

**TOWN OF ARUNDEL, MAINE
BOARD OF SELECTMEN MEETING**

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**Monday June 28, 2021
Arundel Municipal Building
7PM**

- I. Call to Order
- II. EXECUTIVE SESSION MRSA 1 405 6 (E) Discussion with Town Attorney & CEO on Dangerous Building
- III. Approval of Agenda
- IV. Public Forum – Public comment on non-agenda items
- V. Approve Minutes of June 14, 2021
- VI. Committee and Board Reports
- VII. Manager's Report
 - CMP Rate Discussion on Municipal Building
 - Old Town Hall Building
 - Transfer Station Re-use Room Status
- VIII. Business
 - Acoustics Municipal Building Meeting Room
 - Approval of Quit Claim Deeds
 - Financial Audit Report 6/30/20
 - Approval of Accounts Payable & Payroll Warrants
- IX . Other Business /Adjournment

TOWN OF ARUNDEL

468 LIMERICK RD ARUNDEL MAINE 04046 (207) 985-4201 FAX (207) 985-7589

BUSINESS MEETING June 28, 2021

EXECUTIVE SUMMARY

BOS Members: The purpose of this summary presented is to give you some information over and above just the mentioning of the subject matter on the agenda. It is my hope that this information assists you in your decision making.

MANAGERS REPORT

-CMP Rate: CMP has modified our account and has placed us in a category of SGS 1 Phase, so essentially the demand garage has been removed. They also went back to the beginning and a credit \$2,285.87 has been applied to the account.

-Old Town Hall Building: Presently I am taking steps to seek prices on the Demo of the building. I have reached out the Casella who will be providing a cost for removal. I am also seeking an Environmental review to insure any mitigation can be measured and spoke to Surplus Business Assets of Sanford in their interest in our used furniture in the building. Once costs have been secured we can have further discussions on how you wish to proceed.

-Re-Use Room: After our last meeting I met with resident Mel Lantigua who is an advocate for the re-opening of the facility. Mel took some of my business cards who have been given to folks who wish to see the facility opened again. At this writing 11 people have indicated that the re-use room is a good thing to continue. I will share with you Mel's assessment as to what can be done to make it easier to maintain and utilize for Arundel folks.

BUSINESS

-Acoustics Meeting Room: After the Annual Town Meeting I think a bit more sound calming is warranted. I for one am reluctant to utilize the General Contractor to address this issue as I think his proposal and cost is high. What I propose is purchasing the Panels Direct and utilizing folks locally to install at locations of our choosing. We can add more if needed but start slowly and see how close we get to acoustics you all feel is appropriate for the room.

-Have Two Quit Claim Deeds that will require Signatures Map 4 Lot 6 and Map 4 Lot 36 A07.

-Financial Audit: I provided the Audit to you at your last meeting. If you have any questions on the audit if you could provide to me prior to meeting this will assist in getting your answers promptly.

ADJOURNMENT

**TOWN OF ARUNDEL
BOARD OF SELECTMEN**

Monday June 14, 2021
Arundel Municipal Building
7 PM

Members present: Selectmen Tom Danylik, Phil Labbe, Velma Hayes, Jason Nedeau, Dan Dubois

Others: TM Trefethen, Henry Ingwersen

Call to Order: Chairman Hayes called meeting to order @ 7:00 PM

Approval on Agenda: *MOTION Nedeau second Labbe “approve agenda as presented” passed 5-0.*

PUBLIC FORUM

-No comments

Approval of Minutes: *MOTION Dubois second Labbe “approve minutes of May 24, 2021 as presented and reviewed” passed 5-0.*

Committee & Board Report: RSU School Board discussion Assistant Superintendent Position and the public reaction to the process.

Managers Report:

-YC Commissioners will be holding two public hearing on how to utilize American Rescue Act funding. Hearings are June 16th and June 23rd.

-Lag Cabin Road Closing: No further information from the Railroad yet as to when this project will begin.

-Transfer Station re-use room: Manager wanted to understand what the Board felt about re-opening. At this time consensus is that it will remain closed. Also see if folks wish to volunteer and monitor the area.

Business:

-Election of Officers and establishment of policies and committee assignments:

MOTION Dubois second Labbe “nominate Tom Danylik as Chairman” passed 4-0-1. MOTION Hayes second Nedeau “nominate Dan Dubois as Vice

Chairman” passed 4-0-1. MOTION Labbe second Hayes “Nominate Jason Nedeau as Secretary” passed 4-0-1.

MOTION Nedeau second Labbe “approve payroll warrant policy” passed 5-0.

MOTION Dubois second Hayes “approve the Board of Selectmen Code of Conduct” passed 5-0.

Board of Selectmen has selected the following committee assignments. Budget Board: All Selectmen, Planning Board Selectmen Danylik and Dubois, RSU #21 Finance Committee; Selectmen Hayes, RSU #21 Director’s Meeting Selectmen Dubois.

-Mass Gathering Permit/Arundel Conservation Trust: ***MOTION Dubois second Nedeau “Approve the Mass Gathering Application submitted by the Arundel Conservation Trust for their event on September 25, 201 and waive the Application Fee and Bond Requirement” Passed 5-0***

-Approval of Account Payable & Payroll Warrant: ***MOTION Nedeau second Hayes “approve as presented and reviewed” passed 5-0.***

OTHER BUSINESS: Selectmen Dubois asked about Campground Road (upcoming executive session with attorney for discussion). What steps to address the future of the Old Town Hall. Who is HRE LLC as they owe over \$18,000 in taxes.

ADJOURNMENT MOTION Nedeau second Dubois “to adjourn” passed 5-0 @ 7:33PM

Respectfully submitted,

Keith M. Trefethen
Town Manager

Town Manager

From: Mazzaro, Jennifer [Jennifer.Mazzaro@cmpco.com]
Sent: Thursday, June 17, 2021 2:37 PM
To: Town Manager
Subject: RE: EXTERNAL:Rate Discussion

Good afternoon Keith,

After investigation we will be re-billing the account back to the date of inception which is 8/24/2020 and changing the rate to SGS 1Phase. The investigation provided details from the Energy Sales and Service group on the loads provided by the electrician which would place the account at the MGS rate according to the rate tariffs. However, the town installed 68.4kW of Solar behind the meter after the design was completed but we were able to get Bi-Directional Metering installed before the service was energized. So as long as the sun is out and their solar array is working to keep their demand below 20kW, they could be on the SGS rate. Additionally, if the demand were to exceed 20 kW 6 times in a 12 month period, we will perform a best rate analysis to determine the right rate (best value according to the analysis).

The bill adjustment has been completed and it looks like a credit in the amount of \$138.58 has been issued in the form of a check. You should receive an adjusted bill in the mail shortly.

If you have additional questions please reach out to me. Thank you Jen

207-458-8844



Jennifer P Mazzaro
Key Account Manager

162 Canco Road
Portland Maine 04103
Telephone 207-629-1495
Toll Free 1-800-565-0121 X1495
Cell 207-458-8844
Email Jennifer.Mazzaro@cmpco.com

NOT CORRECT See Adjusted Bill



**CENTRAL MAINE
POWER**

Manage your account online: **cmpco.com**
 Customer assistance line: **1.800.565.3181**
 Outage reporting line: **1.800.696.1000**

Account Number	Service Location	Amount Due	Date Due
3001-2618-135	TOWN OF ARUNDEL 257 LIMERICK RD PERM	-\$2,285.87	
Invoice Number 717001099691	ARUNDEL ME 04005		

Your Messages

If you need help paying your bill, you may be eligible for funds through the new Emergency Rental Assistance program, the Arrears Management program, our Electricity Lifeline Program and heating assistance. For more information, please visit cmpco.com or call us at 800.750.4000.

This is an adjusted bill due to a bill correction.

When you sign up for eBill, you'll receive the same information as your paper bill, plus a whole lot more. And you can access this information from the comfort and security of your home. Enroll today using our Mobile App, visiting cmpco.com, or calling our automated line at 800.750.4000 and press option 3. It's easy, convenient and available 24/7!

This account is tax exempt.

CMP now provides kilowatts of demand (kW) on your monthly bill - please take a moment to review this information.

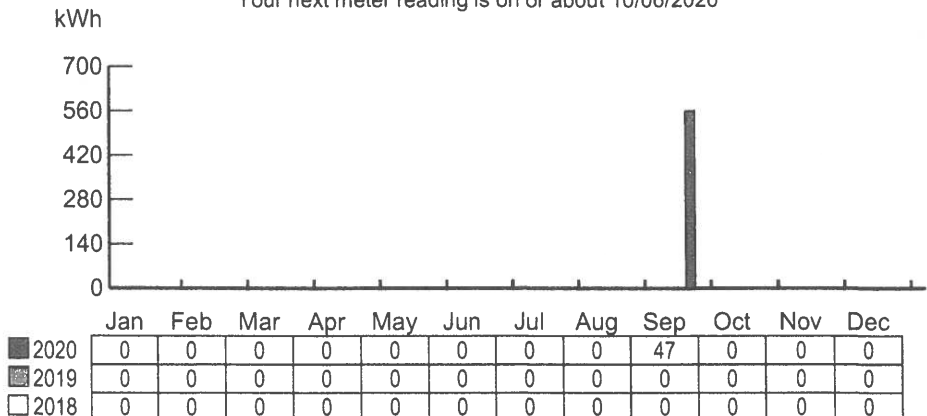
Our FREE Mobile App makes managing your account easy and convenient. You can view and pay your bill, enroll in eBill, access outage information, and more! Text APP to 267-898 and we'll send you a link to download the app.

Your Account Summary

Prior Balance	\$176.04
Payments received through 06/17/2021 - Thank you	<u>-\$2,380.22</u>
Balance Forward	-\$2,204.18
Adjustments	-\$176.04
Other Charges	+\$12.00
Electricity Delivery Central Maine Power	+\$41.45
Electricity Supply Standard Offer	+\$40.90
No Payment Due	-\$2,285.87

Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 10/06/2020



Your Average Daily Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.



Central Maine Power
 PO Box 847810
 Boston, MA 02284-7810

AV 02 007036 27727A 40 A**5DGT
 TOWN OF ARUNDEL
 C/O FIRE DEPARTMENT
 257 LIMERICK RD
 ARUNDEL ME 04046-8131



Account Number	3001-2618-135
Date Due	
Amount Due	\$0.00
Amount Paid	

Please do not write below this line.

100714210030012618135000000000

007036 1/3



1.3.6

Your Electricity Supply Account Detail

You have chosen Standard Offer Service

TOWN OF ARUNDEL
257 LIMERICK RD PERM ARUNDEL ME 04005

Prior Balance for Standard Offer electricity		\$0.00
Payments received		\$0.00
Balance Forward		<u>\$0.00</u>
Adjustments		
Apply credit available		-\$40.90
Total Adjustments		<u>-\$40.90</u>
New Supply Charges		
Small Non-Residential Service : (08/24/2020 - 09/04/2020)		
Energy Charge	560 KWH @ \$0.073037	+\$40.90
Total New Supply Charges		<u>\$40.90</u>
Standard Offer Service Account Balance		<u><u>\$0.00</u></u>

Messages About Your Electricity Supply

Your electricity supply is provided by .

For information regarding electricity supply options, please see the Office of the Public Advocate website at: <https://www.maine.gov/meopa/electricity/electricity-supply> or contact them at 207-624-3687.

Competitive bidding for the right to supply Standard Offer electricity is supervised by the Maine Public Utilities Commission.

The average price per KWH for your Standard Offer electricity is \$0.073037.

Central Maine Power provides billing services for your electricity supplier. Supply payments are forwarded on your behalf, in accordance with the Maine Public Utilities Commission (MPUC) rules.

For additional information regarding Standard Offer Service, please see the MPUC website at: http://www.maine.gov/mpuc/electricity/standard_offer/index.shtml.

Your Electricity Supply Account Detail

You have chosen Standard Offer Service

TOWN OF ARUNDEL
257 LIMERICK RD PERM ARUNDEL ME 04005

Prior Balance for Standard Offer electricity	\$30.31
Payments received	\$0.00
Balance Forward	<u>\$30.31</u>
Adjustments	
Canceled Supply Charges (09/04/2020)	-\$30.31
Apply credit available	-\$30.31
Reversed Payment	+\$30.31
Total Adjustments	<u>-\$30.31</u>
Standard Offer Service Account Balance	<u><u>\$0.00</u></u>

007036 3/3

Messages About Your Electricity Supply

