



*Lamoine Facilities & Infrastructure Committee*  
606 Douglas Hwy.  
Lamoine, ME 04605  
207-667-2242  
e-mail [town@lamoine-me.gov](mailto:town@lamoine-me.gov),  
website [www.lamoine-me.gov](http://www.lamoine-me.gov)

## Minutes – January 26, 2023

Committee Chair Brett Jones called the meeting to order at 7:04 PM.

Present were Brett Jones, Glenn Johnson, Ginger Madore, Jane Fowler, Mark Harris, Kim Martens, Nathan Mason, George Smith and Nicole Endre

General Discussion – Jane asks, based upon previous meeting minutes, if we are trying to do all three things (town offices, school, fire house). Brett reviews the mission of the committee – to look at all the infrastructure needs of the town and determine costs for different scenarios. Jane noted that all of this is a lot of money. Nicole thinks it's best to look at all options and consider money and time, but where do we start? Brett notes that the next couple meetings should focus on a plan of attack (what are the possibilities and how much does each cost). Mark suggests that we may want to call in someone (engineering firm) to help with cost estimates for the various options.

Brett notes that the school has done a fair amount of work on this already, they have had plans drawn up for school renovation (Oak Point). Two and a half years ago we had a pretty good idea what those renovation costs would be. With the recent change of the superintendent, he was not able to find those documents quickly. Brett has asked for those documents (renovation floor plans, school needs assessment and updated costs) and hopes to get them soon.

Mark calls attention to the facilities assessment update on page 80 of the public facilities and services. Brett explains that the state does these needs assessments approximately every 5 years, determines need and ranks them. Our school is in the 20s on the list of state needs, with 2-3 projects being done every cycle, it will be a long time before Lamoine comes to the top of the list. Mark thinks that this document (facilities assessment) would be very useful to this committee. He has asked Stu and was told that the school board could get it. Brett explains that it is pretty hard to interpret the state documents. Needs for the school is really about space and specific needs for classes that should be taught (science lab as an example).

Ginger asked if the school lot is the biggest piece of land Lamoine owns (yes, aside from the landfill which cannot be built on). Nicole notes that parking at the school is an issue; Nathan added that parking is an issue at the town office and at the fire department as well.

Minutes – Mark moved that [minutes](#) from last meeting be accepted, Nicole 2<sup>nd</sup>. **It was so voted.**

Brett suggests that we figure out a plan for moving ahead, what ideas are we going to move forward with?

- New school, repurpose existing school as municipal, fire and community center
- Renovate school, fire house addition, figure out parking situation

Nathan suggests that we not worry about parking now and we focus on what are the physical needs of the spaces. Brett notes that we may be able to pick up a few new spaces with the school renovation idea.

Mark asks if it is worthwhile to check surrounding land for possible expansion of the school lot. Discussion about blue house next to school, town missed opportunity to buy it; could we buy it from the current owner, would use for parking.

Brett takes to the white board to draw the idea of the school renovation. Discussion about school renovation; extra space for a community center was built into the plans. Last time we ran it by Oak Point (engineering firm) we asked that they remove any “extras” (changes to the outside). Front portable is going away, new portable will contain the library and music room. If the renovation to school happened, all the portables (1<sup>st</sup> and 2<sup>nd</sup> grade; 3<sup>rd</sup> and 4<sup>th</sup> grade as well as new one) would be eliminated. Can we make a second floor on the area of the gym? Brett explains that elevators and ADA compliance makes that an expensive idea and not sure about the foundation of the school. George confirms that a large footing would need to be placed under the school for a second story.

Jane asks if these are the plans that were only going to cost us ~800,000 that got turned down. Brett notes that those plans were from the 90s and that these plans are different. Brett will try to get a copy of the school renovation plans before next meeting. Nathan saw those plans and believed that they make sense space-wise. He recommends that our next meeting be at the school.

Nathan noted that there have been discussions about moving the school but he feels that the location is good because it is central to the town. Jane suggests that the fire department is in a good spot as well. George notes that the only issue is parking but the location is ideal.

Glenn notes that a lot of schools don't have the soccer fields right at the school. Buy land elsewhere for fields and use the land in back to solve parking issues? Discussion about how the school got the land and that we wouldn't want to tear up the fields. Could we buy additional lands?

Ideas:

- Renovate School, Municipal and FD in new building/location, community center is part of school renovation.
- Renovate School, renovate (add-on) to Town Hall, expand FD (everything stays where it is).
- New school, use existing school with minor modifications for municipal offices, fire dept offices, community center
- New school, new community center, old school becomes the town hall.

Discussion during: Nathan is totally opposed to separate community center space; too much money, need to hire someone to manage it, need to maintain and heat it. We need to think about future growth and what we will need in the future. If the town hall lot were

bigger, we could add on to the building and have extra meeting room, more offices, etc... Brett assumes that would be the less expensive route instead of buying a new space and building new. School renovation plans include a community center space with a separate entrance; would not enter the school itself. Likely this is easier to maintain and heat than stand alone building. Glenn asks what people are using now for community center. Answers include church for exercise class, grange for girl scouts, school. Glenn asks what it would take to build on the landfill space. Brett indicates that we would likely not be allowed to build there for a long time. Renovation of school would require moving playground again.

Mark suggests that an add on to the school would not be enough to accommodate an active community center. Discussion involves what is expected of a community center. Open space with scheduled events vs. a place you just show up and use. Do we need a full community center when the Downeast YMCA and MDI YMCA are so close. Discussion of why we don't have a Lamoine rec basketball program (not enough kids interested to field team, sometimes). YMCA and AYS basketball have taken the place. Continuity is difficult for many organizations.

First new school portable was purchased with COVID funds and we are unsure whether we would be able to sell it without returning money to federal government. Second school portable was bought with Lamoine funds and would be ours to use for something (not big enough to be town hall or community center) if it was no longer needed for school. Discussion about placing it on already owned land at end of shore road. Not sure we would be able to drill a good well there. Would only need 1-1.5 acre lot. Discussion of Fire Department. George has had plans drawn up to add on to the existing fire department which would add a meeting room on the ground floor. We are out of compliance with the state and federal government with respect to the upstairs meeting room and we need to get back in compliance. Also, visits from the public are not safe in the current firehouse arrangement (poor air quality, etc..). Fire house can stay where it is with expansion. Insurance policies give better rate if house is within 5 miles of the fire department; if moved someone would be unhappy with the raised rates. George states that probably a fire house next to a school is a bad idea but it was the best idea that was had at the time. Parking is a large issue; fire department is blocked twice a day from school traffic. People have parked right in front of truck bay doors during school events. It is hinted that towing is an option that may be employed. Brett notes that school renovation plan includes moving school bus dropoff to far end of the school lot (near kindergarten wing) and a designed landscaping separation between fire department pavement and school pavement. Portable is going to go; plan is to bury a water tank there and then there would be more FD parking on top. If people park poorly, it is difficult to pull firetrucks out. Kim wonders if the fire department could be where the grange currently is? Many noted that Grange members would be unhappy with this suggestion. Nathan suggests that once we have costs for some of these projects, we should determine what that means in terms of mill rate. Jane notes that the mill rate will continue to go up every year. Building costs are continuing to go up; building codes require more than in past. George notes that if we continue to kick the can down the road, costs will only become higher still. Brett notes that the difference between 2006

numbers and current costs was a real shock and that is likely to get exponentially worse if we wait a few more years.

Brett notes that this committee needs to determine how to accommodate multiple needs and get the biggest bang for the buck. Nathan notes that we need to keep in mind future needs. Mark notes that the demographics information in the comprehensive plan indicates that Lamoine will not have a lot of growth. Nathan disagrees; discussion about how state projections are often wrong (Ellsworth growth was not anticipated).

Ginger asks if we can meet at the school. It is determined that we will meet at the school for next meeting (February 9<sup>th</sup>, 7pm); also will tour the fire house.

Kim was asked to send email with the four ideas to everyone so that we can be thinking about them.

Brett Adjourns meeting at 8:24 PM

Respectfully submitted,

Kimberly Martens, Secretary