



Lamoine Board of Selectmen

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Minutes – September 2, 2021

Vice Chair Jo Cooper called the meeting to order at 7:06 PM at the town hall.

Present were: Selectmen Robert Christie, Nathan Mason, S. Josephine Cooper, via Zoom Kathleen Rybarz, Gary McFarland (arrived 7:12 PM); Administrative Assistant Stu Marckoon, School Committee chair Brett Jones and Town Attorney Daniel Pileggi

Agenda Review – No changes were made to either the printed agenda or addendum.

Minutes – August 19, 2021 – Bob moved to approve the minutes as presented. Nathan 2nd. **Vote in favor was 3-0** (McFarland not yet present, Rybarz not in official attendance pending adoption of Remote Participation Policy).

Public Hearing – Remote Participation Policy – Jo opened the hearing at 7:07 PM. Stu explained that for a board member to participate in a meeting via zoom, a policy is required. He said the proposed policy is based on the Maine Municipal Association model. Jo asked if the remote option would be available to the public if all members attend in person. A brief discussion followed. Jo asked if the policy would apply to all the boards and committees appointed by the Selectmen. Attorney Dan Pileggi said he has advised other municipalities that each board and committee should adopt its own policy. Brett Jones asked if the policy is generic enough for other committees to consider. Stu said it would be a matter of changing the board name within the policy. The hearing closed at 7:11 PM.

Remote Participation Policy – Nathan moved to adopt the policy as presented. Bob 2nd. **Vote in favor was 3-0**. (McFarland not yet present, Rybarz not in official attendance pending adoption of Remote Participation Policy).

Selectman McFarland arrived at the meeting at 7:12 PM. Stu noted that no members of the public had requested a zoom link for the meeting other than Selectman Rybarz. He said that under the just approved policy, she could be considered “in attendance and voting”.

Expenditure Warrant 6 – Selectmen approved the warrant in the amount of \$757,590.02 on a motion from Nate, a 2nd from Bob and a **5-0 rollcall vote in favor**. Stu noted that the county tax check for roughly \$142,000, a \$500,000 transfer to investments and school expenses of roughly \$78,000 made up the vast majority of the warrant, along with the semi-annual payroll for elected officials.

Cash & Budget Reports – Stu noted that greater than half of the property taxes have been collected as of the due date a couple of days earlier. He said the town had more than \$3-million dollars in the bank between the checking and general investment accounts.

Proposed Sale of Cell Tower Lease – Attorney Pileggi reported that American Tower which operates the Lease for Verizon Wireless would like to have a permanent

easement instead of a lease. He said there have been some negotiations back and forth with American Tower. He said the town had expressed an interest in retaining the tower after its use was discontinued, but that would not be an option under this agreement. He said the payout is spread over ten years. He said because the original article was to authorize a lease, this would have to go to town meeting. He said there was nothing shocking in the proposal and the language is fairly standard. He said he's been getting calls weekly from American Tower, so it would be helpful to set a town meeting date.

Bob said the tower has not hosted AT&T which has poor service in town. Mr. Pileggi said co-location contracts are mandated by the telecommunications act. Stu said the AT&T has presented plans to co-locate on the site and to raise the tower's height by 20-feet. Bob asked if that made the property more valuable. Mr. Pileggi said he was not asked to negotiate a price.

Stu noted that a special town meeting will be needed to consider the fire truck purchase, so this could be added to the warrant. He suggested holding the town meeting at the 1st Selectboard meeting in October.

Brett Jones asked who was responsible for maintaining the road leading to the tower. Mr. Pileggi said the town agrees to maintain an access road for pedestrians and vehicles. A brief discussion followed. Mr. Jones asked what the comparison was between continuing the lease and the purchase. Stu said the lease can be terminated with a year's notice. Mr. Pileggi said the easement purchase is for much greater than market value. Mr. Jones asked if they are saying they are terminating the lease. Mr. Pileggi said this would grant a permanent easement. A brief discussion followed.

Gary said this should move forward to a town meeting. The October 7th date was discussed and there was no objection.

Revaluation Bids – The board opened the two bids received and summarized them. KRT Appraisal of Haverhill Massachusetts bid \$140,000 plus \$100/hour to defend values. RJD Appraisal of Pittsfield bid \$132,000 spread over five installments.

Bob moved to refer the bids to the Board of Assessors for recommendation. Nathan 2nd. **Rollcall vote was 5-0 in favor.**

Personal Property Tax Abatement – Nathan moved to abate the \$7.96 balance owned by Conopco, Inc. Jo 2nd. **Rollcall vote was 5-0 in favor.**

Public Hearing Date – General Assistance Ordinance – Bob moved to set September 16, 2021 as the public hearing date on the proposed updated General Assistance Ordinance. Nathan 2nd. **Rollcall vote was 5-0 in favor.**

Welcome to Lamoine Sign – Stu reported that resident Jonathan Mohr had graciously created and installed the new welcome sign on Jordan River Road at no charge. He said the other sign on Douglas Highway is starting to deteriorate and proposed writing to

Mr. Mohr asking for a price to replace that sign. He said he spoke on the phone earlier in the day with Chuck Weber whose wife had created the signs many years ago. He said Mr. Weber had expressed a desire to obtain the old signs.

Stu said Mr. Mohr's company also crafted the new Whitcomb Woods sign and indicated that he would like the cost for that applied to back taxes. Stu suggested that the Board approve requesting a 2nd welcome sign and approve application of the Whitcomb Woods sign to Mr. Mohr's taxes. Bob so moved, Nathan 2nd. **Rollcall vote was 5-0 in favor.**

America Rescue Plan Act – Stu reported that he had requested that the town office be the key contact for the ARPA fund disbursement. He said apparently the company hired by the Governor to disburse the funds had Gary as the contact. Nathan said he had received an e-mail from that company. Gary moved to authorize Stu to be the point of contact for the ARPA funding. Kathleen 2nd. **Rollcall vote was 5-0 in favor.**

Marlboro Beach Road Speed – Stu reported another e-mail had been received by the town office about speeding on the Marlboro Beach Road. He said he generated a report from the speed monitoring sign for the time period the sign was placed on that road this summer and the board reviewed the numbers. It was noted that only 3% of the traffic was outside the tolerated speed (0-to-40 MPH). Jo noted that no matter what road one lives on, they might be horrified by the traffic's speed. A brief discussion followed about traffic observations.

Buttermilk Road Shoulder – Stu reported that Randy Kelley has estimated \$3,000 to fill the newly paved portion of Buttermilk Road's shoulders with material to bring up to the pavement's height. Bob moved to accept the estimate. Gary 2nd. **Rollcall vote in favor was 5-0.**

Heating Fuel Offer – Stu reported that Acadia Fuel has proposed \$1.85/gallon for #2 oil for the fire station and \$1.27/gallon for propane for the town hall. He said both prices are well within budget and recommended acceptance. Jo so moved, Bob 2nd. **Rollcall vote in favor was 5-0.**

Teacher Recognition – Stu reported Carol Duffy had proposed presenting staff members at the Lamoine Consolidated School a Lamoine 150! Mug. There was no objection.

Health Savings Account Addition – Stu reported that in the next payroll, much of his compensated, unused vacation pay would be a health savings account contribution, saving the town on payroll taxes. There was no objection.

Fire Truck / Budget Committee Recommendation – Nathan said the recommended \$300,000 amount to finance seems to be higher than he recalled. Bob said he recalled a discussion about a downward adjustment. Brett Jones said the figure for a school replacement is a big scary number – it was about \$8-million dollars twenty years ago. He said that gets more expensive as time passes. There was a discussion regarding current values and portable classrooms as well as the fire truck)

The discussion included the need to revisit the capital improvement plan, including a community center. Mr. Jones said the school is not ready for any project yet. Nathan said the community will keep growing.

Gary said the question was whether to put the fire truck purchase to town meeting. Jo said she would agree with the need to reassess capital planning, and that should be done periodically. More discussion followed.

Stu said he would draw up the articles for the special town meeting on October 7, 2021.

Checking Account Reconciliation – Bob question a check that had not been cashed since last December. Stu said it went to a now former fire captain who said he did not intend to cash it as he's not been active. He said he would make the necessary entries to write the check back into the account.

Next Meetings – The Board will meet on September 16 as planned. The October 7, 2021 meeting will be held at the Lamoine School Gym following the special town meeting. The Board will meet as planned on October 21 and November 4, 2021. The November 18th meeting will not be held as Stu will be on vacation and the other two Thursdays are Veterans Day and Thanksgiving. An expenditure warrant will be signed in between meetings, with the first meeting in December planned for the 2nd.

There being no further business, the meeting adjourned at 8:14 PM.

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Selectmen