink explained the plans for televisions, tables, bar stools with a total capacity of 30 guests; there will be no dance floor. The intent is to provide a place to watch sports events in a lounge atmosphere. Thompson asked if parking issues had been considered and Sletterlink expressed that he felt there would be adequate parking during his proposed business hours. The hearing adjourned at 7:12 pm.

4. A letter from Maine Municipal Association was read detailing a dividend of $2358.00 that the town received for a favorable loss ratio regarding insurance claims.

5. Thank you notes from the American Red Cross and Pine Tree Hospice were read regarding contributions made to their respective organizations from the town.
6. The discussion on the RFP’s for the Water Street area were pended until later in the meeting as the hour was early and the full Economic Development Board was not yet present. Joni Slamm, Board Chair explained the RFP placed before the Selectmen for consideration. She stated that is was purposefully broad and open rather than narrowed down, to facilitate creativity; her group had decided to foster innovation. Lander said he felt the board had done an excellent job in preparing the document. Burdin moved and Martell seconded a motion to approve the RFP as presented. Unanimous.

7. Manager gave an update on the cemeteries; for less than $900.00, high school seniors were hired to attend to and repair the sunken graves at Elmwood and Lawn Cemeteries. Nearly 60 of them have been renewed and the results met expectations.

8. Manager gave an update on the 23 culverts being replaced. Over two thirds of them are done, and while there have been a few complaints about the bumps left in the roads from the process, people are told that this condition is temporary and all are glad to have the repairs being done.

9. Manager announced that the Fire Departments’ new tank truck, a 2006 International with 2500 gallon capacity, was in service. The total cost of the unit was $203,827.00 at a cost to the town of only $33,187.00, thanks to the Homeland Security Grant that the Department had applied for successfully.

10. Manager also announced that the new Police Cruiser was in service and that although the bills were not all received for adding lights, radio, and so on, it would be under budget. The new vehicle is a 2006 Ford Explorer purchased via bid from Prouty Ford in Dover-Foxcroft at a base price of $23,919.00. Officer Alan Emerson brought the vehicle by for the board to view.

11. The pending liquor license application from the above hearing was brought before the board for a vote. On a motion from Lander with a second from Dexter, the application was unanimously approved.

12. Manager reported he had been checking prices for a replacement bucket loader and would
discuss going out to bid on this item after further budget review.

13. Manager detailed three salt bids and told the board that 60 tons of salt were purchased at a lower price than last year.

14. Thompson announced an assessors’ meeting to be held Tuesday, September 12 at 7:00 pm to deal with abatements and supplements.

15. Under Other Business, Dexter inquired as to the missing street signs from the route 15 project and Burdin inquired as to some missing survey markers from various abutting properties. Manager agreed to check into this matter with the local division of M. D. O. T.

16. Burdin moved that the meeting be adjourned with a second from Martell. The meeting was adjourned at 8:06 pm.
TOWN OF GUILFORD SELECTMEN’S MEETING

October 3, 2006

1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Kent Burdin, Michael Dexter, and Rick Lander, and guests Charles Runnels and Michael Nichols.

2. Motion made by Lander, seconded by Burdin, to approve minutes of previous meeting. Unanimous.


Guest Michael Nichols, Guilford Fire Chief, made a request that the board recognize the work of one of his firemen. The board agreed to do this with a presentation planned for a later date. Charles Runnels then introduced himself as a write-in candidate for County Commissioner in the November election. He outlined his qualifications and experience, gave a few examples of issues on which he held opinions, and then answered questions from the board.

4. A letter from Maine Municipal Association was read announcing that Guilford received an award for excellence (third place,) in the Municipal Report competition. A framed award accompanied the letter.

5. Thank you note from the Community Health and Counseling Services was read regarding the contribution from the town.

6. A report from the Recreation Director, Mr. Joe Gallant, was read. It was felt that he did a
great job taking over and operating Guilford’s program.

7. A letter from the Trustees of Guilford Memorial Library was read requesting the interim appointment of Janie Lander to fill a current vacancy on the board for the remainder of the year. On a motion from Burdin, seconded by Dexter, Mrs. Lander was appointed.

8. The board unanimously agreed to loan the Four Winds Snowmobile Club the sum of $30,000.00 to replace their groomer with a three year note at six per cent annual interest on a motion from Burdin, seconded by Dexter.

9. Manager read a proposal and request from Brydie Armstrong asking that the town act as fiscal sponsor for a Maine Community Foundation grant for a therapeutic Riding program. It was decided to allow the Town of Sangerville an opportunity to participate since the request came from Sangerville. Manager directed to determine if any of the probable students are Guilford residents.

10. Manager reported that a request had been received for a Waiver of Foreclosure from a taxpayer. Lander moved that the board go into executive session as per 1 MRSA ss 405 (6) (C) for the purpose of discussing a waiver request. Unanimous; in executive session at 7:37 pm. On a motion from Burdin with a second from Lander, the board exited the executive session at 7:42 pm. Following a motion from Dexter with a second from Burdin, the board voted unanimously to deny the request.

11. Manager announced that the recent assessment review noted that the town achieved an average of 83% with a quality rating if 18. Lander noted that this was an improvement in all areas.

12. Manager distributed an invitation to a Taxpayer Bill of Rights meeting and explained where Guilford would be today if TABOR had been in effect the past ten years. Following the proposal over the past ten years would have reduced the 2005 municipal commitment of $500,512.00 to $268,293.00, or a 46% reduction in services enjoyed today.
13. Assessor’s issues delayed until after the selectmen meeting.

14. No Other Business brought before the board.

15. Burdin moved that the meeting be adjourned with a second from Lander. The meeting was adjourned at 7:55 pm.
TOWN OF GUILFORD SELECTMEN’S MEETING

November 7, 2006

1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander, and Pete Martell.

2. Motion made by Lander, seconded by Dexter, to approve minutes of previous meeting. Unanimous.


4. Nine thank you notes from participants in the fall foliage tour read.

5. Thank you note from the Willimantic selectmen was read regarding Guilford’s assistance in their time of trouble.

6. Letter from CAPIT read asking for support in fighting the trash incinerator proposed for Athens. Moot point as it is no longer a possibility.

7. Manager reviewed the bid for the work on the utilities along Elm Street which was awarded to Condon Electric. A resolve to award the bid was signed following a motion from Burdin, seconded by Lander. Unanimous.

8. Manager detailed recent equipment repairs and the need to consider replacing our loader.
Manager will solicit competitive bids for same.

9. An advertised public hearing was held to adopt the August 2005 General Assistance model ordinance and the 2006-2007 Appendices A through C. Following a motion by Burdin, seconded by Martell, both were unanimously adopted.

10. Manager reminded the board that the Winter Parking Ban had been advertised and is now in effect, requiring there be no parking on town streets at night.

11. Manager described the school's participation in the State Revolving Renovation Fund Program. SAD #4 has received eligibility certificates to complete $600,000.00 worth of upgrades with a 65% grant and zero interest on the balance.

12. Snow removal contracts were awarded to Haley Construction on a motion from Lander, seconded by Burdin. Unanimous.

13. On a motion from Lander, seconded by Burdin, manager was authorized to sell the former #735 fire truck. It was decided to attempt to improve communications and invite the fire department officers to selectmen's meetings.


15. No Other Business brought before the board.

16. Burdin moved that the meeting be adjourned with a second from Lander. The meeting was adjourned at 7:51 pm.
TOWN OF GUILFORD SELECTMEN’S MEETING

December 5, 2006

1. Meeting called to order by Chairman Bill Thompson at 7:00 PM. Present were selectmen Kent Burdin, Michael Dexter, Rick Lander, and Pete Martell. Also guests; Al and Laurel Hunt, Robert and Darius Shaffer, Robert Littlefield, J. Paul Curtis, Donald Ebbeling, Diana Bowley of BDN, Fran Emmons from the Observer, Rhonda Welcome, Robert Elliott, William Hume, Adrienne Rockwell, and James Landry. Also in attendance were Economic Development Board members Joni Slamm, Sheila Thompson and Carrie Fellows.

2. Motion made by Lander, seconded by Martell, to approve minutes of previous meeting. Unanimous.


4. Manager distributed letter from Estella Bennett written in response to Guilford Historical Society newsletter.

5. Chair recognized Joni Slamm, president of the E-Board. Joni spoke regarding the two proposals received in response to the RFP on the Braeburn Block and stated that after much discussion, the board would recommend the Samuel’s’ proposal to the Selectmen. She said that her board felt that it did in fact meet the expressed criteria, showed extremely strong financial ability, and that they were impressed with their willingness to work with the town and business community. Martell asked if the board felt that the local borrowing by the proposers weakened or strengthened their ability, and Joni replied that it showed a true willingness to work and do all business at the local level. Lander moved to accept the Samuels’ proposal; seconded by Martell. Thompson said recent editorials may have mislead the public as to their financial abilities and that while he had knowledge of the intended investment amount, he felt it was not up to him to give the specifics. He stated that because a former resident with a real desire to help her home town had made this offer, he was ecstatic. Mr. Shaffer stated that he hoped a
dialogue could be established to protect 501(c)(3) tax breaks. Thompson said all would be kept up to date on the progress. Robert Littlefield said that this town has overcome many adversities over the years from floods to major fires at local industry; the fire being ultimately a good thing as the buildings were replaced by an up to date, modern, competitive plant. He said he had read all the letters to editors and discovered they have made us a laughing stock to other towns and that he was sick of it. All of Guilford’s many accomplishments over the years have been made by committees and groups getting together without all the backbiting. He further stated that he hates to see an old building come down, but realizes that this, too, may be the best thing for the town. He gave as an example the destruction of the Masonic and Odd Fellows hall which he initially opposed, but now considers that change to be the best thing that could have happened. The vote to accept the motion was unanimous.

6. Manager gave an update on the Elm Street work to begin soon. The square south of the town bridge will be ripped open to bury cables, but the contractor has a plan in place to minimize the disruption. Mr. Hume expressed a hope that there could at least be a tie-in with this project and the Braeburn Block project in order that the opposite end of the bridge would be complementary. Manager said he felt that was a good idea and he would recommend that the Samuels’ architect review the Elm Street plan and converse with Coplon Associates who had designed it.

7. Manager read notice from Moosehead Enterprises which stated the basic cable rate would increase by $1.50 per month beginning January 1, 2007, due to added channels and increased programming costs.

8. Manager stated that the County budget appeared to be coming in very close to last years’ level and that no unpleasant surprises were anticipated.

9. It was reported that the Maine Employees Health Insurance Trust would be increasing their rates in 2007 by 7.94 percent.

10. On a motion from Burdin, seconded by Martell, it was unanimously voted to set February 12, 2007 as the Budget Committee Meeting date. This is scheduled to be held at P.C.H.S at 7:00 o’clock in the evening.
11. Manager reminded selectmen to bring in any articles they wish to have appear on the March warrant as soon as possible.

12. Thompson stated that Mr. Edwards, the assessor engaged by the town, was 50 percent completed in his appraisals.

13. Under other business, Martell noted that a recreation committee meeting was scheduled to be held at the town office on December 20, 2006 at 7:00 o’clock and that all area recreation personnel from other towns and schools, as well as the public, were invited to attend. It is hoped to develop from this a regionally effective, reasonably priced collaborative program for the towns in the greater community area.

14. Burdin moved the meeting be adjourned, seconded by Dexter, and adjourned unanimously at 7:37 pm.