



## Lamoine Select Board

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### Minutes – December 2, 2021

Chair Gary McFarland called the meeting to order at 7:02 PM at the Lamoine Consolidated School Gym.

Present were: Select Board members Robert Christie, Gary McFarland, Nathan Mason, Kathleen Rybarz, S. Josephine Cooper; Administrative Assistant Stu Marckoon, School Committee Chair Brett Jones, Fire Chief George “Skip” Smith, Superintendent of Schools Katrina Kane, Code Enforcement Officer Rebecca Albright, Appeals Board Chair Hancock “Griff Fenton”, Board of Assessors Members Terry Towne, Jane Fowler, Brian Thomas; Planning Board Chair John Holt, Budget Committee Chair Merle Bragdon, and Conservation Commission Chair Larissa Thomas.

**Agenda Review** – No changes were proposed to the printed agenda and addendum.

**Minutes – November 4, 2021** – Kathleen moved to approve the minutes as printed. Jo 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Expenditure Warrants 11 & 12** – No questions were regarding expenditure warrant 11 in the amount of \$ 105,192.06 which was signed individually on November 12, 2021 or warrant 11 in the amount of \$ 127,464.04 which was signed on November 24, 2021.

**Expenditure Warrant 13** – Board members signed the warrant in the amount of \$36,285.90. Stu noted much of the warrant was for fire department stipends.

**Cash & Budget Reports** – Stu noted that cash flow has been very good, and for the first time in many years, the town has not had to draw from the investment management account prior to December.

**Checking Account Reconciliation** – Board members signed the statement expressing satisfaction with the checking account’s reconciliation which was e-mailed prior to the meeting.

**Fire Truck Bids** – Fire Chief George “Skip” Smith said he would recommend the town accept the bid for the chassis from Colwell Diesel for \$107,000 and for the body from K&T/MetalFab for \$276,945. Chief Smith reported he had some items removed from the project to bring it down about \$10,000.

Jo moved to accept the bids. Kathleen 2<sup>nd</sup>. Chief Smith said there was an amount approved at town meeting. Stu said it was not to exceed \$385,000 and the two proposals total \$383,945. **Vote in favor was 5-0.** Gary signed the proposal acceptance paper work.

**Revaluation Contract** – Gary asked the Board of Assessors if they had seen the contract. Terry Towne nodded his head in affirmation. Gary asked if it was acceptable. Again Mr. Towne nodded in the affirmative.

Brett Jones asked if RJD Appraisal would be inputting data into a GIS system, and if so, could the town obtain the database. Mr. Towne said he didn't believe GIS would be used, but the appraisal company would use a partial TRIO system, and the data would be available for the town's database. A brief discussion followed on the town's database system. Jo moved to sign the contract for \$132,000 for a revaluation with RJD Appraisal. Kathleen 2<sup>nd</sup>. **Vote in favor was 5-0.** Board members signed the contract.

**Code Enforcement – Bay Road** – Code Enforcement Officer Rebecca Albright said she observed the Dane property from the beach and only saw one RV on the lot, which would bring it into compliance.

**Notice of Violation – Gravel Pit** – CEO Albright reported that she sent a notice of violation to the agent for Harold MacQuinn, Inc. and they have 20-more days to complete the work needed to bring the violation into compliance. She said they've had since June to complete the work, and she has recommended the winter rye be planted, but she is skeptical whether the grass will grow.

**DEP Assistance** – Gary said the town had received a letter from Colin Clark of the Maine Department of Environmental Protection requesting that the DEP work with the town on some Shoreland Zoning issues. CEO Albright noted that the DEP had received quite a few Shoreland Zoning complaints.

**ARPA Funds** – Stu said the Select Board had requested that he draw up a proposed use for the town's ARPA funding. He said the Hancock County Commissioners informed the town this afternoon that the county would match up to \$30,000 in premium pay for front line workers. He said a town meeting should grant authority to the Select Board to expend ARPA funds. Nathan said he would like to wait and see what the county government might commit for broadband expansion. Stu said he's not sure what would come first, and said other communities have asked their town meeting to simply give authority to their Select Boards to utilize the ARPA funds. He said he would borrow language from the Town of Trenton which recently held a town meeting for the same purpose. Gary asked if the town meeting should be held the first Thursday in January. Jo so moved, Gary 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Seal Point Road Culvert** – Stu thanked Larissa Thomas for making him aware of a section of pavement that was undermined due to a railing culvert. He said he contacted Kelley & Son Excavating and they replaced the culvert last Friday. He said the culvert alone cost \$3,000. He said someone took the traffic cones and the snow plow truck managed to get caught on the replaced culvert and pavement, causing damage to the truck. Mrs. Thomas said there are highly reflective cones in place now.

**Appointments** – Stu reported that Jeff Cosulich has offered to serve on both the Budget Committee and the Technology Committee. Kathleen moved to appoint Mr. Cosulich to both positions, the Budget Committee post commencing on January 1, 2022. Jo 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Resignation** – Kathleen moved to accept the resignation of Robin Veysey from the Budget Committee effective December 31, 2021. Nathan 2<sup>nd</sup>. **Vote in favor was 5-0.** The Board and Budget Committee chair Merle Bragdon signed a certificate of appreciation for Robin's 20-years of service.

**Returnables** – Nathan moved to award the proceeds for the next available month to the Lamoine Conservation Commission (March 2022) and Lamoine's Little Children (April 2022). Bob 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Board Chairs & Department Heads Meeting** – Gary said the Select Board wanted to hear from those gathered tonight to get an idea of what the major needs of the town are for the next 10-years.

Budget Committee – Chair Merle Bragdon said the committee meets as needed, and looks at the capital needs schedule, but generally only makes recommendations on budgets for the next 12-months. Stu said at the meeting earlier in the week, an emergency repair fund for the fire department was discussed. Chief Smith said there ought to be at least \$20,000 and probably more like \$30,000 in such a fund. Griff Fenton asked if there was something like that for the school department. Superintendent Katrina Kane said there is. Mr. Fenton asked if that could be combined. Mrs. Kane said the school funds have to be specifically designated and briefly explained how that worked. Mr. Bragdon said the town has a hefty surplus, but if it's to be used for an unexpected situation, a town meeting must approve. Nathan asked how the emergency repair fund would be replenished if it were used. Stu said the following annual town meeting could do that.

Superintendent of Schools – Superintendent Katrina Kane said the school department has utilized some of the COVID Relief funds for one portable classroom, but the school still has a lack of appropriate space. She said the population remains steady. She said the portable classroom in front of the school is too old, and does not have restrooms. She said the school committee is looking at what it can do to address long term needs, and is still planning for space needs.

Mrs. Kane said the school was in session throughout the pandemic, and parents have been supportive. She said the transportation system has undergone a major change by doing away with contracted busing and buying two new school buses and entering into a collaborative arrangement with RSU 25 and Orrington for maintenance and scheduling. She said that will benefit the town with more state assistance for the collaborative effort.

Mrs. Kane said she expects that the budget will remain fairly stable, and the school has been fortunate to have a wonderful and dedicated staff. School Committee Chair Brett Jones said the town truly appreciates the staff, and the bus collaboration has been a good move. He said they've held several workshops regarding facilities and are working on a longer term plan with Oak Point Associates. He said a Community Center is part of that discussion. Nathan said the amount of space at the school is awful – especially storage space. A lengthy discussion followed. Mr. Fenton said doing something with the school has been under discussion for at least 35-years, and now is the time to do

something. Mr. Jones said the starting point for a project on the existing property is \$13 million dollars. Superintendent Kane said that's just to bring it up to code. Stu noted the footprint for the school and fire station lot is very small. A brief discussion followed on parking issues.

Stu noted that the fire department is interested in moving the front portable classroom to another location so that a water tank could be located underneath to serve the fire station.

Planning Board – Chair John Holt said the Planning Board doesn't need money, but does need more time. He said the Comprehensive Plan gave the Planning Board about 100 things to do, and it's a pretty steep agenda in addition to what permitting the board does. He said none of the board members is paid and they give a lot of time.

Mr. Holt said one of the Comprehensive Plan items was to create overlay zones, and that can have a negative impact on land owners. He said it's difficult to amend an ordinance, as town meeting is required. He said the board is unsure how to address affordable housing needs. He said the cluster housing standards are now workable. He said short term rentals have become very popular, and the town does not yet regulate it, as it's not set up for required licensing and inspections.

Code Enforcement – CEO Rebecca Albright said she would still like to have a window installed in her office at the town hall. Stu said he would speak with facilities maintenance about that.

Ms. Albright said she occasionally has to consult with the town attorney and appreciates being able to utilize him. She said there is a need to comb through ordinances and have the town fix inconsistencies. She said short term rentals are a big ball of wax, and the town has taken a hands-off approach for how. She said affordable housing is not popping up yet. Mr. Holt noted that the Comprehensive Plan refers to public interests, but most of the land in town is privately held.

Appeals Board – Chair Griff Fenton said the Appeals Board does not need any funding, but it does need the continued support of the Select Board. He recalled that building height issue that took many hours before the Appeals Board, and suggested that maybe an ad hoc meeting with the Planning Board would help to address discrepancies in the ordinances. Mr. Jones said the Appeals Board had been working on a standalone ordinance to provide for continuity, and that might be helpful.

Fire Department – Chief Smith said short term, the department is going to have to purchase new turnout gear to replace gear for interior firefighters that is now 6-to-7 years old. He said they are waiting for the front portable classroom at the school to be moved so that a water tank and pump can be installed in order to refill fire trucks and have additional water supply.

Chief Smith said the upstairs room at the fire station is not supposed to be a public meeting space, and he would like to add onto the fire station for offices, bathroom, and a

clean environment. He said another truck will be needed in 6 to 7 years to replace the small truck that is used on nearly every call.

Kathleen asked about the fire station building, and a discussion followed on the layout of the fire station. Stu noted that some succession planning will need to be done as the fire department leadership ages and at some point the Chief and many of the officers will retire in the next few years.

Assessing – Jane Fowler said her concern has always been the affordability of property taxes. She said the face of the town is changing, and she's concerned whether the elderly and young families will be able to afford to live here.

Mrs. Fowler said no one has wanted to step up and serve on the Board of Assessors which is a volunteer, elected position. She said real estate sales during the COVID 19 pandemic showed how popular the town is, and also brought on the need for a revaluation. She said in a couple of years, the Board of Assessors will likely be dissolved, and the town will have to hire an assessing agent, which will cost more money.

Brian Thomas said the revaluation is vitally important to keep up with proper assessing standards. He said in April 2023, the recommendation will be to hire an assessing agent. A lengthy discussion followed on the revaluation process.

Conservation Commission – Larissa Thomas said they're not asking for any resources either, and the Commission has been very frugal. She said she appreciates the additional support for the Marlboro Beach revegetation project. She said the Commission looks for endorsements for projects that benefit the entire town.

Kathleen said she would be sure to report what the traffic pattern change is for Marlboro Beach to the next Joint Municipal Board meeting for Frenchman Bay Shellfishing.

Bob read from a section on population and demographics from the Comprehensive Plan.

Stu said the town hall has space and parking issues. He said it has become increasingly dangerous due to the amount of traffic during Election Days. He said storage space at the town hall is scarce, the vault, even with the new shelving, is pretty full.

Jo asked what the next step is regarding a community center. Nathan said they tried a committee, and there needs to be a definitive voice for the town. Mr. Holt asked if there was any update on a community center. Stu said nothing is happening at the moment. Jo said there has to be some authority to move forward. She said a committee is not the answer, and asked if it's time for a consultant. Stu said that would be his recommendation. Mrs. Thomas said the discussion on a community center is hamstrung by the needs of all of the town facilities. Mr. Jones said the cost would be pretty substantial. A lengthy discussion followed.

Mr. Holt recalled a class he took when studying for his doctorate, saying the more effective way to make things happen is to show the consequences of doing nothing. He said the public will ask what's broken. Nathan said it's the staff that makes the town work. Bob said part of the 10-year plan will have to be replacing staff in the future, as personnel are part of capital improvements.

Gary said the town seems to work well together.

**Next Meetings** – The Select Board will meet next on December 16, January 6 & 20, and February 3 and 17.

There being no further business, the meeting adjourned at 9:08 PM.

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Select Board.