

# MINUTES

**SELECT BOARD/ASSESSORS' MEETING  
TUESDAY, AUGUST 2, 2022  
WILLIAM L. PULLEN MUNICIPAL BUILDING MEETING ROOM  
ONLINE NON-INTERACTIVE ON TOWN HALL STREAMS  
6:30 p.m.**

**Select Board present:** Jim Justice, Adam Fuller, Martha Johnston-Nash, and Wayne Kirkpatrick

**Others present:** Jay Feyler (Town Manager), Abraham Knight, Greg Grotton, John Mountainland, Linda Waltz-Mountainland, Erik Amundsen, and others

- 1. Call Select Board Meeting to Order:** at 6:30 p.m. by Adam Fuller.
- 2. Pledge of Allegiance**
- 3. Public Comment:**

Adam read a letter from the Maine Town, City, and County Management Association stating that Jay is now one of the select few recertified town, city, or county managers in the state of Maine. Jay noted this saves money on our Workers Comp insurance.

- 4. Approve Minutes of Tuesday, July 5, 2022 and Tuesday, July 19, 2022:**

Wayne said awesome job with the minutes.

Motion by: Jim Justice  
2<sup>nd</sup> by: Martha Johnston-Nash  
4-0

- 5. Approve Treasurer's Warrants dated Tuesday, August 2, 2022:**

Motion by: Martha Johnston-Nash  
2<sup>nd</sup> by: Wayne Kirkpatrick  
4-0

- 6. Discussion and vote on donation to Come Spring Food Pantry:**

The Come Spring Food Pantry requested their annual donation from the I. C. Thurston Fund of \$5,000.

Motion to approve above by: Wayne Kirkpatrick  
2<sup>nd</sup> by: Jim Justice  
4-0

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### 7. Discussion and approval of new culvert installation policy:

Jay said this is pretty similar to our old one. This was done mostly for the driveways that slope down to the road and the water washes into the road, with gravel ending up in the middle of the road or water freezing. We're preventing that with this.

Motion to approve the Driveway Entrance Siting and Culvert Installation and Maintenance Policy by: Jim Justice  
2<sup>nd</sup> by: Martha Johnston-Nash  
4-0

### 8. Approval of Town Manager Appointment of Ballot Clerks:

Motion to approve by: Martha Johnston-Nash  
2<sup>nd</sup> by: Wayne Kirkpatrick  
4-0

### 9. Town Manager's Report:

Jay said Ayer Park should be open by noon tomorrow. The boat launch is ready to go. The float won't be there until next year, as we have to figure out a design to make it somewhat handicap accessible; the Public Works crew will probably do it this winter.

Regarding Clarry Hill, they got delayed several days pouring footings because of the water coming up underneath. That's now done. The galvanized part of the culvert should be put together by the end of the day. It will likely be early next week before they finalize and get the road open, then come in and pave after that. In answer to Martha, Jay said the road will reopen before it's paved.

We got a Workers Comp rebate of \$1700.

In answer to Jim, Jay said we plan on striping Clarry Hill next year. There is a supply problem with paint.

In answer to Adam, Jay said repairs for the TCC roof were around \$4,000 but no date yet.

Jim Murphy is off this week. Commitment is the first week of September, so next meeting the board will have to set that dollar amount. Jay will have the total they talked about.

Eastern Fire has not yet gotten back to Jay regarding a new TCC fire alarm quote. (The previous quote was only good for 30 days.) Once that comes back and the board approves the money, we can sign the contract and they can start working on it. Jay has no idea how far behind they may be.

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Regarding the TCC boiler, there is no way to replace it before winter. To do the whole building with a new style boiler is about \$300,000. Mechanical Services doesn't want to work on it because they don't want to be responsible. Thayer came in and found the tubes are leaking; they could blow out and we have no heat. Adam said to be clear we have not talked about replacing the boiler yet at all.

Regarding the TCC roof, Martha asked if it makes any sense to see what C.O. Beck might charge for patch on the yellow building and replace on the brick, considering we might separate the buildings. Adam, echoed by Wayne, felt we need to know what the building use will be first.

Jay said Carey has the fire door all installed. All the lease contracts are off to Roger. We are working on the lease agreement for TMA management.

Adam said per the other night's discussion there is a strong potential that we could find a developer to work with, at least with the yellow building, that would hopefully offset the cost potentially to utilize the brick building as a community center. If that's a potential case we want to be very careful about sinking a lot of taxpayer dollars into a building that could be changed use in the near future, in the next year or so. Board members will write down what they're hoping to get on that RFQ, Jay will compile it, they will work on it and get it to the MCOG rep who was here and he's going to help us out with that – basically a long-term business proposal on what we want to see happen to the building.

Adam added the minimum amount on the vote more than covers the Tier 1 cost that people voted for (\$285,500 to \$465,500), if you take out redoing the whole roof.

### **10. Other Business:** None.

### **11. Committee Reports:**

#### a. Broadband

Adam said they've been talking about potentially setting up a website separate from the town website if we do get into the grant process with LCI.

#### b. Aging in Place in Union – None.

#### c. Green Space

Jay said they cancelled their meeting. He doesn't think Landmark even has a date yet for the survey.

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Motion to approve Josh White as a member of the Green Space Committee by:  
Martha Johnston-Nash  
2<sup>nd</sup> by: Wayne Kirkpatrick  
4-0

Wayne raised the question: if somebody's a member of the TMA, should they be excluded from any votes on the board? People had mentioned this to him. Martha and Jay said Martha has not voted since that first time. In answer to Adam, Wayne said he thought she should refrain from putting her wishes on the business proposal since it's part of the TCC. Martha and Adam disagreed. Martha said it has no financial bearing on the TMA. Adam said voting-wise it makes sense but doesn't think we need to limit discussion on it or looking at the long-term business proposal.

### d. TMA report

Erik said the door is in. The group has been hashing over things people have come to them with as to what they would like to see in the building, such as a pharmacy or clinic. They are moving forward with schedules for basketball, soon cornhole, and pickle ball. He added the TMA is trying to do the public's work, there is no money to gain by voting, and urged the board to be careful about limiting votes.

Adam said Paul had emailed an update with some ADA questions. Adam reiterated that nothing happens instantly. Paul suggested TMA input might be of help with an RFQ. Adam values TMA feedback.

Martha said financially they are ok, with about \$3,400 in cash and about \$2,800 in expenses right now.

In answer to Adam and Wayne, Jay said transferring finances to the town office with the enterprise account should be August 15. Accounting details and insurance were discussed.

Martha mentioned upcoming expenses: Thayer's bill, the lab for water testing, ongoing power, telephone, and mowing.

Erik reminded if we go with Easter Fire, their system would be cellular and eliminate the land line bill.

Abraham Knight brought up a ventilation system under the gym – a big fan on the end of the tennis courts – which he could open up but wanted the authority of the board. Adam said if it cuts the humidity, he doesn't see a problem. Abraham said he will open it up.

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### 12. Select Board Reports:

Wayne no longer owns Four Corner Variety. Transition to the new owners is going great.

Martha said we are lucky to have Animal Control Officer Heidi Blood, who does an amazing job.

In answer to Adam, Jay said the most recent audit should be on the website. He reminded it would be the audit of June 2021.

Jim said people have inquired about after-dinner hours at the TCC gym. Erik said they'd like to do that but need more volunteers; it is in the future. In answer to Adam, Erik said it's currently open daily from 8:00 a.m. to noon.

Jay said the fair was short on volunteers. Turnout was extremely high, especially Sunday. Official numbers are not out yet.

Jay reminded there will be a cooling center open here, or in the ambulance and fire meeting room if the AC doesn't work, on Thursday. Backup will be TCC from 8:00 a.m. to noon.

### 13. Future Agenda Requests:

Martha said we need to get the Sestercentennial Committee going, to plan for Union's 250<sup>th</sup> anniversary coming up in two years. Anyone interested should submit an interest form. It will be a two-year appointment.

### 14. Adjourn:

Motion by: Jim Justice  
2<sup>nd</sup> by: Martha Johnston-Nash  
4-0

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Sherry Abaldo  
Secretary