

**TOWN OF LINCOLNVILLE
SELECT BOARD MEETING
April 24, 2023**

Present: Chair, Ladleah Dunn, Vice-Chair, Keryn Laite, Jr., Mike Ray, Josh Gerritsen, Steve Hand and Town Administrator, David Kinney

The quote was read by Gerritsen.

1. **Executive Session – Title 1 MRSA § 405 (6)(C) regarding possible acquisition or disposition of real property:**

Motion by Laite, second by Gerritsen, that the Board enter into executive session pursuant to Title 1 MRSA Section 405(6)(C) for discussion regarding the possible acquisition or disposition of real property. The motion passed on a 5-0-0 vote.

2. **Citizens' Forum:**

There were none.

3. **Administrator's Report:**

David Kinney, the Town Administrator, noted:

- **Ballots:** Kinney is diligently working behind the scenes on ballots and referendum questions and school ballots for town meeting.
- **Nomination papers:** The following nomination period closed on Friday, April 14, 2023, at 4:30 PM for the following positions:

Select Board:	2 Positions for a 3-Year Term
Lincolnvile Central School Committee:	2 Positions for a 3-Year Term
CSD School Committee:	1 Position for a 1-Year Term
Budget Committee:	3 Positions for a 3-Year Term 1 Position for a 2-Year Term 1 Position for a 1-Year Term

There is still a need for a position on the Budget Committee and CSD School Committee if anyone is interested in running a write-in campaign.

4. **Meetings & Announcements:**

Administrator Kinney read the meetings and announcements.

5. **Upcoming Community Events:**

There were none.

6. **Meeting Minutes – April 10, 2023:**

Laite made a motion, seconded by Hand that the Board approves the April 10, 2023, meeting minutes as presented. The motion passed on a 5-0-0 vote.

7. **Meeting with Lincolnville Sewer District Trustees:**

The Lincolnville Sewer District Trustees, Paul Lippman via Zoom, Chris Nickerson, Chris Strazzulla, and Catherine Lippman, came before the Select Board to discuss their property adjacent to the Ferry Terminal and possible acquisition or lease to the Town of Lincolnville.

Trustee Chris Nickerson explained this location is where the former wastewater treatment facility was located, which was demoed several months ago, which leaves this location a flat parking lot, and now the trustees are contemplating its future use.

Nickerson explained the goal of the Lincolnville Sewer District is to utilize this parcel to maximize the long-term monetary value to help maintain the effective and efficient operations of the sewer district.

The Trustees felt the best long-term value would be to only entertain a lease option on a yearly basis.

Nickerson told the Board that the Lincolnville Sewer District has received several offers to lease the property, but no offers to purchase the property as of yet. The Sewer District would prefer to give the Town of Lincolnville first refusal to lease the property every year.

Nickerson noted that the Lincolnville Sewer District Trustees would not be able to make a decision tonight and he recommended that an executive session take place among the Trustees and then report back to the Select Board on a timely basis.

Nickerson also told the Board that the Trustees want to determine the highest and best use to maximize the value of this property long-term and the Trustees concluded that a parking lot would be the best use.

Hand felt that a yearly lease option was not reasonable for the Town of Lincolnville.

Laite explained his vision was for the Town of Lincolnville to own the property, especially if the town was unable to do a long-term lease option.

Chair Dunn stated, “The Town of Lincolnville would need to be able to fold this property into the abutting property, which is the boat ramp area, for its highest and best use, which would be improving the functionality of the boat ramp and enhancing parking for our boaters.”

Lippman told the Board at this point, the Lincolnville Sewer District would need to hear a monetary offer that would make the District comfortable.

The Board suggested moving forward with engaging someone to look at creating a fair market value that the Board feels would be a reasonable offer and begin the process of a conversation.

The Lincolnville Sewer District told the Board that they would convene quickly as Trustees and discuss appraisers and appraisals and then get back to the Select Board in a very timely manner.

Ray made a motion, seconded by Gerritsen, that the Board directs the Town Administrator to find an appraiser to begin appraising this property towards the means to potentially engage in a purchase and sales agreement with the Lincolnville Sewer District. The motion passed on a 5-0-0 vote.

Catherine Lippman, Manager of the Trustees, told the Board it has been very challenging to find new Trustees and any suggestions of individuals to run this sewer district, would be greatly appreciated.

The Board thanked the Trustees for attending the meeting.

8. **Liquor License Renewal – Ruff Inc., d/b/a Inn at Sunrise Point:**

Ray made a motion, seconded by Laite, that the Board approves and signs the liquor license application submitted by Ruff, Inc. doing business as The Inn at Sunrise Point. The motion passed on a 5-0-0 vote.

9. **Application for Catered Function by Qualified Catering Organization (Liquor License):**

Laite made a motion, seconded by Hand, that the Board approves and sign the Catering Permit as submitted by Stone Cove Catering for an event occurring at 24 Stonecoast Road on August 2, 2023, between the hours of 5:30 PM and 9:00 PM. The motion passed on a 5-0-0 vote.

Gerritsen made a motion, seconded by Ray that the Board approves and signs the Catering Permit as submitted by Stone Cove Catering for an event occurring at 24 Stone Cove Road on September 30, 2023, between the hours of 5:00 PM and 8:00 PM. The motion passed on a 5-0-0 vote.

10. **MCSWC Fee Implementation Date:**

Gerritsen made a motion, seconded by Hand, that the Board rescind its April 10, 2023, vote regarding the Mid-Coast Solid Waste Corporation pay-as-you-throw fee schedule

and that the Board approves the Mid-Coast Solid Waste Corporation proposal to increase the pay-as-you-throw fee schedule as of June 1, 2023, thus establishing the price of the 33-gallon bag at \$3.00 per bag, the kitchen waste bag at \$2.00 per bag and the per ton fee of \$225 per ton. The motion passed on a 5-0-0 vote.

11. As Board of Assessors – 2023 Certified Ratio Declaration:

Laite made a motion, seconded by Ray, that we suspend our meeting as the Select Board and that we convene as the Board of Assessors. The motion passed on a 5-0-0 vote.

Ray made a motion, seconded by Gerritsen, that the Board approves and signs the Certified Ratio Declaration Form as presented by the Assessors' Agent. The motion passed on a 5-0-0 vote.

Hand made a motion, seconded by Laite, that we adjourn our meeting as the Board of Assessors and reconvene as the Select Board. The motion passed on a 5-0-0 vote.

12. Breezemere Park Bandstand Roofing Contract Award:

Laite made a motion, seconded by Ray, that the Breezemere Park Bandstand Roofing project be awarded to ABL Roofing & Construction for \$37,775. The motion passed on a 5-0-0 vote.

13. Calderwood Road Engineering & Surveying Consultant Recommendation:

Hand made a motion, seconded by Gerritsen, that the Board authorize the Town Administrator on behalf of the Board to enter into a professional services agreement with Olver Associates, Inc. of Winterport for the engineering and surveying associated with the planned reconstruction of Calderwood Road. The motion passed on a 5-0-0 vote.

14. Special Town Meeting Warrant (LCS Budget) – May 15, 2023 @ 7 PM:

Gerritsen made a motion, seconded by Ray that the Board approves and signs the Special Town Meeting Warrant for May 15, 2023. The motion passed on a 5-0-0 vote.

15. Annual Town Meeting Warrant - June 13/15, 2023:

Laite made a motion, seconded by Hand, that the Board approves and signs the Annual Town Meeting Warrant for June 13th and June 15, 2023. The motion passed on a 5-0-0 vote.

16. Winter Road Maintenance Agreement:

Gerritsen made a motion, seconded by Ray, that the Town Administrator be authorized on behalf of the Board to enter into a 7-year agreement with Farley Inc. for winter road maintenance with the first-year cost for roads to be \$7,910 per mile, the parking lot price

to be \$25,360, the price per stockpiled winter sand to be \$17.50 per cubic yard and that the escalation factor to be based on the annual Social Security cost of living adjustment. The motion passed on a 5-0-0 vote.

17. **Selectperson Update(s):**

Laite: No updates at this time.

Gerritsen: No updates at this time.

Ray: The Heart & Soul Committee will hold another meeting on May 2, 2023, at 6 PM at the Whale's Tooth Pub in Lincolnville, where there will be a round of questions to try to get input on what people like about the Town of Lincolnville or what they would like to see changed.

Ray also mentioned that the next Heart & Soul Committee meeting will be held on May 11, 2023, at 4:30 PM, at the Lincolnville Community Library.

Ray reported, "The Mid-Coast Council of Government held the Maine Regional Planning meeting a couple of weeks ago, at the Searsmont Town Office with roughly 24 people in attendance from five different local towns (Brooks, Searsmont, Waldo, Lincolnville, and Liberty) regarding services and the plans that they intend to offer to towns in the area and their job is to make those known to us."

Hand: No updates at this time.

Dunn: No updates at this time.

18. **Treasurer's and Payroll Warrant(s)-Approve & Sign:**

Laite made a motion, seconded by Hand, that the Board approves and signs the Treasurers and Payroll warrants. The motion passed on a 5-0-0 vote.

19. **Adjourn:**

Laite made a motion, seconded by Gerritsen, to adjourn. The motion passed on a 5-0-0 vote.

Respectfully submitted,

Melissa A. Geary
Administrative Assistant