

**BOARD OF SELECTMEN
MINUTES OF MEETING
December 9, 2019**

Present: Chair, Ladleah Dunn, Vice-Chair, Keryn Laite, Jr., David Barrows, Jon Fishman, Josh Gerritsen, and Town Administrator, David Kinney

The quote was read by Selectman Laite.

1. **Executive Session – Consultation with Town Attorney pursuant to Title 1 MRSA Section 405 (6)(E) regarding the legal rights and duties of the Board of Selectmen regarding the possible regulation of Adult-Use Marijuana:**

Laite made a motion that the Board of Selectmen enter into executive session with the Town Attorney to discuss the legal rights and duties of the Board of Selectmen regarding the possible regulation of adult-use marijuana pursuant to Title 1 MRSA Section 405 (6)(E). Barrows seconded the motion. The motion passed on a 4-0-0 vote. (Fishman was not present at the time of this vote.)

2. **Citizens' Forum:**

There were none.

3. **Administrator's Report:**

- **Dog licenses:** Dog licenses must be renewed by the end of December and can be processed online through the Town's website or at the Town Office during business hours.
- **FY 2021 Budget:** At the next meeting there will be the opportunity for preliminary discussions regarding budgetary goals and/or projects for the upcoming budget year.

4. **Meetings & Announcements:**

Town Administrator, Kinney read the upcoming meetings.

5. **Upcoming Community Events:**

There were none.

6. Meeting Minutes:

Gerritsen made a motion that the Board approves the November 25, 2019 meetings as presented. Barrows seconded the motion. The motion passed on a 5-0-0 vote.

7. Committee Chair and Department Head Updates(s)

- Conservation Commission – Browntail Moth:

Will Brown, Chair of the Conservations Commission, presented the Board with an update regarding the supplemental charge that was given to the Conservation Commission by the Board of Selectmen.

Brown thanked Diane O'Brian, Jane Hardy and the Lincolnville Historical Society on all the information they were able to obtain in their records regarding the history of the Browntail Moths from years ago. This group was able to discover a BTM infestation record, which was dated back to 1905.

He also thanked Arlene Leighton, Bruce and Elizabeth Laycock for all their knowledge and research.

Brown took a minute and presented the following information:

1. The history of the BTM with a particular focus on Lincolnville.
2. An assessment of the current BTM situation in Lincolnville
3. An estimate of the future BTM situation in Lincolnville
4. The potential impacts on the environment of BTM
5. The potential impacts on Lincolnville residents and visitors of BTM
6. The potential economic impacts associated with BTM
7. How residents can recognize, treat and manage BTM
8. How, or if, the Town should be involved in the management of BTM along with a cost estimate
9. The evaluation of the success or failure of other State, regional or municipal efforts to manage BTM
10. Identify regional and/or State efforts and partnerships that the Town of Lincolnville should be involved with regarding the management of BTM

Brown felt it is important to look ahead regarding where money might come from to deal with this issue and to do so, documentation needs to happen first, which the state requires training individuals to be able to do the proper documentation.

There will be a Browntail Month Informational presentation by the Coastal Mountains Land Trust at the Camden Library on Thursday, December 12th from 7 PM to 8:30 PM.

The Board is looking forward to hearing back from the Thursday night presentation at the Camden Library.

Dunn thanked Brown for his wonderful report and all effort that went into it and she felt proud that the community is taking the lead on this issue.

8. Selectman Update(s):

Barrows reported that the Mid-Coast Solid Waste Corporation recently held a personnel committee meeting last Thursday, which went very well. The yearly meeting schedule has been established, which was one of the main goals.

Laite reported that the Governance Committee has elected to meet before the monthly Board meeting. The goal is to have recommendations to the Board on some verbiage explanation to accompany the By-Laws and Inter-Local Agreement.

Laite also reported he is part of the MCSWC Strategic & Capital Planning Committee which will hold their second meeting on December 11th to come up with some recommendations for the Boards on expenditures for the MCSWC's Budget which pertains to the closure and equipment replacement.

Laite also noted that MCSWC is starting to gain some traction, under the new management and he was proud to be a part of something so worthwhile.

Gerritsen reported that the Waldo County Budget passed. The budget increased by 6.21% due to employee payroll. The Waldo County Police Department has a new hybrid police cruiser on order, which should be here sometime in January.

Gerritsen also reported he recently toured the east and west dams in Camden and was very impressed with the very large, expensive, structures that were built in the 1900s which are holding back Megunticook Lake.

9. Energy Team Update – Possible Lincolnville Central School Solar Project:

Gary Gulezian, a member of the Energy Team, updated the Board on the potential to save money and do well for the environment, on a possible solar project at the Lincolnville Central School.

During a meeting in May, the Energy Team gave a presentation to the Select Board regarding the potential pros and cons of installing solar panels at the Lincolnville Central School. The group was initially interested in the land directly behind the Town Office, which could potentially house approximately 700 panels.

Since then, the Energy Team feels that the location would be too challenging, because of the wetlands, and the said location would require a road, which would add to the cost of the projects.

Gulezian explained, “During that realization, Revision Energy, approached the five towns of the five-town school district, plus Union 99, with the idea of setting up a remotely located solar farm, located in Livermore Falls, where they’re developing approximately 20 acres. This looks to be a really good deal because there are no upfront capital costs and the fee would be the rate of electricity which is geared to the rate the utility charges. The savings for the Lincolnville Central School over the term of a 20-year contract would be roughly \$150,000 to \$230,000.”

Gulezian noted that the way it could work is for the Lincolnville School Committee to come to the Lincolnville Select Board and request that the Select Board hold a Special Town Meeting to look at this issue.

The Board thanked Gulezian for his update.

10. LIA Building Assessment – Amanda Austin, 2A architect, llc:

Amanda Austin, with 2A architects, llc, presented the Board with a brief update on the Lincolnville Improvement Association building assessment and gave the Board a list of the preliminary estimates of repairs, along with the recommended project budget.

Austin told the Board that the estimate, which was presented by Albertson Builders & Services, was Option 1 (Painted Cedar Siding and Clad Wood Windows) \$624,125 and Option 2 (Vinyl Siding and Vinyl Windows) \$580,731.

Austin noted that the one thing the estimate does not include is a range hood system for the kitchen and it was assumed that the project would be completed in the warmer months, therefore no extra expense for heating and winter conditions.

Austin explained that 2A architects would like to hear from the Lincolnville Select Board regarding what the Board recommends as the next steps in the process and how they can help.

Gerritsen commented, "This is a lot of money, although I'm not surprised."

Barrows wondered if it would be cheaper to bulldoze the building and start from scratch, even though he wasn't in favor of this option.

Austin reported that on a recent project it cost roughly \$270 per square foot to build new and based on the current size of the building, it would cost more to build new.

Dunn noted that this number is for a renovated building, not for a new building.

Austin reminded the Board that the initial request was to take care of the exterior walls, the siding, which the estimate of \$580,731 would include the initial request along with the all of the list of upgrades to utilize the building and make it code compliant, accessible and safe.

Gerritsen stated, "I've only been in this building a handful of times, and I know it's near and dear to many people's hearts, I'm not convinced we should save the building, because this is a lot of money and I don't know if we could use this for a better use for the people of Lincolnville, that could be a smaller building that could serve the same uses, it wouldn't have a historical value, but it's a lot of money for an old building."

Dunn added that she felt it would be important to hold a meeting with all those involved, such as the LIA officers, Amanda Austin, the Budget Committee, the Historical Society and the Select Board, and hold a workshop session, sooner rather than later.

Gerritsen made a motion that the Town Administrator arrange for a workshop session between the Board of Selectmen, the Budget Committee, the Lincolnville Improvement Association, the Lincolnville Historical Society and 2A Architects to discuss the findings of the LIA Building Assessment and cost estimate with the goal of holding the workshop during the first full week of January if at all possible. Barrows seconded the motion. The motion passed on a 5-0-0 vote.

The Board recommended starting with a site walk at the LIA building for those that wanted to view the building first hand and that the workshop would be held at the Town Office.

Kinney also recommended that the Board have a conversation regarding the type of material to use to replace the existing siding, windows, etc.

The Board thanked Amanda Austin and her firm, 2A architects, Inc. for all their extra efforts and for going above and beyond on this project and they look forward to meeting with her in January to figure out the best direction to move forward.

11. Fiber to the Home – Follow-up Discussion:

Kinney explained that during the November 12th Select Board meeting, Alan Hinsey and Randall Manning from Lincolnville Communication, presented the Board with a presentation regarding the possibility of becoming a “Smart Connected Community” which would provide 100% fiber to the home for the Town of Lincolnville.

After that meeting, Hinsey & Manning felt that the next step would be to decide if the Town of Lincolnville wanted to move forward.

Gerritsen explained this was an absolute no-brainer and he proposed that the Board work with them in some fashion, but wasn’t sure if the Town should spend taxpayers money to help a private entity, but felt it was important for the entire community to have access to fiber-optic if they chose to pay for it.

Laite agreed with Gerritsen, but was concerned with the opposition to this entity, in the community, because of the current service that they are providing. He also felt that the taxpayers of Lincolnville should have a voice on this decision.

Dunn found it interesting that the number of citizens, who currently have access to fiber optic, are not aware that it is available to them now.

Dunn spoke in favor of forming an Ad Hoc Committee, with a specific purpose of working on an education program for the already existing structure, to help get people connected and then gather a scope of interest/sentiment, before considering or agreeing to financially partner with a private entity.

The Board recommended forming an Ad Hoc Citizens Committee which would consist of one or two Select Board members and five public members and requested that a draft charge be prepared for future consideration.

12. Treasurer’s and Payroll Warrant(s) – Approve & Sign:

Barrows made a motion that the Board approves the Treasurers and Payroll Warrants. Laite seconded the motion. The motion passed on a 5-0-0 vote.

13. Executive Session – Property Tax Abatement Due to Poverty and/or Disability pursuant to Title 1 MRSA Section 405(6)(F) & Title 36 MRSA Section 841 (2)(E):

Laite made a motion that the Board of Selectmen enter into executive session for purpose of discussing possible property tax abatements due to poverty and/or disability pursuant to Title 1 MRSA Section 405 (6)(F) and Title 36 Section 841 (2) (E). Barrows seconded the motion. The motion passed on a 5-0-0 vote.

14. Adjourn:

Barrows made a motion to adjourn. Gerritsen seconded the motion. The motion passed on a 5-0-0 vote.

Respectfully submitted,

Melissa A. Geary
Administrative Assistant