

June 12, 2023
SELECTBOARD MINUTES

Present: Terry Bergeron, Chair; Tim DeMillo, Vice Chair; Tom Goding and Gary McGrane (arrived late), Lee Ann Dalessandro, Shiloh LaFreniere, Town Manager; Raeleen York, Deputy Clerk,

Guests: Kai Strine (Mt Blue TV), Mark Holt (Sewer Superintendent), Mike Booker (Fire Chief), Deb Roberts (Hollandstrong), Mark Mancini (Treetop Crops of Maine, LLC), Richard Superior and Tammy Superior (Making Our Place Your Place)

1. Pledge of Allegiance – 6:00 p.m. -Tim led the pledge.

2. Minutes – May 22 and June 5, 2023 – M/M/S Lee Ann/Terry to approve the Selectboard minutes from the May 22 and June 5, 2023 meetings. Vote 3-0-0.

3. Old Business –

Update on Foam Roof Application – The schedule has been impacted by the weather. They are now scheduled to power wash the roof Friday and do the foam next week. There will be barriers in the parking lot for overspray. It will take a few days. This is weather dependent still.

Update on LF Sewer Upgrade Funding – The sewer department applied for 2.1 million dollars in in SRF funds. They have been offered \$1million in principal forgiveness and a \$1.1million loan. Mark will send the Selectboard an update on the total in loans for the project.

Update on Solar Agreement – The town had received 2 bids and signed on with Revision. The array we signed up for is not going forward. We could look into going with the second company, Maine Community Solar, at 15% savings. They have an array coming online that will fill quickly. M/M/S Tim/Lee Ann for Shiloh to talk to Maine Community Solar about a contract with them. Vote 3-0-0. M/M/S Lee Ann/Tim to allow Shiloh to act on behalf of the Board regarding signing on with Maine Community Solar. Vote 3-0-0

4. Special Amusement & Liquor License Renewal – Making Hour Place Your Place – M/M/S Lee Ann/Terry to approve the Special Amusement Permit renewal for Making Hour Place Your Place. Vote 3-0-0. M/M/S to approve the Liquor License renewal for Making Hour Place Your Place. Vote 3-0-0.

5. Liquor License Renewal – VFW – M/M/S Lee Ann/Tim to approve the Liquor License renewal for the VFW. Vote 3-0-0

6. Hollandstrong Tennis Court Project – M/M/S Lee Ann/Terry to approve Public Works completing the in kind work this year on the tennis courts. Vote 3-0-0. The work includes removal of lights, including bases, poles and wiring, removing the current court surface and transporting the material to/from Pidacks for processing into reclaim, re-establishing the clearing for the 3rd court and seeding/mulching the disturbed area. This work will be tracked with FEMA rates.

7. Timber Harvest Update – Due to turmoil in the paper and wood markets, Steve Gettle suggests holding off on the harvest for now. The Selectboard agreed.

8. Ordinance to Allow and Regulate Adult Use Marijuana Cultivation Facilities and Adult Use Marijuana Products Manufacturing Facilities – Request for Amendment – Mark Mancini of Treetop Crops of Maine, LLC applied for an adult use marijuana manufacturing license. The proposed location does not meet setback requirements in our ordinance that was approved by voters in November 2021. Mark is asking for a change in the language. The ordinance would have to go back to town meeting for a vote. The Selectboard can decide to accept the proposed change and put an article on the warrant for the townspeople to vote on or a petition can be circulated and signed by the appropriate number of voters and then presented to the Selectboard to be placed on the warrant. The Selectboard told Mark that they will not make the amendment, they would prefer he go the petition route.

9. Year End Budget Discussion – Fire Dept. – M/M/S Terry/Tim to approve the purchase of 3 sets of fire gear from supply line of the Fire Department budget with the balance in payroll and fuel lines covering the expenditure. Vote 3-0-0. M/M/S Terry/Tim to approve the purchase of a shipping container for training (approximately \$3000). Vote 3-0-0

10. July 3rd Schedule – M/M/S Lee Ann/Terry approve closing the Town Office on July 3rd. Employees will take a vacation day. Vote 3-0-0

Back to Old Business – Tower – The new antennae and combiner purchased with ARPA funds arrived. The installers were concerned about the status of the tower so they did not install it. The combiner is installed but not the antennae. The fire department would like to look into putting it up with the ladder truck if it reaches or get a second opinion on the tower. The antennae is not returnable. Further information will be gathered and this will be brought back to the Boad.

11. CVI Androscoggin Mill Appraisal Agreement – M/M/S Lee Ann/Tom to approve Shiloh signing the Professional Services Agreement for Corporate Valuations to update the Androscoggin Mill appraisal for \$27,000. Vote 5-0-0. This is needed to apply to the State for Sudden and Severe Valuation Loss.

12. Foreclosure Sale Proceeds – The Supreme Court ruled on May 25th regarding surplus proceeds on the sale of Tax Acquired properties. The town awarded bids on May 8th. MMA Legal is advising towns to hold any proceeds from tax foreclosure sales in a separate account until more information is received. The town office is proposing to set up a separate account in our records to hold the funds in reserve so they don't lapse to the General fund on June 30th. This will assure those funds will remain available if needed. M/M/S Lee Ann/Tom to commit funds to be held separately for foreclosure proceeds. Vote 5-0-0

Terry announced upcoming dates of interest.

13. Executive Session–MRS Title 1, Ch. 13, Sect. 405 § 6.A. Personnel Issue (Compensation)
M/M/S - Tim/Tom to go into Executive Session under MRS Title 1 Chapter 13 Section 405, Subsection 6.A. Personnel Issue (Compensation). Vote 5-0-0. Terry declared the Board out of Executive Session.

M/M/S - Tim/Lee Ann to adjourn. Vote 5-0-0.

Respectfully submitted,

Raeleen M. York