

Minutes
Jay Community Development Corporation & Select Board Meeting
August 13, 2018

Present: Terry Bergeron, Chair; Tim DeMillo, Vice Chair; Tom Goding; Gary McGrane; Judy Diaz; Shiloh LaFreniere, Town Manager.

Guests: Donna Perry, Sun Journal; Mark Holt, Sewer Supt.; Russell Adams, Police Dept.; Donna Ladd, Police Dept.; Bill Therrien.

JAY COMMUNITY DEVELOPMENT CORPORATION

1. Pledge of Allegiance – 6 p.m.

2. Subordination, Non-Disturbance and Attornment Agreement Request - The Jay Community Development Corporation oversees the Plaza lot. In 2004 the Corporation by-laws were restated naming the Select Board as the Corporation's Board of Directors. Bob Bahre's office sent the Subordination, Non-Disturbance and Attornment Agreement to be signed. Shiloh had the Town Attorney review the document and it was determined that it is not a risk for the Board of Directors to sign the document, nor was it necessary that the Board sign it - leaving it up to the Board to decide. Shiloh gave a brief history of the Corporation, how the original documents were handled and that she believes that McDonald's is looking for an added measure of security in the event that Mr. Bahre is no longer involved. She added that the lease between Mr. Bahre and McDonalds has already been signed and is not contingent upon the Board of Director's signature. M/M/S Judy/Tom to approve the signing of the Subordination, Non-Disturbance and Attornment Agreement. Vote: 5-0-0. Terry will sign the agreement.

The Jay Community Development Corporation meeting adjourned at 6:06 p.m.

SELECT BOARD

1. Minutes: July 23rd - M/MS Judy/Tom to approve the minutes as written. Vote 5-0-0.

2. Old Business: Church Street Playground Update - Shiloh updated the Board on the work done at the Church Street Playground. The insurance company approved the use of donated chips from Verso. The Mill also donated felt as an underlayment and both felt and chips have been installed. The benches and table tops have been repaired and are back in place. Pictures have been sent to the insurance company.

Sewer Easement Clearing – At the last Select Board meeting Mark reported that Eagle Creek was planning on burying a transmission line along the easement and would share in the cost of clearing the approximately 20ft.x 2000ft. stretch that runs from behind the former R & K Pizza building to Bridge St. They have since changed plans and will not be contributing funds for the project. Mark has spoken to Adam Castonguay and received a quote for the clearing. He requested the Board's permission to hire Mr. Castonguay since he is the only contractor that Mark is aware of that has the equipment necessary to do the job. However, he discussed the

option of going out to bid pointing out that it would be time consuming to walk the line with numerous potential contractors. After a brief discussion, the following motion was made: M/M/S Judy/Tom to put the Easement Clearing work out to bid with a mandatory pre-bid meeting and to advertise the bid. Vote: 5-0-0.

3. LF's Sewer Treatment Plant Upgrade - Mark asked the Board if there were any questions, comments or concerns after the meeting last week in Livermore Falls regarding the Sewer Treatment Plant Upgrade. Jay's share of the funding is to be determined depending on grants and other funding options that Livermore Falls will be getting moving forward. The Board did not have any additional concerns.

4. Other Business - Judy expressed concern about a message she had received from Gary questioning if a meeting had taken place. Judy stated that she had been out of town and had not attended a meeting. Other members of the Board received the same message. Shiloh stated that she had also received the message and had replied that the meeting in question was a Road Committee meeting which Tom and Terry attended per their committee appointments. Gary had not realized the message went to everyone when he sent it.

Bill Therrien expressed concern about the state of some of the flags that line Main St. There are flags missing and flags that are hanging by one hook. He questioned why the Town wasn't taking care of them. Tom explained that he is responsible for the flags and that they will be coming down soon. Shiloh pointed out that Tom volunteers to do the flags in Jay, they are not a Town function, and anyone wishing to assist him should contact Tom.

Tax Commitment was originally scheduled for August 27th, but the numbers are ready and can be presented to the Board on Tuesday afternoon at 3 p.m. if the Board is available. The Board agreed to meet Tuesday August 27th at 3 p.m. to commit taxes.

5. Executive Session: MRSA Title 1, Chap. 13, Sect. 405, SubSec. 6.A. Personnel/Union-PD & C. Discussion of Bargaining Position-Use of Property - M/M/S Tim/Judy to go into Executive Session under MRSA Title 1, Chapter 13, Section 405, Subsection 6.A. Personnel/Union – PD. Terry declared out of Executive Session at 6:50 M/M/S Judy/Tom to approve a side agreement with the PD union to allow Donna Ladd to retire/rehire through MainePERS including a provision that any future fees instituted by MainePERS as part of this program will be paid by Donna. Vote: 5-0-0.

M/M/S Tim/Judy to go into Executive Session under MRSA Title 1, Chapter 13, Section 405, Subsection 6.C. Discussion of Bargaining Position-Use of Property. Terry declared out of Executive Session at 7:30.

M/M/S Judy/Tom to adjourn. Vote: 5-0-0.