



Lamoine Select Board

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Minutes – May 22, 2023

Select Board member Gary McFarland called the meeting to order at 6:30 PM.

Present were Select Board Members Kathleen Rybarz, S. Josephine Cooper, Gary McFarland, Nathan Mason (arrived 6:40 PM); Administrative Assistant Stu Marckoon, Code Enforcement Officer Rebecca Albright and Facilities Maintenance Director Michael Hodgkins. Select Board Chair Larissa Thomas was unable to attend and had informed the board of such previously.

Employee Annual Reviews – Jo moved to enter executive session pursuant to 1 MRSA §405(6)(a). Kathleen 2nd. **Vote in favor was 3-0.** In at 6:31 PM and out at 7:00 PM

Regular Meeting – Vice Chair Nathan Mason called the regular meeting to order at 7:02 PM.

In attendance in addition to the Board and Adm. Asst. were Brett Jones, Frank Donnelly, Amy Morley, Mark Harris, Nicole Cardano, Valerie Sprague, Kathryn Gaianguest, Robert Baker and William Fennelly.

Agenda Review / Addendum – The Board asked to move item 3 on the addendum to follow item 6 on the regular agenda.

Minutes – May 8, 2023 – Stu reported Larissa Thomas had sent a few minor corrections to the minutes which he was incorporated. Jo moved to approve the minutes, Gary 2nd. **Vote in favor was 4-0.**

Expenditure Warrant 25 – The Board signed the warrant in the amount of \$249,448.76. Stu noted that \$110,000 was the final payment for broadband expansion, and about \$96,000 was for school expenses. He said that Hancock County has sent the check for \$55,000 for the second half of the broadband project.

Cash & Budget Reports – There were no questions regarding the printed reports.

Fund Transfer – Jo moved to approve a transfer of \$2,313 from the Lamoine 150! Fund to the Hodgkins Trust Fund to reflect the sale of ball caps that in part was to raise money for the Lamoine Beach Playground Project. Kathleen 2nd. **Vote in favor was 4-0.**

Communications regarding ordinances – Stu reported a request was received late last week to discuss current ordinances in relation to the [Clear Sky Acadia Resort application](#), but there was no follow up received prior to the meeting.

Amy Morley said she did not send anything prior to the meeting and read a prepared statement. She said she represents concerned citizens who wish to hire counsel and wanted to alert the Select Board that they believe the Planning Board has no authority to proceed on the application if the State of Maine DEP licensing is not obtained. She said

the state permits have to be secured in writing, including subdivision approval. She said their counsel will send a formal letter to the Planning Board.

It was asked where things stand on the application. Stu reported the Planning Board found the application complete and a public hearing is set for June 5, 2023 at the school. Brett Jones said the Planning Board minutes indicate the application was found conditionally complete; one of the conditions being DEP approval of the subdivision.

Jo asked if Ms. Morley was making the Select Board aware of this. Ms. Morley said that was correct, and she could send an e-mail to Stu. Jo asked what the next step is. Ms. Morley said they plan to continue looking at the application and to write a letter to the Planning Board. She said the developer said the state is backed up and has asked towns to review applications before the state can review projects. She said the [Lamoine ordinances](#) require state approval before local permitting can move forward. Nathan thanked Ms. Morley for bringing the matter to the Board's attention.

Snow Plowing Contract – Stu said he'd prepared a 3-year contract for snow plowing with McMullen Landscape and Construction. He said the new prices are in, but the language remains relatively the same as previous contracts. Jo moved to sign, Gary 2nd. **Vote in favor was 4-0.**

Heating Fuel Bids – Stu reported that four bids arrived via e-mail earlier in the day as follows:

Bidder	Propane	#2 Heating Fuel	Total Propane	Total #2	Grand Total
Dead River	\$1.9820	\$2.7417	\$4,955.00	\$15,764.78	\$20,719.78
RH Foster	\$2.599	\$2.8696	\$6,497.50	\$16,500.20	\$22,997.70
Acadia Fuel	\$1.50	\$2.35	\$3,750.00	\$13,512.50	\$17,262.50
No Frills Oil	\$1.399	\$2.749	\$3,497.50	\$15,806.75	\$19,304.25

Jo moved to accept the low bid in each category. Nathan 2nd. There was a lengthy discussion about the potential cost of propane tank swap outs, and volume discounts. Vote on the motion failed on a **2-2 vote**.

Nathan moved to accept the bid from Acadia Fuel on #2 heating fuel. Jo 2nd. **Vote in favor was 4-0.** Gary moved to accept the bid from Acadia Fuel for propane. Kathleen 2nd. **Vote in favor was 4-0.**

Computer Security – Nathan moved to refer this to the technology committee. Gary 2nd. **Vote in favor was 4-0.**

Memorial Day – Jo said there will be a wreath laid at the Veterans' Memorial and some readings. She said hopefully it will be a pleasant morning. The ceremony will be at 10:00 AM.

Heat Pumps – Stu said that he had sent the e-mail from Dave’s World regarding additional costs for electrical work last week and the proposal is still under the grant amount. Gary moved to accept the proposal from Dave’s World. Kathleen 2nd. **Vote in favor was 4-0.** A brief discussion followed regarding electrical needs at the school.

Land Purchase – Stu requested that he be authorized to contact bond counsel immediately if the vote to purchase land passes. Nathan so moved, Kathleen 2nd. **Vote in favor was 4-0.** The Board briefly reviewed a power point presentation prepared for town meeting.

Solar Project - Stu said he had nothing new to report.

Aging Committee – Jo reported they wish to appoint another new member to the committee, Barbara Bland. She said the Girl Scouts plan a Tea & Talent Show on June 2, 2023 at 3PM at the Lamoine Grange. Kathleen noted that the Comprehensive Plan included addressing aging issues. Jo said the committee has a lot of great ideas. She said the hope is to do an inventory of potential programs without extending the capacity to carry those out. She said there is a need to figure out where the town has needs and interest.

Comprehensive Plan Review – Kathleen reported she had printed off the goals pages of the plan and distributed those this evening. She noted a couple of members of the committee are present tonight. She said the Aging Committee and the potential land purchase are good accomplishments already. She said the Planning Board and Conservation Commission have a lot of things to do. She said the plan says that it should be reviewed every five years.

Jo said the discussion came about as the Board was discussing its goals, and perhaps the Comprehensive Plan can help inform on various Select Board goals. Kathleen said part of the exercise could be to celebrate what has already been done; for example, the solar projects. She said there is progress made on the goals list. Jo said the Comprehensive Plan can also be used when thinking ahead about budget items and developing reasonable goals.

Brett Jones said he got new numbers on the school addition project at \$20-million dollars. There was a discussion regarding the need for an engineer/architect for the project. Jo asked if the Facilities and Infrastructure Committee has looked at options. Nathan said they’ve not had the conversation yet, and it’ll be a long process. Jo asked how the Comprehensive Planning Committee feels about the goals. Valerie Sprague said there is some concern that some of the recommendations were too heavy on some groups. Kathleen said the Conservation Commission has a heavy load. She said the Planning Board has not had time to take up much. She said perhaps an assisting committee could be formed. She noted there are state housing mandates coming up that are still being revised at the legislative level.

Jo said perhaps an annual Select Board goal could be reviewing the Comprehensive Plan. Kathryn Gaianguest said there seems to be a tradition in many towns that the plan

goes on the shelf after adoption. She said they did discuss having a committee to review the plan in five years to analyze where things stand. She said it is useful to have the Select Board showing interest. Kathleen said there is more to do. Ms. Gaianguest said some of the Planning Board recommendations would possibly involve ordinance changes. She said the Planning Board seems exhausted by current work and has not tackled the goals. Kathleen said the Board will need to get past the upcoming public hearing. A brief discussion followed.

Administrative Assistant Vacation – Kathleen moved to approve vacation days for Stu from June 21 to June 23 and September 28 & 29. Gary 2nd. **Vote in favor was 4-0.**

Traffic Light Issues – Stu explained that a traffic detection module on the light at the intersection of Routes 204 and 3 in Trenton has failed and the maintenance company estimates replacing the module will run \$15,500. He said the part should be purchased as the light is not functioning properly. There was a brief discussion about why the signal maintenance company believes the module is bad. Kathleen moved to replace the failed module. Jo 2nd. Stu reported he has filled out an insurance claim. Nathan remarked the State of Maine ought to be paying for maintaining the light. **Vote in favor was 4-0.**

BMV Audit – Stu reported he put a letter from the Bureau of Motor Vehicles in the packet for tonight showing the town has passed its audit with no changes recommended.

Comments – Kathleen said the Maine Legislature has asked the Department of Environmental Protection to an internal review of fish farm discharges. She also said the now former American Aquafarms complex in Prospect Harbor goes up for auction, and the CEO of the company has resigned.

Next Meetings – The [special town meeting is on May 24, 2023](#) at 6PM at the Lamoine School. Regular meetings will be on June 12 (beginning at 6PM) and June 26. The board opted to wait until Larissa could attend to set the July and August meeting dates.

Executive Session – Nathan moved to enter executive session pursuant to 1MRSA §405(6)(a) for the purpose of interviewing applicants for a temporary long term transfer station operator position. Gary 2nd. **Vote in favor was 4-0.** In at 8:07 PM, out at 8:19 PM.

Gary moved to hire William Fennelly to operate the Transfer Station as a long term fill-in beginning June 1, 2023 until the return of the facility manager. Jo 2nd. **Vote in favor was 4-0.** The position will be paid on an hourly basis as a non-contractual job.

There being no further business, the meeting adjourned at 8:22 PM.

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Select Board