

**TOWN OF WARREN**

**BOARD OF SELECTMEN/ASSESSORS**

September 6, 2023

6:15 PM Regular Meeting

**Selectmen Present:** John Crabtree Chairman, Roger Peabody Vice-Chair, Jan Macdonald, Brent Pratt, and Wayne Luce.

**Absent:** None

**Staff present:** Town Manager Sherry Howard, and Board Secretary Sara K. Davis

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Call to order at 6:15 p.m. by Chairman Crabtree.

**Item 1**

Moment of Silence/ Pledge of Allegiance

**Item 2**

Public Participation

**None**

**Item 3**

Vote to Approve Selectmen's Meeting minutes August 23, 2023

**ACTION:**

Motion by Luce; second by Macdonald to Approve Selectmen's Meeting minutes August 23, 2023

**Vote: 5-0**

**Item 4**

Vote to Approve Warrant #5

**ACTION:**

Motion by Peabody; second by Luce to Approve Warrant #5

**Vote: 5-0**

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### **Item 5**

Vote to Approve Trust Fund Warrant # 4

#### **ACTION:**

Motion by Pratt; second by Macdonald to Approve Trust Fund Warrant # 4

**Vote: 5-0**

### **Item 6**

Presentation to the Warren Little League Champions Predators & Hornets

The Warren Board of Selectmen honored the Hornets and Predators ball teams. The town is so proud of their accomplishments and thank them for their sportsmanship and dedication. As well as their parents for getting them all to practice, cleaning uniforms and support. They also thank Recreation Director John Leach and coaches of both teams.

### **Item 7**

RSU 40 to give a presentation to Municipal Officers regarding future Bond (District Wide Public Meeting & vote will happen at a later date)

Regional School Unit 40 Capital Improvement Plan September 6, 2023

**Agenda** - How We Got Here - Objectives - Medomak Valley High School Campus (MVHS) - Medomak Middle School Campus (MMS) - Medomak Valley High School/Medomak Middle Athletics & Grounds - Miller School Campus - Warren Community School Campus (WCS) - Friendship Village School Campus (FVS) - Prescott Memorial School Campus (Prescott) - Union Elementary School/ Central Office Campus (UES/CO) - District Wide - Cost Analysis - Previous/Current Capital Improvement Plans - Way Ahead - Final Thoughts - Questions

**How We Got Here** - Guidance: Standardize Maintenance/Replacement Plan for Grounds, Buildings, Infrastructure & Equipment - Siemens Facility Review (Feb 2020) - Input From Administrators & Staff - Input From Vendors (Rock Coast Plumbing/Alley Electric/ All Aspects Builders/ Siemens) - Personal Assessment - Energy Efficiency Investments - Harriman Associates - Scott Brown – Maine Department of Education - May 4, 2023 – RSU School Board Approves Plan

**Objectives** - Improve Air Quality (ASHRAE Standards) - Meet State Lead & PFAS Water Standards - Meet State Electrical & Plumbing Codes - Provide Increased Physical Security for Schools - Protect Building Integrity & Longevity - Mitigate Asbestos Threat - Support Student, Staff and Community Physical and Social engagement - Reduce Utility Costs - Improve Building Infrastructure - Update Facilities to Meet Required DOE Learning standards and address requirements of New England Association of Schools and Colleges (NEASC)

**Medomak Valley High School** - School Renovation – \$30,000,000 - Replace Septic System - Upgrade Water Treatment System - Asbestos Abatement - Electrical Upgrades/Additions - IA Wing Reconfiguration & HVAC - Sprinkler System - New Boiler - Exterior Upgrade & Lights - Replace Pneumatic

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**Warren Board of Selectmen/Assessors**  
**Meeting Minutes of Meeting September 6, 2023**  
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Controls & Valves - Upgrade Class & Specialty Rooms - Replace/Repair Roof - Generator - Safety & Security Upgrades/Additions - Auditorium Seating & Carpet Medomak Valley High School - School Addition - \$9,000,000 - 15,000 SF x \$600/SF

**Why a Renovation & Addition** - Maine DOE School Capital School Construction - Currently #53 on the Priority List (2017/2018) - 9 High Schools with Higher Priority - Anticipated New Application cycle in 2024 - Release Expected in 2026 - 8 High Schools in Last 20 Years - Cost of New Build

**Medomak Middle School** - Bleacher & Hoop Repairs - \$20,000 - Classroom Repairs - \$15,000 - Refurbish Cooling Tower - \$200,000 - Install Generator - \$100,000 - Exterior Painting - \$40,000 - Replace Water System - \$150,000 - Safety & Security Upgrades - \$100,000

**MVHS/MMS/Athletics** - Resurface Parking Lots - \$430,000 - Repair/Resurface Track - \$120,000 - Athletic Field Improvement - \$2,000,000 - Sports Turf - Seating - Lighting

**Miller School** - School Renovation – \$6,500,000 - Replace Parking Lot - Upgrade Playground & Ball Field - 43,000 Sf x \$140/Sf + - Asbestos Abatement - Security Upgrades/Additions - Replace Fire Alarm & Add Fire Suppression System - Exterior upgrade - Replace Pneumatic Controls & Valves - Upgrade/Reconfigure Class & Specialty Rooms - Safety & Security Upgrades

**Miller School** - School Addition - \$6,300,000 - 12,000 SF - Added Program Space - Classrooms - Administrative Offices - Conference Room - Gifted & Talented - Teacher Work Room - Music Room

**Why Miller** - Currently 15,000 SF Undersized - Not on 2017/18 Maine Capital Construction List

**Warren Community School** - Boiler Conversion to Propane - \$600,000 - Exterior Painting & Repairs - \$60,000 - Upgrade Playground - \$75,000 - Replace/Upgrade Ventilation - \$150,000 - Replace Pneumatic Controls & Valves - \$266,000 - Replace Parking Lot - \$510,000 - Safety & Security Upgrade - \$150,000

**Friendship Village School** - Improve Drainage Behind Gym - \$10,000 - Refurbish Ball Field - \$10,000 - Exterior Repairs & Painting - \$300,000 - Replace/Upgrade Playground - \$75,000 - Repair/Resurface Parking Lot - \$100,000 - Replace Pneumatic Controls & Valves - \$130,000 - Classroom Addition/Reconfiguration - \$1,300,000 - Boiler Conversion to Propane - \$400,000 - Ventilation Upgrades - \$60,000 - Fire Alarm Upgrade - \$50,000 - Generator - \$75,000 - Safety & Security Upgrades - \$75,000

**Prescott Memorial School** - Repair/Resurface Parking Lot - \$200,000 - Exterior Repairs & Painting - \$50,000 - Replace/Upgrade Boiler - \$500,000 - Install Generator - \$75,000 - Replace Pneumatic Controls & Valves - \$140,000 - Upgrade Playground - \$50,000 - Safety & Security Upgrade - \$75,000

**Union Elementary School/ Central Office** - Repair/Resurface Parking Lot - \$360,000 - Replace Windows - \$300,000 - Replace/Repair Roof - \$650,000 - Replace Domestic Hot Water Heater - \$100,000 - Replace/Repair HVAC - \$2,000,000 - Pneumatic Control Upgrade - \$260,000 - Classroom Upgrades/Reconfiguration - \$10,000 - Replace Fire Alarm System - \$200,000 - Refurbish Walking Trail - \$100,000 - Safety & Security Upgrades - \$300,000

**District Wide** - Build/Buy Bus Garage - \$2,500,000 - Architect & Professional Services – \$3,300,000 - Construction Contingency (5%) - \$2,300,000 - Bid Contingency (5%) - \$2,300,000

**Cost Analysis** - MVHS: \$41,000,000 - MVHS/MMS/Athletics: \$ 2,400,000 - MMS: \$ 600,000 - Miller: \$16,000,000 - WCS: \$ 2,000,000 - FVS: \$ 3,000,000 - Prescott: \$ 1,200,000 - UES/CO: \$ 4,200,000 - District Wide: \$10,400,000 - Total: \$81,000,000

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**Cost Analysis (Con't)** - Anticipated Savings: \$500,000/yr - Electricity/Heating/Maintenance - Continue to Evaluate Funding Options - Federal & State Grants - State Revolving Renovation Credit

**Cost Analysis (Con't)** - Tax Payer Impact - Incremental Withdrawal (4-6 years for project completion) - Interest Rates Established at time of Loan - Upcoming Debt Loss: - MMS: FY 29 - \$76,000/year - Siemens Lease 1: FY 27 - \$101,000/year - Siemens Lease 2: FY 30 - \$106,000/year - Siemens Lease 3: FY 31 - \$73,000/year - Estimated Cost (\$81m @ 25yrs): - Waldoboro: \$400 per \$100,000 home valuation - **Warren: \$462 per \$100,000 home valuation** - Friendship: \$280 per \$100,000 home valuation - Union: \$339 per \$100,000 home valuation - Washington: \$371 per \$100,000 home valuation \*\* Estimates Based on Current Interest Rates, Home Valuations & Enrollment

**Recent Capital Improvements** - MVHS: Windows/Gym/Auditorium/Ventilation/ Modular Classroom/Lights/Exterior Doors - MMS: Lights - MVHS/MMS: Parking lot/Drainage/Exit Road/Multipurpose Field/ Tennis Courts - Miller: Windows/Ventilation/Boiler/Lights/Exterior Doors/ Pre-K Building - WCS: Exterior Repairs/Lights/Boiler/Fire Detection - FVS: Windows/Ventilation/Lights - UES: Ventilation/DDC/Lights/Exterior Doors - Prescott: Windows/Ventilation/Lights/Fire Detection - District Wide: Facilities Building/Upgraded Equipment

**Way Ahead** - Presentations to Towns - Waldoboro: Tuesday, August 22 - Warren: Wednesday, September 6 - Friendship: Monday, September 11 - Washington: Wednesday, September 13 - Union: Tuesday, September 19

**Way Ahead (Con't)** - School Walkthroughs - Miller School: September 12 & October 10 - MVHS: September 14 & October 12 - **WCS: September 20** - FVS: September 26 - Prescott: September 27 - UES: October 2 \*\* Walkthrough Hours for All Schools: 6pm – 7:30pm - **Public Hearing: Thursday, October 26 (6 – 7:30pm) at MVHS - Referendum – November 7** Contacts - Brian Race (Facilities Director) - Phone: (207) 785-2277 (ext 237) - Email: brian\_race@rsu40.org - Karen Pike (Business Manager) - Phone: (207) 785-2277 (option 2) - Email: karen\_pike@rsu40.org - Steve Nolan (Superintendent) - Phone: (207) 785-2277 (option 1) - Email: steve\_nolan@rsu40.org

Was this a unanimous vote of the school board? No.

What is the intention for the generators? To provide Heat and keep systems running at schools. Warren Community School and Union Elementary School are Red Cross Emergency Shelters but only Red Cross can determine when they are to be used.

The turf recommended for the school, how long will that last. 15-20 years. Macdonald, Seems like a huge wish list.

Pratt, has seen that it causes increased injury using a fake turf.

Macdonald asked if teachers had an input in this budget. Principal for Miller School, yes there's not enough space in the school the playgrounds need updating some classrooms are hot / cold. Teachers had an input.

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Manager, mentioned that Washington doesn't have a dollar amount listed. This was an oversight and should will be updated before uploading to website tomorrow.

MVHS Principal, staff and teachers were asked what is needed some classes are too small, hot or cold, some spaces that should be closets are used as offices, science labs were made in 1968.

Peabody asked if portable classrooms are still being used. Yes. Horticulture is also in great need the building is rotting.

Luce, they rent the bus garage if they owned it they would save money in the rental. If they had done it years ago it would have paid for itself by now.

Pratt, asked about furniture that was outside. These old desks and other Furniture were left outside for teachers to look at if there was anything, they also invited other schools to see if they were anything that they wanted.

Superintendent, 1800 students attend RSU 40 schools. Won't have numbers until October for each School.

Crabtree, Warren was just reevaluated and most residents' taxes are going up this year. It's going to be a hard pill to swallow for most residents and he is not in support of raising their taxes again.

Peabody, is there a plan B if this is voted down? Not at this time they will reevaluate if that happens.

The increase in Warren taxes will be \$462 per 100,000 in evaluated taxes, many households will be an increase of \$1,200 yearly.

What is the size of the addition in friendship? Unknown.

Principal for Warren Community School, understands that no one wants taxes to go up but some buildings are using 75-year-old kitchen equipment, the same science labs have been used from 1968 to 2023 they need to stop putting Band-Aids on projects that should be replace. The football field is inadequate and they couldn't host playoff games.

Justin Humes, asked if they have money in funds saved aside to do repairs/ replacements so it's not all at once. No, they don't. They don't save for upcoming Renovations or replacements.

Ed Laflame, was on the building committee for Warren Community School classrooms are being used as storage spaces. He does not support this Bond. A 25-year load for Paving the parking lots when they will need to be paved up to two times before the loan will be even paid off is ridiculous. They haven't maintained the buildings.

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Jason Tuorila, asked for figures from the state or federal, he does not support without numbers. They're asking 45,000 per child in the district he could not support there should be grants to help as well.

### **Item 8**

Bring back to the table to review quotes/estimates for cemetery work

#### **ACTION:**

Motion by Luce; second by Macdonlad to Bring back to the table to review quotes/estimates for cemetery work

#### **Vote: 5-0**

Cemetery Sexton Amanda contacted Tim Hoppe and Benner Tree Service. Hoppe has yet to reply the estimate for Benner's is complete, she recommends going with Bennerr after reaching out to Hoppe several times. Board would like Manager to call Hoppe to try to get a reply.

Four quotes were received for brush-hogging Leonard extension. Amanda found that 4 plots were displaced and one fence post is being engulfed by the tree.

Amanda showed Selectman the new Peterborough sign.

When the previous Cemetery Sexton was getting quotes for the cleaning and repair of stones Peterborough was left out. She would like to like to get that one done as well.

The new monument will be going into Peterborough which includes 18 names of veterans from the Revolutionary War to the Korean War.

Stump removal total cost from Benner's \$600-\$650. Only estimate received.

Sexton is requesting equipment to help complete her job for a total of \$1,162.00

#### **ACTION:**

Motion by Pratt; second by Macdonald to authorize Cemetery Sexton to hire Dana Kennedy do the brush-hogging at Leonard Extension in the amount of \$125.00 money to be used from the appropriate Trust Fund.

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**Vote: 5-0**

**ACTION:**

Motion by Macdonald; second by Pratt to authorize Cemetery Sexton to hire Benner Tree Service for stump grinding in the amount of no more than \$650. Money to be used from the appropriate Trust Fund.

**Vote: 5-0**

**ACTION:**

Motion by Pratt; second by Luce to authorize the Cemetery Sexton to spend \$1,162. For equipment to be used by Sexton for the Cemeteries, in the amount of \$1,162.00

**Vote: 5-0**

**Item 9**

Revisit Public Works truck quotes

Joe was disappointed to find out there was additional money being added to the initial quote from O'Connor for the Western Star new Public Works truck.

**ACTION:**

Motion by Peabody; second by Luce to go with the truck from Dagen and Houlton in the amount of 111,500.

**Vote: 5-0**

**Item 10**

Meet volunteer applicants:

- Ed LaFlamme (Mining Ordinance Advisory Committee)
- Mary Beth Van Keuren (Mining Ordinance Advisory Committee)

Peabody, no offense but does not think we should have a couple on a committee together. Board agrees. Manager, there are additional applicants from the beginning of the mining ordinance committee.

Ed has concerned that the committee is not doing what the board wants. He fears it will be a large lawsuit and it'll be very expensive to the town. No

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chairman was elected, no votes have been recorded it's an important board and will need to be documented.

Mary Beth is retired, she read through the current ordinance there are updates that are needed. It is now just come to the front; she believes that she could be of assistance to the committee. The town needs to protect the water and Air.

**ACTION:**

Motion by Pratt; second by Macdonald to appoint Ed LaFlamme and Mary Beth Van Keuren to the Mining Ordinance Committee.

**Vote: 1-4 Crabtree, Luce, Macdonald, Peabody**

**Item 11**

Bring back to the table to Review Cannabis Fees

Manager, Melissa research other towns cannabis fees provided the board with a spreadsheet.

**ACTION:**

Motion by Pratt; second by Luce to take off the table.

**Vote: 5-0**

**ACTION:**

Motion by Pratt; second by Macdonald that the Cannabis Renewal Fees be the same as the initial fees.

**Vote: 5-0**

**Item 12**

Discuss/Approve DOT construction overlimit permit for Camden Rd/RT 90 project

Manager is waiting to hear again from DOT she thinks they misunderstood her; she wants to know what roads they want approval to use.

**ACTION:**

Motion by Luce; second by Pratt to Deny request.

**Vote: 5-0**

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**Item 13**

Request Reserve Funds to refurbish paintings at the Library

Sara found three paintings up in the attic closet. The paintings are Moses Matthews Mrs. Matthews and their daughter. The Matthews are who the library building was built in Memory of. When you walk in the building over the door says the M. R. Matthews Memorial Library Building. The paintings are damaged, paint coming off, fingers smudges, mold and mildew, there is shading that needs to be done. The quote is for the restoration and framing for all three paintings. There is no better use of funds than for the Matthews.

**ACTION:**

Motion by Pratt; second by Macdonald to have Fogg & Dalton restore and reframe the three painting in the amount of \$3,190.59 from Library Trust Fund.

**Vote: 5-0**

**Item 14**

Sign corrected cemetery Quit Claim Deeds

**ACTION:**

Motion by Luce; second by Pratt to sign corrected cemetery Quit Claim Deeds.

**Vote: 5-0**

**Item 15**

Manager's Report

DOT, DEP and the contractor will not be using the park to enter underneath the bridge, it is too wet they may use it to park equipment behind the parking lot.

Ron has left the transfer station and they are advertising that position.

Greg Boynton has been working at the pit.

Glenvale Solar Company with Warren Meadows is proposing another separate project in Town the public meeting will be held tomorrow Thursday September 7th at 6:00 p.m. at The Brick School they will use Hallmark Road to access.

**Item 16**

Other Business with Leave of the Board

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Peabody asked about road paving, Joe has contacted Hopkins they are ready for them.

Macdonald asked about the window in Melissa's car that was smashed by Town equipment. The Town will be taking care of the cost.

Luce, need an updated list with phone numbers.

Luce, folks need to keep in mind that if the State takes over CMP they are the largest tax payers in Warren and the State will not pay for those taxes.

Crabtree opposed to the 81-million-dollar bond would like a motion.

**ACTION:**

Motion by Pratt; second by Luce to publicly State that the Warren Board of Selectman are opposing the 81-million-dollar RSU 40 School Bond.

**Vote: 5-0**

Joe, in the twenty years the Town has never turned down a school budget, why have they not been planning and doing some at a time.

Justin, Waldoboro is also not in favor of the RSU 40 Bond.

**Item 17**

Executive session:

- MRSA 1 § 405 (6) (A) Personnel

**ACTION:**

Motion by Macdonald; second by Luce to go into Executive session: •MRSA 1 § 405 (6) (A) Personnel at 8:43p.m.

**Vote: 5-0**

**Leave Executive Session**

**Item 18**

Adjourn

**ACTION:**

Motion by Macdonald; second by Peabody to adjourn the meeting at 9:37p.m.

**Vote: 5-0**

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John Crabtree, Chairman



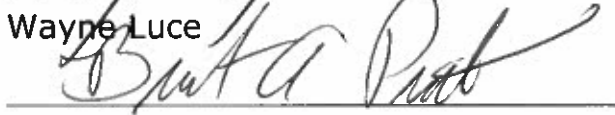
Roger Peabody, Vice-Chair



Jan Macdonald



Wayne Luce




Brent Pratt

Respectfully submitted by Board Secretary: Sara K. Davis

Attest: This is a true copy of the Warren Board of Selectmen's minutes, as certified to me by the municipal officers of the Town of Warren, Maine, and adopted by the Board of Selectmen on the 4<sup>th</sup> day of October, 2023.

Date: Oct. 5, 2023

Signature: 

Town Clerk

