

Minutes
Winthrop Town Council
Special Meeting

Monday January 28, 2008 at 7:00 pm

Town Office

Attendance: Councilors William MacDonald, Kevin Cookson, Ken Buck, Patricia Engdahl, James Norris, Linda Caprara, Priscilla Jenkins. Town Manager – Cornell Knight, EMS Director John Dovinsky, Fire Chief Dan Brooks and 15 residents.

Meeting is called to order at 7:00 pm.

Finance issues:

The Town Manager explained the Finance Director and auditor recommend an undesignated fund balance equal at least one months operating expense or 8.33%, which is about \$1.2 million. Therefore the council has available about \$509,000 to be used towards renovation costs from the fund balance. To maintain a flat debt service budget next year would allow the town to borrow \$875,000 for a 10 year term, \$1.1 million for a 15 year term and \$1.25 million for a 20 year term.

Phil Locashio has agreed to be the architect for the police renovation, he said he will prepare a contract after he receives an estimate from the engineers. ADA rules may not require an elevator but it can be alternate in the contract to see what the price will be. He said it would take several months to prepare for a bid.

Motion by Cookson Seconded by Jenkins to authorize Phil Locashio to continue with final layout and contacting the engineer for a fee estimate and prepare an RFP. Vote 7-0.

Discussion on when the decision should be made to renovate the police station.

Motion by Buck seconded by Cookson to take a vote on renovating the police station. Vote 4-3. yea- Engdahl, Cookson, Caprara, and Buck. Nay- Jenkins, MacDonald, Norris.

Discussion on new construction for fire and ems and location or renovation.

Councilor Cookson said the circumstances are different since the referendum vote, the police station will be renovated and the debt service will remain level.

Councilor Jenkins said the ambulance and fire station sites are not adequate for expansion and she didn't see issues with the Rte 202 site.

Councilor Caprara said the new owners of the property next to the Health Center told her they may be interested in selling the property.

EMS Director John Dovinsky said the former Health Center is the best site for the ambulance department.

Discussion about costs and use of surplus.

Councilor Norris said the estimates for renovation, new construction and the health center total more than \$2 million.

Councilor Cookson said the sale of the Fire Station would lower the total cost.

Councilor Engdahl said the council should determine how much to spend.

Councilor Norris said perhaps the surplus funds should be used to lower taxes.

Russ Hazard said he was opposed to tax anticipation notes and said the Masonic Hall is also facing renovation issues for the library.

Leonard Hall is concerned about the total cost of the police renovation and it will still be an old school building.

5 minute break

Resume at 8:50 pm

Motion by Caprara Seconded by Cookson to start negotiations with MaineGeneral to see if the purchase price can be lowered. Vote 7-0.

Chairman MacDonald appointed Councilor Norris to the Winthrop Area Chamber of Commerce Board of Directors; Appointments Committee- Councilor Engdahl- Chair, Councilor Norris and Councilor Jenkins. Finance Committee- Councilor Cookson, Chair, Councilor Caprara and Councilor Buck.

Councilor Cookson reviewed the county budget status and the county/state jail agreement.

Motion by Cookson Seconded by Buck to adjourn the meeting at 9:03 pm. Vote 7-0.