



Administrative Assistant to the Select Board

Stu Marckoon
606 Douglas Hwy
Lamoine, ME 04605
(207) 667-2242

town@lamoine-me.gov

Report for Meeting of July 31, 2023

Summer has finally arrived! From a weather standpoint this has been a spectacular few days. I am writing this on Wednesday the 26th (our 43rd wedding anniversary). It has been an extremely hectic two weeks. Between producing and mailing tax bills and closing on the land purchase, time has been limited to work on much of anything else. Glad we had some extra time between meetings.

Remember this meeting is Monday night, and a public hearing follows the next evening (8/1) at the school at 6:30, and then the special town meeting two weeks after that.

We're starting to see an uptick in our older generation pass away, sadly. Besides the sudden passing of John Holt, we've lost longtime residents Bill Neleski, Bruce Adams, Bob Jackson and Mildred Jordan.

You've got a busy agenda for Monday!

Minutes – There are two sets of minutes, [July 13, 2023](#) and [July 18, 2023](#). Please let me know what corrections might be needed.

[Expenditure Warrant 3](#) – Thank you for signing that yesterday. This included the land purchase which was completed yesterday, to some extent. Some relatively minor adjustments will be needed as the property taxes were paid the day before and the closing attorney was not aware of that until the closing.

[Expenditure Warrant 4](#) – After I get this done, I'll be preparing that. The school warrants will be on there. Unless we get a flood of bills, there shouldn't be all that many for this warrant.

Cash & Budget Reports – The reports will be posted to the web for [FY 2022/23](#) and [FY 2023/24](#). Printed copies will be available on Monday for the meeting.

Encumbrance Order – I'll be drawing this up after writing this as well. Sorry for the delay, but it's been hectic.

Liens Update – We filed tax liens on July 14th (the last possible day we could). I'll put the current list in your packets. Several people have paid already.

Property Tax Commitment – As you know the mill rate is 8.6 mills. The senior stabilization program which has now been repealed after this year by the Legislature presented some issues with the initial bill printing. Those who qualified did not have the correct half payment formula on their stubs, as the division was on the figure prior to the stabilization reduction. Those whose bills were lower than last year saw a negative number subtracted from their bill which resulted in higher bill than stated. Those have been corrected. There was also a wrong date on one of the stubs. Those issues have been corrected and we've sent the correct bills to the escrow companies and reprinting

for those who wish to have a new bill. My understanding is that the major municipal software packages were having some issues too.

Land Purchase – As mentioned, we have closed on the property and there are some final settlements to work out, nothing major. Our attorney has sent a sample lease for Helen Tracy to remain in her home for now. She's curious as to how much it'll cost to purchase the home and land. I'll work up a proposed price – I've told her what the assessed value is, and she's a little hesitant on that. I'm not sure what you might wish to charge for the lease, and if that should be applied to the purchase should she go ahead with that. I've put the blank lease in your packet. Helen will likely be present at the meeting. She also informed me yesterday that the well setup between her home and the other home is unique. Not quite sure I understand that.

Remember, we've got a special town meeting to deal with our sales from this lot on August 15th.

Contracts – [Code Enforcement Officer](#) – The CEO has signed the revised contract at the new hourly rate agreed to at the previous regular meeting. It's ready for your signature.

[Septage Disposal](#) – Our contract with Haslam Septic for an end disposal agreement has expired. The renewal has been sent to Haslam for the same price (\$800/year) for a new 3-year contract.

[Code Enforcement Matters](#) – There are a couple of issues. One involves a possible congregate housing situation that now exists but has never been permitted by the Planning Board or DHHS. The CEO is looking for guidance on whether to proceed. I suspect we'll need to bring in the town attorney on this. The other involves a possible automobile graveyard situation on Buttermilk Road. The CEO will be further investigating that.

[Board Vacancies](#) – [Planning Board](#) – So far one person has offered to serve on the Planning Board. I am concerned that no one on the current board has agreed to be the chair. I'll have a separate memo with the folks offering to serve as I know thus far.

[Recreation Committee](#) – There are two full and two alternate terms available on this committee. As mentioned previously the chair had requested to meet with potential members at a meeting in May, but never scheduled a meeting. I have their names on the memo of those offering to serve as well.

The other positions are a full member on the Parks Commission, an alternate on the Board of Appeals, and a member on the Technology Committee.

[Returnables](#) – We have a new applicant for returnable proceeds – Rock Steady Boxing. The organization's application and info is in your packet. I know you authorized me to assign the months for the applications but the board should authorize new recipients.

Special Town Meeting – You should discuss the public hearing scheduled for August 1st and the town meeting on the 15th (such as who should moderate the town meeting).

Heat Pumps – The installation is complete at all three facilities. Dave's World has received our paperwork to submit to Efficiency Maine and we should see a check in a few weeks. There is an orange stain on the side of the town hall that still needs to be cleaned up. I have e-mailed Dave's World to request that be taken care of.

Cistern – The cistern project at the school/fire station has changed significantly. The Portable Classroom has been demolished next to the fire station. The portable classroom will be served by two 2,000 gallon tanks hooked into Cold Spring Water Company. The fire department and water company are still working on things for that project.

Comprehensive Plan – I suspect I will be generating the agenda for the Planning Board for August 7th. Among the items will be to have them discuss implementation actions the Board is tasked with. They might not get to it as they are also dealing with the Clear Skies Resort application. Additionally, the housing ordinance assistance will be on the agenda.

Facilities & Infrastructure – Nothing new to report. I hope to get working on space needs request for the town hall in the next two weeks.

Aging Committee – I believe the committee is taking August off. The minutes are in the e-mail but have not yet been posted (that will happen soon!).

Next meetings – Thank you for reverting back to Thursdays starting in September. Listed on the agenda are the 1st and 3rd Thursdays for October with a question mark. You decide!

That's the agenda for this meeting. We will see you on Monday!

stu