

# MINUTES

## SELECT BOARD MEETING TUESDAY, SEPTEMBER 7, 2021 WILLIAM PULLEN MUNICIPAL BUILDING 6:30 p.m.

**Selectmen present:** Jim Justice, Adam Fuller, Martha Johnston-Nash, Josh White, and Bill Lombardi

**Others present:** Jay Feyler (Town Manager), Jim Murphy (Assessors' Agent), Heather Jackson, John Gibbons, Erik Amundsen, Elaine Frost, Greg Grotton, Kendra Grindle, and others

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

Heather Jackson asked for an update on the Coggins Hill property. Jay meets with the attorney later this week.

Erik Amundsen said, regarding last meeting's TCC discussion, an audience member contacted him saying he could not hear without the microphones. Adam there will be a ton of feedback using microphones/AV system while recording, so all need to speak up. No issues have been reported with Town Hall Streams. Adam will reach out to the person as well.

Elaine Frost encouraged the board to put a food ordinance on the town ballot.

- 4. Approve Minutes of Tuesday, August 17, 2021:**

Motion by: Bill Lombardi  
2<sup>nd</sup> by: Martha Johnston-Nash  
5-0

- 5. Approve Treasurer's Warrant dated September 7, 2021:**

Motion by: Jim Justice  
2<sup>nd</sup> by: Josh White  
5-0

## Select Board Meeting Minutes – Tuesday, September 7, 2021

### 6. Set tax rate and sign declaration with Assessors' Agent:

Assessors' Representative Jim Murphy spoke. He had submitted paperwork to the board, including a tax rate calculation form with multiple parts such as total valuation base of \$247 million and change, gross budget local school education share \$2.5 million, and total assessments of \$5.95 million. Subtracted from that: revenue sharing of estimated \$286,400 – maybe a bit above that (we can't solidify what the State will pitch in) – and other revenues as voted at Town Meeting toward income and such to reduce the tax rate leaves an amount to be raised of \$4.446 million. Our tax rate has to be within/no higher than 5% of that number. Jim recommends a tax rate of \$18.1 per thousand of assessed value, up \$.10 from this year which would give us an overlay of \$30,637. There are more expensive options. The overlay is designed to rev up the mil rate – not an appropriation, not voted on by the town; it just rounds off the mil rate which we are allowed to do by statute.

Discussion included covid market increases, and homestead and tree growth exemptions.

Bill asked about the \$4.446 million to be raised. Jim said it is \$4.250 million plus reimbursements which are not income to the town. Bill asked about last year. Jim has a spreadsheet going back 40 years.

Jay said the bottom line is it doesn't mean you've spent that much more. There are other variables in the mix such as exemptions.

Greg Grotton asked about the Veterans Exemption. It will be \$6,000 for the coming year.

Motion to accept Assessors' Agent Jim Murphy's 18.1 tax rate by: Bill Lombardi  
2<sup>nd</sup> by: Josh White  
5-0

### 7. Accept Voting Delegates to MMA Convention:

Motion to accept Jay Feyler as our MMA representative to vote by: Martha Johnston-Nash  
2<sup>nd</sup> by: Jim Justice

Amended motion to appoint Jay as our MMA representative to vote and sign the form by:  
Martha Johnston-Nash  
2<sup>nd</sup> by: Jim Justice  
5-0

## Select Board Meeting Minutes – Tuesday, September 7, 2021

### 8. Accept donations for Coggins Hill mowing:

Heather Jackson submitted a letter and spoke about offering to pay up to \$560 toward the town hiring someone to bushhog part of the property this fall, if the contracted harvester does not maintain the part of the property not maintained for several years.

Jay will meet with Wyman's and by October should have a report.

Motion to accept if needed by: Adam Fuller.

No vote yet. The board thanked Heather.

### 9. Discussion on TCC Lease:

Kendra Grindle provided information on day care at TCC: it currently supports nine families, up to 12 children; it is one of few in the area that goes down to six weeks; it is to her knowledge the only one in Union; and it is an affordable option in the midcoast. She would like to see an extended time period or short-term temporary lease for the TCC day care center until other plans are in place.

The board thanked Kendra. Consensus was the day care is a primary concern.

Discussion centered on whether to pursue breaking the lease or continuing to try to work with the TCC board, optimally working out a transfer of the whole nonprofit over to a new group. Concerns were raised about transition issues such as insurance, interim management, and current tenants' leases.

Bill summarized the need for a three-pronged approach: 1) Jay meets with the TCC board; 2) get the Town Attorney in here for the lay of the land from a legal perspective; and 3) re-energize the CFTCC to develop a transition plan.

Jay will meet soon with both the TCC board and the Town Attorney, who may attend the next Select Board meeting pending his schedule.

Motion to ask the CFTCC to put a potential transition plan in place when/if the town has access, takes over the lease, or the board or nonprofit or however it might work, for six to 12 months by: Bill Lombardi

Amended motion to ask the CFTCC to meet again to formulate a plan for transition if needed for the next (possibly up to) 12 months by: Martha Johnston-Nash

2<sup>nd</sup> by: Josh White

5-0

Adam asked Martha to inform the CFTCC that we are trying to approach this so that we can get a hand-off first, and if so, be ready as it could happen quickly.

## Select Board Meeting Minutes – Tuesday, September 7, 2021

### 10. Food Ordinance Request from Bill Lombardi:

After the initial Food Ordinance was rejected and the committee disbanded, Bill and Elaine Frost revised it per the board's concerns.

Adam read a comment from Gail Hawes then thanked Bill and Elaine for their work.

Discussion and debate focused on food safety, scale of operation, existing regulations, and what purpose such an ordinance might or might not serve.

Motion to put it on the ballot as is by: Bill Lombardi

2<sup>nd</sup> by: Josh White

1-4 (Motion fails)

### 11. Town Manager's Report:

We are asking for an extension on the boat ramp. If we don't get one past October 15, this won't happen until probably next fall which could create a problem as we have already ordered the planks.

Tomorrow we start digging a test pit on Coggins Hill for where the drain is going in.

Funding applications have been submitted to the county. State ARP funding continues to be convoluted.

On October 5 Jay will be in Portland, OR representing Maine at the Town and City Managers Association.

### 12. Other Business:

The board will meet Tuesday, October 5, 2021 without Jay.

### 13. Committee Reports:

#### a. Broadband

John Gibbons gave the board a report. There is a meeting with LCI tomorrow. The Coalition's feasibility study is winding up. The committee meets next week.

Martha extended the board's thanks to the committee.

#### b. Aging in Place in Union

#### c. Future of the Thompson Community Center

**Select Board Meeting Minutes – Tuesday, September 7, 2021**

**14. Selectmen's Report:**

Bill acknowledged all the emails he has received about speeding and the need perhaps to take some action.

Martha has an issue about accepting donations for signs in a particular part of town only. Bill agrees.

Adam reiterated that a petition requesting speeding signage could help.

**15. Future Agenda Items: None.**

**16. Adjourn:**

Motion by: Bill Lombardi  
2<sup>nd</sup> by: Martha Johnston-Nash  
5-0

Meeting adjourned at 8:56 p.m.

Respectfully submitted,

Sherry Abaldo  
Secretary