

MINUTES

**SELECT BOARD/ASSESSORS' MEETING
TUESDAY, JULY 19, 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), Greg Grotton, John Gibbons, Erik Amundsen, Linda Waltz-Mountainland, John Mountainland, Abraham Knight, Michael Beardsley, Christine Simmonds (Courier Gazette), Bill Packard, Ariana Whiting, Steve Migliorini, Annie Chapman, Paul Chapman, and others

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

Erik Amundsen clarified a social media comment in which he meant people should read the material on a topic before coming to a meeting on that topic.

Adam read aloud a statement from Paul Raudonat, head of the TMA board, against Linda Waltz-Mountainland's petition.

Linda Waltz-Mountainland said it's his personal opinion. Others in support of the petition questioned the committee's estimates and noted how many people signed the petition.

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

Motion to table by: Wayne Kirkpatrick
2nd by: Martha Johnston-Nash
4-0

- 5. Approve Treasurer's Warrants dated Tuesday, July 19, 2022:**

Motion by: Martha Johnston-Nash
2nd by: Wayne Kirkpatrick

Amended motion to approve Warrant 6 by: Martha Johnston-Nash
2nd by: Wayne Kirkpatrick
4-0

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Motion to approve Warrant 112 by: Martha Johnston-Nash
2nd by: Wayne Kirkpatrick
4-0

Motion to approve Warrant 111 by: Martha Johnston-Nash
2nd by: Wayne Kirkpatrick
4-0

Motion approve Warrant 3 by: Wayne Kirkpatrick
2nd by: Martha Johnston-Nash
4-0

6. Vote for MMA Executive Committee Members:

Motion to nominate the candidates on the paper by: Wayne Kirkpatrick
2nd by: Jim Justice
4-0

7. Review and vote on acceptance of petition:

Adam read the petition aloud:

Citizen Warrant Articles
Primary Sponsor Linda Waltz-Mountainland

Attachment A

Article 1

To see if the inhabitants of the Town of Union will vote to authorize and require the Town to use the previously allocated funding to obtain an engineering feasibility report on the viability of retaining ownership of the Thompson Community Center, before undertaking any repairs or renovations, and to mail all registered voters of the Town a summary of the report and the total cost of the project, and to hold a referendum election on whether to proceed with the project. The engineering feasibility report would include, without limitation, an analysis of the scope of work and cost of renovating and repairing the community center, taking into consideration any required mold remediation and hazardous waste removal, repair or replacement of the septic system, repair or replacement of the electrical system, and repair or replacement of the heating system.

Jay said the petition has 218 certified signatures.

Extensive discussion followed amongst the board and the public.

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Motion to accept the petition as written by: Wayne Kirkpatrick
2nd by: Jim Justice
3-1 opposed (Johnston-Nash)
Motion passes.

Motion to put this on the November federal/general election ballot by: Martha Johnston-Nash
2nd by: Wayne Kirkpatrick
4-0

8. Thompson Community Center – moving forward:

Jay said he talked to a couple of consultants who have done superb reports. None are available immediately; however, we pay dues to MCOG (Midcoast Council of Governments) thus get so many hours free. Jay tentatively set a meeting for next Tuesday with Matthew Eddy, MCOG Executive Director who has a ton of knowledge, to come in and talk to the board.

He added that tomorrow Mechanical Services, another freebie, is coming to look at the boiler and give us some recommendations. Jay has a relationship with them as they took care of a major issue at the Public Works Garage after the fire. They know steam.

Jay reached out to the developer Greg and Gail gave him, who replied up front that he will not get into anything contentious, and he is crazy busy.

Regarding the roof, Jay said for about \$4,000 spot repairs could be done now with no guarantees. This would stop the water from coming in. No answer yet on when the whole thing could be redone.

Jay and the board discussed the TCC budget. The board must decide on a figure to go into the commitment used for 2023 tax bills.

Jay brought up the fire door that needs to be installed per the agreement with the Fire Marshal.

Motion to put \$4,000 in just to repair the roof by: Wayne Kirkpatrick
2nd by: Jim Justice

Adam noted we have not been in the building long and need to be aware of potential unforeseen costs. Jay brought up staffing.

Jay said this is an enterprise fund, which has income coming in and is supposed to pay for itself. There is no general fund money. Whatever you put in there is what you can spend.

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Amended motion to put in \$285,500 to give us a cushion for incidentals during winter (repair the roof, janitorial) by: Wayne Kirkpatrick
2nd by: Jim Justice

Jay noted this assumes TMA will still be there, as there is no money for staffing. Martha said TMA is doing everything currently except mowing and plowing. Potential staffing and janitorial costs were discussed.

Motion withdrawn by: Wayne Kirkpatrick
2nd by: Jim Justice

Jay will bring a potential labor cost number and have a final figure for Jim (likely \$300,000 to \$325,000) for the board to vote on at the July 26 meeting.

9. Town Manager's Report:

Jay said both contractors started July 18 (Clarry Hill Road culvert, Ayer Park boat ramp). The culvert looks like it will be done in two weeks; they are great people to work with. Farley's started Ayer Park and did a redesign this morning due to all the clay. The budget is still coming in under what we originally budgeted. Our engineer was there today.

10. Other Business:

Motion to give the old select board laptops to the library by: Wayne Kirkpatrick
2nd by: Jim Justice
4-0

11. Committee Reports:

a. Broadband

John Gibbons said LCI Tidewater remains on track to submit a grant application through MCA in the next window (this fall with grant awards early 2023) aimed at covering all 247 unserved addresses. If successful there will be a major expansion of LCI fiber network in the town, and almost everyone in Union will have access to high-speed internet at this point.

The grant application will require a local share to which the town will be expected to contribute. Translation: please don't let anything happen to the funding appropriated last March for this purpose.

We do need backup options in the event things don't work out though it looks very good. There is a lot of money involved coming down the pike from Washington and for that reason the politics are fierce. There are complaints about the constraints and requirements.

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There appears to be a pending change in direction within the Midcoast Internet Coalition – from core four to a coalition of a large number of small towns due to funding and competition from existing ISPs.

~~b. Aging in Place in Union~~

c. Green Space

Jay said they meet next Wednesday. He signed the contract for the survey with Landmark, the lowest bidder. The survey has not yet been done.

d. TMA Report

Erik Amundsen said come August basketball clinics will be going again. He also mentioned pickleball. The rec department provided all the equipment, enough for three courts to be going in, Mondays, Wednesdays, Fridays 10:00 a.m. to noon.

Adam brought up the TMA agreement which was extended to the end of July.

Jay said we need to transfer the finances over to the municipality and get the enterprise account set up, a pretty simple process. He has to work on getting the insurance changed over and dealing with contractors and subcontractor documentation (status of insurance, workers comp, liability insurance, etc.). We could probably do that within 30 days.

Discussion included more insurance, the possibility of TMA morphing into fundraising, signing leases, and the role of volunteers.

Motion to request TMA to continue the management agreement to the end of September by: Martha Johnston-Nash

Amended motion to request TMA to continue the management agreement to the end of October by: Martha Johnston-Nash

2nd by: Jim Justice

4-0

Wayne thinks the TMA agreement should be extended until November.

12. Select Board Reports:

Wayne said as of next Friday he will no longer own Four Corner Variety.

Adam thanked everyone for the lively discussion.

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13. Future Agenda Requests: None.

14. Adjourn:

Motion by: Martha Johnston-Nash

2nd by: Wayne Kirkpatrick

4-0

Meeting adjourned at 8:51 p.m.

Respectfully submitted,

Sherry Abaldo
Secretary