

**TOWN OF LINCOLNVILLE
SELECT BOARD MEETING
September 11, 2023**

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

The quote was read by Laite.

1. **Citizens' Forum:**

There were none.

2. **Administrator's Report:**

David Kinney, the Town Administrator, noted:

- **Harbor Camera:** The camera is up and working and now all that remains is the connection to the internet.
- **Hoist:** The new hoist is up, but not fully functional, which still needs to be connected hydraulically.
- **Culvert:** The Moody Mountain Road culvert that failed has been replaced, with a gravel surface for a couple more weeks.
- **Townhouse Road:** The box culvert project commences this week, and as of sometime early next week, the road will be closed to through traffic. Residents and emergency personnel will be able to access this road.
- **Hurricane Lee:** Everyone is watching the hurricane that is heading north. Today the Waldo County Emergency Management Association provided their first briefing, with a wait-and-see attitude.

3. **Meetings & Announcements:**

Administrator Kinney read the meetings and announcements.

4. **Upcoming Community Events:**

Ray mentioned that the Lincolnville Heart and Soul Committee will be meeting on Thursday, September 14th at 4:30 PM at the Lincolnville Library.

5. **Meeting Minutes – August 28, 2023 & September 5, 2023:**

August 28, 2023:

Hand made a motion, seconded by Tarantino that the Board approve the August 28, 2023, meeting minutes as presented. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

September 5, 2023:

Laite made a motion, seconded by Hand, that the Board approve the September 5, 2023, meeting minutes as presented. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

6. **Lake City Floats – Land Lease for Float Storage:**

Isabella Winklhofer, owner of Lake City Floats Service, Inc. was present via Zoom seeking permission from the Board to renew their lease agreement which allows her company the use of a gravel parking lot near Norton's Pond, to store their customers' floats, with the same conditions as last year.

Laite recommended that the Board consider increasing the fees from last year to keep with the times, with an increase of roughly \$150.

After the Board had a brief discussion, they decided to focus their conversation on whether or not to renew the lease agreement and if the Board wishes to keep the fee the same as last year at \$700, or vote to increase that amount.

Hand made a motion, seconded by Laite that the Board moves to authorize the Town Administrator to sign an agreement on behalf of the town that allows the use of town-owned property for float storage by Lake City Floats with a \$150 increase from last year. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

7. **MaineDOT – Ferry Upgrade and Terminal Upgrade:**

Mackenzie Kersbergen, Project Manager for MaineDOT, came before the Board via Zoom to give a slideshow presentation with the following information:

Margaret Chase Smith Ferry:

- Replacement of a 35-year-old boat – Margaret Chase Smith.
- Operates year-round, with 9 trips a day
- The distance from Lincolnville to Islesboro is a distance of 3 miles with a running time of 20 minutes one-way.
- The current Margaret Chase Smith is 166.5 feet in length and holds roughly 30 vehicles and 221 passengers.

- Transportation is receiving funding to build a hybrid-electric vessel from a grant program.
- The total cost would be \$23 million.
- The start of construction would be in 2025 and finished by 2027.
- The new vessel would be a double-ended ferry
- Plug-in hybrid
- Increase boat length to 207 feet
- Increase car capacity to 40 cars and a mixture of trucks and cars (10 more cars)
- Needs an elevator and ensure compliance with ADA for loading/unloading
- Upgrades needed for site work for the terminal
- Add a dolphin on the long side in Lincolnville and Islesboro to accommodate a longer boat
- Check current dolphins for weight in Lincolnville and Islesboro
- Installation of charging infrastructure
- Wave fence

Energy Storage System = Batteries:

- Batteries
- 20 racks with 13 knots
- Load profile based on how the ferry operates day-to-day
- Need to find room on the boat – General Arrangement
- Transformer sizing

How Much Power in Lincolnville:

- Has enough power – which was confirmed with CMP
- Demand charges high – working with CES
- Transformer

How Much Power in Islesboro:

- Trickle charge overnight
- Currently, single phase; potential upgrade to three phases – does not have enough power for fast charging.
- Two options:
 - Option 1 - Use onboard power generation to make up any shortfall &
 - Option 2 - Use shoreside energy storage to charge the vessel. The shoreside batteries would charge at a constant rate throughout the day from the utility. When the vessel is in Lincolnville, the rapid charger would deploy and transfer the energy from the shoreside batteries to the vessel batteries. The shoreside

batteries would then begin recharging again while the vessel transits to/from Islesboro.

Factors:

- How fast the boat is going – changes load profile and battery sizing
- Schedule
- More capacity, longer to load and unload
- Save some time by not turning around with a double end ferry
- Peak demand charges
- Push up against the dock while loading/unloading
- Not increasing the beam/width of the boat so it fits in the pens
- Have increased the length as far as we can go
 - Already have to add dolphins
 - Already have to change where the boat dry docks
 - And a longer boat, means different USCG regulations
 - Wouldn't help for more batteries either

Kersbergen stated, “Even though we have the grant for the boat itself, we’re still working every day and nothing is finalized and everything is still on the table and we’re trying to figure out what works best for everyone. The goal is to have the boat plans finalized by spring or summer of 2024 and off to a shipyard before the end of 2024, with a boat delivered in 2027.”

Hand stressed that a parking project needs to be front and center before 2026 or 2027 because parking is a serious issue.

Kersbergen told the Board that she will continue to stress the importance of parking.

The Board recommended having a discussion on this topic at the next Select Board meeting on September 25, 2023.

Town Administrator Kinney spoke in favor of this project, which he felt would be a good opportunity for the Town of Lincolnville and the Maine State Ferry Service, especially since the new boat would be a double-ended ferry, a wave screen, and construction of a new dolphin. He is looking forward to more information.

The Select Board thanked Kersbergen for her comprehensive presentation and they look forward to working with her in the future.

8. **Board, Committee, and Commission Appointment(s) – Tiffany Wolff:**

Comprehensive Plan Review Committee:

Hand made a motion, seconded by Tarantino, to appoint Tiffany Wolff as an Alternate member to the Comprehensive Plan Review Committee with a term expiring June 2024. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

Midcoast Council of Government General Assembly:

Ray made a motion, seconded by Tarantino, to appoint Tiffany Wolff to the Midcoast Council of Governments General Assembly with a term expiring June 2024. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

9. **Utility Location Permit – Heather Hill Road:**

Chair Dunn started the Town Attorney explained that the Lincolnville Select Board does not have the legal authority to revoke or rescind a pole location permit.

Earle Brown, 62 Heather Hill Road, explained that nothing has changed since the last time he was in front of the Select Board and he is still in favor of fiber cable but opposed to the poles.

Brown stated, “If clearly states in Chapter 11 of the Planning Board Subdivision Ordinance that all utilities are to be underground and whatever you decide on this application, will probably affect future for subdivisions applications.

Brown also told the Board that in the Heather Hill Subdivision, there are eight lots and only one lot owner is interested in allowing utility poles to be set on Heather Hill Road. In the Bill Hardy Subdivision, there are five lots and three of those are opposed to the pole locations.

Chair Dunn was appreciative of all the effort put into this inquiry. However; the application was approved back in December of 2022 and is now beyond the Select Board’s ability to address this and the Board does not have the authority to rescind or revoke this due to a state statute.

Town Administrator, Kinney explained that neither the Code Enforcement Officer nor the Select Board enforces any covenant within a subdivision, and the town road is not within the Subdivision, the town road is a separate piece of land.

Cheryl Milner and Marilyn Thorell, both of Heather Hill Road spoke in favor of the Board granting the pole permit back in December of 2022.

The Board thanked all those who attended the meeting.

10. **As Board of Assessors:**

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

Abatement #2023-03:

Hand made a motion, seconded by Ray, that the Board grants abatement #2023-03 to Robin Chace in the tax amount of \$1,955.33 to correct an error in the record. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

Supplemental Tax Warrant:

Laite made a motion, seconded by Hand, that the Board approve and sign the Supplemental Tax Warrant for Susan Chace, Account #537, in the amount of 1,955.33. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. 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. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

11. Set Public Hearing Dates (suggested September 25, 2023):

Tarantino made a motion, seconded by Laite, that the Board conduct a public hearing regarding the winter road closings at 7 PM on September 25, 2023. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

Ray made a motion, seconded by Laite, that the Board conduct a public hearing regarding the General Assistance Ordinance maximums at 7 PM on September 25, 2023. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

12. Voting Credentials – Maine Municipal Association Annual Business Meeting:

Tarantino made a motion, seconded by Laite, that the Board designate Michael Ray as the official voting delegate for the Town of Lincolnville to the Maine Municipal Association Annual Business meeting for 2023. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

13. Selectperson Update(s):

Laite: No updates at this time.

Ray: No updates at this time.

Hand: He notified the Board that he would be out of town during the next Select Board meeting on September 25, 2023.

Tarantino: No updates at this time.

Dunn: No updates at this time.

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

Laite made a motion, seconded by Hand, that the Board approve and sign the Treasurers and Payroll warrants. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

15. **Executive Session – Title 1 MRSA Section 405(6)(A) Consideration of Employment Public Facilities Director:**

Hand made a motion, seconded by Laite, that the Board enter into executive session pursuant to Title 1 MRSA Section 405(6)(A) regarding the consideration of employment of the Public Facilities Director. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

16. **Adjourn:**

Laite made a motion, seconded by Ray, that the Board adjourn. Vote: Laite – Yes, Ray – Yes, Hand – Yes, Tarantino – Yes, Dunn - Yes. The motion passed on a 5-0-0 vote.

Respectfully submitted,

Melissa A. Geary
Administrative Assistant