



Lamoine Select Board

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Minutes – July 31, 2023

Chair Larissa Thomas called the meeting to order at 7:00 PM.

Present were: Select Board members Gary McFarland, Larissa Thomas, Nathan Mason, Kathleen Rybarz, S. Josephine Cooper; Administrative Assistant Stu Marckoon and Helen Tracey.

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

Minutes, July 13, 2023 & July 18, 2023 – Jo and Larissa had sent in written corrections. Gary moved to approve both sets of minutes as corrected, Jo 2nd. **Vote in favor was 5-0.**

Expenditure Warrant 3 – The Board had signed the warrant for \$388,630.18 individually the previous week. Stu noted the land purchase was included on that warrant.

Expenditure Warrant 4 – The Board signed the warrant in the amount of \$126,527.53. Stu noted that \$121,000 was for school items, and there was an item of lingering closing costs included as well.

Cash & Budget Reports – There were no questions regarding the written reports for both FY 2022/23 and FY 2023/24.

Encumbrance Order – The Board reviewed the proposed encumbrances and Stu explained that the order is to create the expense for items approved in the previous fiscal year but not completed or paid for until the new fiscal year. Jo asked what happens when an encumbrance expires without being completed. Stu said it would close into its appropriate fund. He reviewed the proposed new encumbrances. Gary moved to approve the following encumbrance order as written:

Encumbrance Order Fiscal Year ending June 30, 2023 Dated July 31, 2023

We, the undersigned Selectmen of Lamoine, hereby approve this order to encumber fund for projects approved and funded during the fiscal year ending June 30, 2023 but not yet completed. The following accounts shall be recorded as indicated below affecting the Encumbrance Account (GL #2-01-03)

New Anticipated Expenses			
Account Name	GL #	Amount	Purpose
Roads – Major Paving	5-09-10-15.1	\$8,000.00	Paving Preparation ordered FY 23
Roads – Shore Road	5-09-09-10.22	\$5,000.00	Ditching Project (McMullen)
Roads – Buttermilk Road	5-09-09-10.21	\$7,500.00	Ditching Projects (Fowler)

Roads – Parking Areas	5-09-09-10.39	\$3,000.00	Grading – Bloomfield Park
Roads – Parking Areas	5-09-09-10.39	\$500.00	Grading – Landfill Access Road
Administration	5-01-01-201	\$600.00	Replace Paper folder
Capital – Land Purchase	5-19-12.3	\$335,000.00	Land Purchase approved 5/23
Administration – Legal	5-01-01-213	\$5,310.77	Closing Costs – Land Purchase
Community Center Fund	5-19-12.2	\$15,000.00	Land Purchase approved 5/23
Previously Encumbered and Expiring – close into appropriate fund			
Item	Close To	Amount	Reason
Paving – Buttermilk Rd.	3-09-01	\$478.75	Completed
Roads - Walker Road	3-09-01	\$0.60	Completed
Roads – Raccoon Cove Rd.	3-09-01	\$1,100.00	Not completed
Roads – Clamshell Alley	3-09-01	\$600.00	Not completed
Roads – Buttermilk Maint	3-09-01	\$2,800.00	Project Reconfigured (see above)
Adm-Town Hall Window	3-01-01	\$384.92	Project Completed
Carried Forward and Add To			
Item	GL #	Amount	Reason
Fire Department – Floor	2-01-03	\$10,500.00	Anticipated 8/2023 (\$5,500 carried forward, add \$5,000 from unexpended FY23FD Budget)
Walker Road	2-01-03	\$777.60	Awarded, not completed
Raccoon Cove Road	3-09-01	\$1,100.00	Awarded, not completed
Clamshell Alley	2-01-03	\$600.00	Awarded, not completed
Buttermilk Road	2-01-03	\$2,800.00	Awarded, not completed
Administration	2-01-03	\$2,000.00	Window for Back Room
Gully Brook Road	2-01-03	750.00	Still needs grading
Fire (Painting Floor, Ceiling etc)	2-01-03	\$5,500.00	Project not yet started

Nathan 2nd. **Vote in favor was 5-0. The Board signed the order.**

2022/23 Property Tax Liens – Stu reported 49 liens were filed and several have already been paid and discharged.

Tax Commitment – Stu reported the commitment was completed just before the last regular board meeting and the tax rate on the revalued property was 8.6 mills. He said the Senior Stabilization program presented some challenges, and there were a couple of issues with those who received the benefit that had to be corrected. He said there was a typo on the first payment stub which had the incorrect due year for the first payment. He said those who received the stabilized amount had 50% payments based on the incorrect amount, and those whose tax bills were lower than last year and approved for the program saw the difference added to their bills instead of subtracted. He reported the Legislature has now repealed the program for after this year.

Land Purchase – Lease – Helen Tracey told the board that she will decline an offer to purchase her former mobile home and appropriate acreage. She said she would like to stay in the mobile home for a couple of months as she prepares to move to Portland. Stu said he had drafted a lease, but wasn't sure what to propose for a monthly lease figure. He said if the fair market value were financed over 10-years, it would be about \$1,400/month. He said that seemed high to him, so he wrote in \$800.00. Mrs. Tracey said that seemed like a fair price. She said she would like to have the lease on a month

to month basis with a 15-day notice and a pro-rated rent rate. A brief discussion followed. Nathan moved to have Stu execute the lease with Mrs. Tracey. Gary 2nd. **Vote in favor was 5-0.**

[Special Town Meeting Article](#) – Stu said if the town meeting article regarding the out-sales from the purchased land passes, the next step would be to have it surveyed.

Contacts – [Code Enforcement Officer](#) – Kathleen moved to approve the revised contract with Code Enforcement Officer Rebecca Albright. Gary 2nd. **Vote in favor was 5-0.**

[Septage Disposal](#) – Nathan moved to renew the contract for end site septage disposal with Haslam Septic. Gary 2nd. **Vote in favor was 5-0.**

Code Enforcement Matters – There was a discussion regarding several complaints involving a home on Douglas Highway. The Code Enforcement Officer issued a memorandum to the Select Board regarding a possible violation of congregate housing rules in the Building and Land Use Ordinance. Stu said he would recommend involvement of the town attorney in pursuing that possibility. Gary moved to authorize the CEO to consult with the town attorney on the matter. Nathan 2nd. **Vote in favor was 5-0.**

[Possible Automobile Graveyard](#) – Stu said it appears at least one of the observed unserviceable vehicles from the property in question has been removed. He said he would ask the CEO to recheck the property on which numerous complaints have been received.

Appointments – After a brief discussion of the desires of current alternates on the [Planning Board](#), Kathleen moved to appoint Robert Christie to a 5-year term on the Planning Board. Nathan 2nd. **Vote in favor was 5-0.**

[Recreation Committee](#) – After a brief discussion of the makeup of the Recreation Committee and the several vacancies, Gary moved to appoint Frederick Martens and Amy Phillips as regular committee members with 3-year terms, and Mollie Cashwell as an alternate member with a 3-year term. Jo 2nd. Larissa said she's concerned about stepping on the toes of the current committee chair. Nathan said the appointments might do that. Jo said the Rec Committee hasn't had time to meet, and members need to be appointed. **Vote in favor was 5-0.**

[Parks Commission](#) – The Board did not appoint a parks commissioner pending finding out whether a potential candidate is actually interested in serving.

Returnables – An application from Rock Steady Boxing was reviewed, as it is a new potential recipient. Jo said she has concerns. She said the organization for which she used to work brought the program to the area, and it's a fantastic program. She said others took it on as a business, and it's now hosted at the Cross Fit business in Ellsworth. She said it's not a Lamoine based non-profit, but it does benefit some

Lamoine residents. She said the Select Board previously had said no to Special Childrens' Friends which is based in Ellsworth. She said Rock Steady could apply for social services funding from the Lamoine Town Meeting. Larissa asked if it's a non-profit. Jo said the franchise is, and it's a great program. Kathleen asked if it is fee based. A brief discussion followed on where the program is operating from.

Jo said perhaps the returnables program wording should be changed. Larissa said it could open the door to any number of programs and a discussion followed. Nathan said given the current program policy, the Board should accept the application as it is, and review the policy in the future for any possible revisions. Larissa said that seemed reasonable. She said the Board should not discourage people from doing good things. Jo said she was against it, but she's trying to be reasonable.

Kathleen said she would support the application with the caveat that any funding would be specifically for scholarships for Lamoine residents. Gary said a future agenda should look at the policy regarding better specifying qualifying beneficiaries. Kathleen moved to approve the application and that the funds be used by Rock Steady Boxing for scholarships for Lamoine Residents. Gary 2nd. **Vote in favor was 4-1 (Cooper opposed).**

Town Meeting Preview – Stu said the public hearing for the petitioned moratorium ordinance is tomorrow evening and asked who would run the hearing. After discussion it was agreed that Larissa, as the chair, would moderate the hearing. She asked about time limits and repetitive testimony. Kathleen said the limits would depend on how many people show up. Nathan said the petitioners' organization had set up near the transfer station last weekend, and it seemed confusing as to what people were voting on. Stu said he would prepare some guidelines for the hearing for tomorrow.

Stu also passed out data from the speed monitoring sign from when it was recently placed on Partridge Cove Road to give an idea of the current traffic count.

Moderator – Jo said she asked Harvey Kelley if he would be interested in moderating, and he said he might consider it.

Heat Pumps – Larissa reported all the heat pumps are installed. Stu reported he worked with Efficiency Maine to confirm the units via cell phone where they captured pictures of the units and the serial number tags at the school, fire station and town hall. Larissa said the Governor's office staff alerted her to information available from Efficiency Maine on how to sync the heat pumps with the existing heating systems for maximum efficiency. There was a very brief discussion about the efforts of Dave's World to remove a stain at the town hall caused by excess spray foam insulation.

School Cistern – Stu said the cistern for the new portable classroom at the school will be a couple of 2,000 gallon cement tanks hooked to a pump. He said the cistern for the fire station would be one 10,000 gallon tank, but the school project comes first. He said he's not sure where things stand on the fire station tank.

Comprehensive Plan Implementation – Stu reported the Planning Board has this on their agenda for Monday, August 7, 2023. Jo said perhaps the project should be to monitor how things are going with implementing the Comprehensive Plan as the Select Board's goal.

Facilities & Infrastructure Committee – Nathan said there has been no movement quite yet. He said the school is waiting for information.

Committee on Aging – Jo said the committee has not met since the last Select Board meeting.

Other – Stu reported the fire department launched its rescue boat earlier in the afternoon after getting a report of a possible small boat in trouble as a squall approached. He said they did not find any boats in trouble.

Next Meetings – The board will host regular meetings on August 21, 2023, September 7 & 21 2023, and October 5 & 19, 2023. A public hearing on the moratorium ordinance proposal is tomorrow (August 1) and the special town meeting is scheduled for August 15, 2023 at 6:30 PM.

Stu said he'll have an expenditure warrant to sign prior to the next regular meeting.

There being no further business, the meeting adjourned at 8:19 PM

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Select Board