



Town of South Thomaston, Maine
125 Spruce Head Road
P.O. Box 147
South Thomaston, ME 04858-0147

Tel: 207-596-6584
Fax: 207-596-7529
E-mail: terri@souththomaston.me
Website:

Selectboard:
John Spear
Jeff Northgraves
Sue Snow

Selectboard Minutes
Date: September 13, 2022, 6:00 PM at the Municipal Building
Items Are Often Taken Out of Order to Accommodate Schedules

Rev 0

Note: A listing as present does not denote attendance for the entire meeting.

Selectboard Present: Jeff Northgraves, John Spear, Sue Snow

Others Present: Terri-Lynn Baines, Kevin McCormick, Catherine Lerne, Mike and Carol Dumont, Theo Pratt, Sondra Wallace

I. Call to Order

Spear called the meeting to order at 6:00 pm.

II. Adjustments to Agenda

Execute the 2022 Municipal Valuation Return.

Abatement Spruce Head Fisherman's Co-op- 6 Powderhouse Cove, Map 001 Lot 099.

Abatement Michael Carr – 22 Quarry Trail, Map 017 Lot 003-001.

Donation to the Conservation Commission.

Mower damage at Village Cemetery.

III. Public Comment for Items not on the Agenda

There was no public comment.

IV. Review and Approval of Prior Meeting Minutes (August 23rd and 30th)

Northgraves moved and Snow seconded a motion to approve the minutes of August 30th.

Motion passed 3-0.

Snow moved and Northgraves seconded a motion to approve the minutes of August 23rd.

Motion passed 2-0. Northgraves abstained.

V. Old Business

a. Discussion on Shingling the Little Red School House

Survey results: Red 49, Beige 19, Natural 3.

Shingle color was also discussed at the Historical Society. The Historical Society also leaned towards red shingles.

There was a brief discussion on how long the schoolhouse has been red.

Northgraves moved and Snow seconded a motion to stain the shingles red for the Little Red School House that used to be the Village School House.

Motion passed 3-0.

The Historical Society is exploring putting a sign on the building. This can be put on the agenda when the Historical Society is ready to put up the sign.

There was a brief discussion on replacing trim and eventually the roof.

b. Discussion on Second Tranche of ARPA Funds

The Town has \$73,000 available.

Considerations from the September 23rd meeting were reviewed. These considerations were to use some funds as a match for rebuilding the tennis court, \$10,000 to the Community Center, a ventilation system for the meeting room, air filters for the town office and the back-room office, a tv for the owl at the library and vacation buyout for Baines who has been unable to use her vacation due to staffing issues and other covid related matters. New ideas proposed at this meeting were to use some towards paving around the municipal building and use some towards supporting a grant for a heat pump or solar panels.

Spear recommended using funds to buy out Baines' carried over vacation time at 120% of her regular pay rate. She carried forward 71 hours from the previous year. The pay rate was discussed. Baines felt if the hours were paid out, it should be at her regular pay rate.

Snow moved and Northgraves seconded a motion to buy back 71 vacation hours at 110% of Baines' regular rate (\$2,455.46) plus all Town associated taxes.

c. Planning Board By-laws

The Planning Board By-laws approval was tabled at the August 23rd meeting.

Some of the discussed changes were not made in the Planning Board By-laws dated August 18, 2022. Northgraves will send a copy with the changes to the Planning Board for approval.

d. Discussion on Tax Acquired Property Bids

Tabled at the August 23rd meeting. The bids were briefly discussed.

Northgraves moved and Snow seconded a motion to formally reject all three bids and return any deposits received.

Motion passed 3-0.

e. Discuss New Fire Truck Purchase/Lease Options

The Selectboard discussed the change in interest rate from the previous offer and borrowing from the bank vs the purchase/lease agreement. The Selectboard discussed borrowing the money so far in advance.

Northgraves moved and Snow seconded a motion to not approve the current offer.

Motion passed 3-0.

VI. New Business

a. Discussion on the Evaluation Difference with the State and Impact on Homestead & Veteran Exemptions This Year

Discussed was the Town assessment vs the State assessment and the Certified Ratio Declaration Form.

b. Assessor's Agent

Spear introduced Kevin McCormick.

McCormick has been the Town of South Thomaston's Assessor's Agent for approximately 10 years through RJD Appraisals. He recently has left RJD Appraisals and is looking for a few towns to contract with as their Assessor's Agent.

The Selectboard and McCormick discussed rates and the number of days he would work. There was a brief discussion on the benefit of having only one assessor's agent instead of having two as we had through RJD Appraisals .

McCormick and the Selectboard also discussed remote working pros and cons.

There was a brief discussion on exemptions and revaluation.

Northgraves moved and Snow seconded a motion to seek approvals for Assessor Agents services to begin January 2023.

Motion passed 3-0.

c. Consider Executing Modified MDOT Snow and Ice Control Agreement

There was a discussion on the rate increase.

Northgraves moved and Snow seconded a motion to authorize Baines to sign the contract with MDOT.

Motion passed 3-0.

d. Execute 2022 Municipal Valuation Return

Northgraves moved and Snow seconded a motion to table until the next meeting.

Motion passed 3-0.

e. Consider Abatement for Map 12 Lot 9

Northgraves moved and Snow seconded a motion to approve an abatement in the amount of \$268.09 for 424 St. George Road, Map 12 L 9.

Motion passed 3-0.

f. Consider Abatement for M 001 L 99

Northgraves moved and Snow seconded a motion to approve an abatement in the amount of \$3,966.44 for 6 Powderhouse Cove, Map 001 L 99.

Motion passed 3-0.

g. Consider Abatement for Map 17 L3-1

Northgraves moved and Snow seconded a motion to approve an abatement in the amount of \$143.73 for 22 Quarry Trail, M 17 L 3-1.

Motion passed 3-0.

h. Consider Abatement for Personal Property Account # 67

Northgraves moved and Snow seconded a motion to approve an abatement of the Personal Property tax in the amount of \$429.59.

Motion passed 3-0.

i. Resignation of Bev St. Clair from the Budget Committee

Northgraves moved and Snow seconded a motion to accept the resignation of Beverly St. Clair from the Budget Committee, with regret.

Motion passed 3-0.

j. Consider Accepting a Donation to the Beautification Account

Northgraves moved and Snow seconded a motion to accept a donation from Lark Blum in the amount of \$100 to be used for the garden.

Motion passed 3-0.

k. Consider Accepting a Donation to the Ambulance Service

Northgraves moved and Snow seconded a motion to accept a donation of \$250 to the Ambulance Service from Vance and Sari Bunker.

Motion passed 3-0.

l. Consider Accepting a Donation to the Fire Department

Northgraves moved and Snow seconded a motion to accept a donation of \$250 to the Fire Department from Vance and Sari Bunker.

Motion passed 3-0.

m. Consider Accepting a Donation to the Conservation Commission

Northgraves moved and Snow seconded a motion to accept a \$40 donation from maps sold in behalf of the Conservation Commission.

Motion passed 3-0.

n. Monthly Reports

There were no questions on the monthly reports.

o. Damage to Cemetery Stones at Village Cemetery Due to Mowing

Cemetery Overseer Pennie Alley asked Spear to come to the cemetery to look at the damage. Spear has spoken with the Office Manager at Wilsons Construction.

p. Anticipated Executive Session Regarding a Personnel Matter

Northgraves moved and Snow seconded a motion to enter executive session pursuant to 1 M.R.S.A. § 405(6)(A) A Personal Matter.

Motion passed 3-0.

The Selectboard entered executive session at 7:59 pm.

The Selectboard exited executive session at 8:16 pm.

No action was taken.

VII. Correspondence

The Selectboard had no correspondence.

VIII. Warrants Review and Approval

The Selectboard approved the warrants.

IX. Review Items for Next Agenda

Climate Resilience Project report from Theo Pratt.

Facilities Committee nominations to the Board of Directors.

Second Tranche of ARPA funds.

Planning Board By-laws.

2022 Municipal Valuation Return.

Discussion on the Evaluation Difference with the State and Impact on Homestead & Veteran Exemptions This Year.

X. Schedule Future Meetings

Meeting Scheduled for September 27, 2022.

October meetings scheduled for October 18th.

XI. Adjourn

Northgraves moved and Snow seconded a motion to adjourn at 8:20 pm.

Motion passed 3-0.

Join Zoom Meeting

<https://us02web.zoom.us/j/81802073534?pwd=eFdReWFvaHBmWHlmeGs4NmExTFY4UT09>

Meeting ID: 818 0207 3534

Passcode: 418283

Selectboard Approved September 27, 2022