



Lamoine Budget Committee

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Minutes May 2, 2023 Joint Meeting with Facilities & Infrastructure Committee

Budget Committee Chair Merle Bragdon called the meeting to order at 7:00 PM.

Present were: Budget Committee members Tiffany McMullen, Greg Hiltz, Mark Harris, Merle Bragdon, Gregg Tehennepe; Facilities & Infrastructure Committee Members Glen Johnson, Ginger Madore, Kimberly Martens, Brett Jones, Nicole Endre, Nathan Mason; Select Board Members Larissa Thomas, S. Josephine Cooper, Kathleen Rybarz; Administrative Assistant Stu Marckoon, and Rick Martens (representing Lamoine Fire Department).

Town Meeting Warrant Recommendations – Fire Department Flooring - Merle read the article (numbered #2 in the warrant draft) as follows: To see if the town will appropriate \$21,500 from undesignated fund balance (surplus) to combine with encumbered funds and a donation from the Lamoine Volunteer Fire Department to resurface the floor at the fire station for Fiscal Year 2022/23

Mark moved to recommend approval, Gregg Tehennepe 2nd. Stu reported the department had received an estimate for applying epoxy to the floor which would last an estimated 25-years. Assistant Fire Chief Rick Martens reported he's in the process of obtaining another estimate with a different material which would shorten the time it takes to apply significantly. **Vote in favor was 5-0.**

Fire Department Ceiling Repair - Merle read draft article #3 as follows: To see if the town will appropriate \$8,000 from the Fire Department Emergency Repair fund to repair damage to the apparatus bay ceiling for Fiscal Year 2022/23.

Merle asked about the balance in the emergency repair fund. Stu reported \$25,000 went in this fiscal year and another \$10,000 would go in for FY 23/24. Tiffany asked whether insurance might cover this. Stu said he could check with Maine Municipal Association. Gregg Tehennepe asked who oversees the emergency repair fund. Stu reported the Select Board would have the ultimate say. There was a discussion on whether town meeting needed to approve this. Mark moved to recommend approval to town meeting. Gregg Tehennepe 2nd. **Vote in favor was 5-0.**

1. **Land Purchase** – Merle read draft article #4 as follows: To see if the Town will vote to appropriate up to \$350,000 to purchase a parcel of land, more particularly described as Tax Map 3 Lot 2, described by a deed recorded at Hancock County Registry of Deeds Book 1528, Page 194) to be used for municipal purposes, using \$15,000 from the Community Center Fund, and to authorize the Selectmen to borrow up to \$335,000 over 5 years for the remainder. *(The Budget Committee recommends the town authorize the land purchase as proposed)*

MUNICIPAL TREASURER'S FINANCIAL STATEMENT
(30-A MRSA § 5404(1-A & 5772(2-A))
Town of Lamoine

1. Total town indebtedness:

1. Bonds Outstanding and unpaid as of May 24, 2023	\$240,000.00
2. Bonds authorized and unissued:	\$0.00
3. Bonds to be issued if this question is approved:	\$335,000.00
Total	\$575,000.00

2. At an estimated maximum interest rate of 5%, the estimated cost of this bond issue will be:

Five(5) Years (2023-2028)	
Principal:	\$335,000.00
Interest	50,250.00
Total	\$385,250.00

3. Validity. The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service or the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Gregg Tehennepe moved to recommend approval. Mark 2nd. Tiffany asked where things stand in negotiations to purchase the property. Stu provided a history and said the Select Board asked the town attorney to offer the asking price and that has been accepted.

Merle asked about the layout of the land. Mark said there is a new discussion for the Facilities and Infrastructure Committee. Glen Johnson asked if there has been a due diligence or appraisal done. Stu said there was no appraisal. Brett Jones asked what the totality of the town land would be in that area. Stu said at least 76 acres.

Brett said a parcel currently owned by Doug Gott & Sons could further enhance the town holdings. He said there is currently very little land available on which to construct anything such as a community center.

Gregg Tehennepe said this involves a loan. Merle said the numbers work for the proposed purchase. Kimberly Martens said the last time the Facilities & Infrastructure Committee met there was discussion about combining the community center with the school. She said this would add a new discussion. Brett said he thinks it is a good idea to purchase the land whether the use is short or long term.

Mark said the Facilities & Infrastructure Committee will have a lot to discuss, including maybe moving the fire department. He said that would solve some parking issues at the school.

Jo Cooper said the town has a struggle to find a central location with an adequate amount of land. Nathan said the property comes with two residence which perhaps the town could sell and recoup some of the purchase price. Discussion followed about available land.

Stu said the Select Board has also started exploring possible congressional funding for a project with Senator Angus King's office. **Vote in favor was 5-0 by the Budget Committee.** Nathan moved that the Facilities & Infrastructure Committee recommend in favor of purchase. Kimberly 2nd. **Vote in favor was 7-0 by the Facilities & Infrastructure Committee.**

5. Loan Repayment – Merle read draft article # 5 as follows: To see if the town will vote to raise and appropriate \$33,750 for fiscal year 2023/24 and to appropriate from \$50,000 from undesignated fund balance for the first payment on the land purchase bond.

Mark moved to recommend approval. Gregg Tehennepe 2nd. Stu confirmed the first year total repayment would be \$83,750. **Vote in favor was 5-0.**

Budget Committee Minutes – Mark moved to approve the minutes of [December 12, 2022](#) and [April 24, 2023](#) as distributed. Gregg Tehennepe 2nd. **Vote in favor was 5-0.**

Facilities & Infrastructure Committee Minutes – March 9, 2023 – Nathan moved to approve the minutes as presented. Ginger 2nd. Brett reported he's still waiting for figures from Oak Point Associates which is why the committee has not met in a while. **Vote in favor was unanimous.**

Other Business – The Facilities and Infrastructure Committee discussed future meeting dates. It was decided to wait until after the town meeting decides on whether to purchase the land. There was a brief discussion about potential Congressional funding. Stu said other municipalities have had their engineering firms pursue that. Merle said the Budget Committee will meet next, most likely in November 2023.

There being no further business, the meeting adjourned at 7:38 PM

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Select Board