



Town of South Thomaston, Maine  
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**Selectmen:**  
Jeffrey Northgraves  
John Spear  
Sue Snow

Selectboard Minutes  
Date: April 4, 2024, 3:00 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.

South Thomaston Selectboard Present: Jeff Northgraves, Sue Snow, John Spear  
Others Present: Terri-Lynn Baines, Fire Chief Elwell, Neil Cambridge  
Via zoom: Julia O'Brien, Kevin Gordon, Walter Reitz, Hannah Moholland, Wig Zamore

**I. Call to Order**

Northgraves called the meeting to order at 3:01 pm.

**II. Pledge of Allegiance**

Northgraves led the Pledge of Allegiance.

**III. Adjustments to Agenda**

Sale of the fire department utility truck.

Spear reported the Library Community Center Auxiliary has received it's 5013 status from the IRS.

New hire.

**IV. Review and Approval of Prior Meeting Minutes (March 12<sup>th</sup> & 18<sup>th</sup>)**

*Spear moved and Snow seconded a motion to approve the minutes of March 18<sup>th</sup> rev 1.*

**Motion passed 3-0.**

*Spear moved and Snow seconded a motion to approve the minutes of March 12<sup>th</sup> as amended.*

**Motion passed 3-0.**

**V. Public Comment**

There was no public comment.

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**VI. Old Business**

**a. Tax Acquired property**

The Selectboard discussed the tax acquired property at 72 Westbrook Street. The amount that would have been due for the 2021 taxes was paid. The amounts due for 2022 and 2023 have not yet been paid. The deed does not release those two liens.

*Spear moved and Snow seconded a motion to execute a quit claim deed to Esther Ranquist Estate 72 Westbrook Street M 13 L 23.*

**Motion passed 3-0.**

There was a brief discussion on the tax acquired property at 6 Field Street.

**b. Open Mowing Bid**

The Town received two mowing bids. The contract will run May 1, 2024 to October 31, 2026.

Northgraves opened the bids.

Bryan Calderwood, Calderwoods LMSP LLC. Lump sum bid prices: \$30,000 for years 1, 2, and 3. Calderwood provided all the information requested.

South Thomaston Landscaping, Robert Barter. Lump sum bid prices: year 1-\$ 68,000, year 2- \$74,800, year 3- \$86,240. Barter provided all the information requested.

**Adjust budget**

*Spear moved and Snow seconded a motion to award the mowing bid to Calderwoods LMSP LLC.*

**Motion passed 3-0.**

**VII. New Business**

**a. Discussion with Neil Cambridge- Shared Sustainability Coordinator Grant**

Neil Cambridge is the Community Resilience Committee Chair. Meg Rasmussen brought the idea of a shared sustainability coordinator between South Thomaston and St. George to the Community Resilience Committee. Cambridge explained the Town can only apply for one grant, either the shared Coordinator, or a grant for a to be determined purpose. At first the committee thought they could apply for both a grant for the shared sustainability coordinator and apply for a grant for a project. The idea behind a shared sustainability coordinator is the coordinator would create a community action plan, mid term and long term. In a joint town effort the plan would have a part that would be specific to each town.

The Community Resilience Committee has just completed a survey sent out to the town's email list to ask residents their concerns as the committee

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looks towards a new project. The # 1 concern is sea level rise followed by energy costs.

If we get a grant for a shared sustainability coordinator, St. George has agreed verbally to be the employer of the grant coordinator.

If South Thomaston and St. George are awarded this grant, there is no match required and the job goes away when the grant money runs out.

Since South Thomaston and St. George already have many connections, the Selectboard feels, this will be a good match.

*Spear moved and Snow seconded a motion to approve the Town, through the Community Resilience Committee, apply for a grant in partnership with St. George for a Shared Sustainability Coordinator.*

**Motion passed 3-0.**

**b. Discuss Maine Coast Seafood Property**

Wig Zamore attended the meeting representing the owners of the Maine Coast Seafood property.

The Town has received many complaints regarding the property, especially since the January storms that did a tremendous amount of damage.

The Selectboard and Zamore discussed the many issues at the property. The house has many broken windows and is in very bad shape, the fuel tank may or may not be empty, there is much debris in the pond, a generator sits on a board on the side of the pond, by the bridge the floats have washed ashore and broken up, Styrofoam pieces litter the beach and grass area to name a few issues.

The Selectboard is hoping to avoid taking formal action to get the property cleaned up. Zamore agrees the property needs to be cleaned up and will touch base with the family to see what clean-up work can be accelerated.

CEO Baines has sent photos to Carol, an employee of Pier 4, showing the destruction and debris on the property. The Selectboard suggested Zamore look at them to see the magnitude of the cleanup needed. Zamore asked if the Selectboard had any information about FEMA funds. Baines will send the information to Carol to forward to Zamore.

Zamore will talk with the owners and will get back in touch through Baines. Julia O'Brien expressed her thanks to the Selectboard for bringing this matter up.

Kevin Gordon also is a neighbor of this property and also appreciates the Selectboard's attention to the matter and agrees it needs to be cleaned up.

**Motion passed 3-0.**

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**c. Sale of Fire Truck**

The Fire Chief received a bid for the utility truck from the Owls Head Fire Department. The utility truck was listed for sale on-line for \$25,000. The Owls Head Fire Department made an offer of \$18,000. The Fire Department Truck Committee accepted the bid. They think it is a fair price and helps a neighbor. This is the only offer that has been received for the utility truck. The sale will take place after Owls Head passes their FY 24-25 budget and we receive our new truck. Currently the utility truck is scheduled to arrive in July and the tanker truck is scheduled to arrive in September.

No tools or equipment are included in the sale. The utility truck will be sold as is. The Owls Head Fire Chief will use this truck mostly for transportation.

The Selectboard and Chief Elwell discussed what would be done with the proceeds of the sale. It was agreed the proceeds would be used to decrease the amount borrowed for the new trucks

*Spear moved and Snow seconded a motion to authorize the sale of the 2000 Ford F 350 to the Town of Owls Head for the sum of \$18,000 and the proceeds will be utilized to lower the amount borrowed for the new trucks.*

Chief Elwell asked if a deposit would be required. The Selectboard did not feel that was necessary.

**Motion passed 3-0.**

**d. Discussion on Town Report Cover**

The Selectboard reviewed the photos received from residents for consideration of being used for the cover of the town report.

*Spear moved and Snow seconded a motion to use the old photo of the Keag for the cover.*

**Motion passed 3-0.**

**e. Sign audit engagement letter**

*Spear moved and Snow seconded a motion to sign the audit engagement letter with Mindy Cyr.*

**Motion passed 3-0.**

**f. Renew contract with D M & J**

This is a fairly significant increase in costs, but the company is very good to work with .

Currently:

Container rental: \$159.00

Transportation: \$381.60 per trip

Disposal: \$105 per ton.

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Contract prices:

Container rental: \$175 per container.

Transportation: \$450 per trip.

Disposal: \$ 110 per ton

The second year of the contract will increase by 2% or the national cpi index, which ever is greater.

Fuel surcharges have decreased a bit.

Briefly discussed was that these prices are in line with other companies and that we have not budgeted enough in the 24-25 budget to cover an 18% increase. The Solid Waste budget can be increased at the budget meetings next week.

*Spear moved and Snow seconded a motion to accept the proposed contract with D M & J from April 1, 2024, to March 31, 2026.*

**Motion passed 3-0.**

**g. Renew contract with Interstate Septic**

*Spear moved and Snow seconded a motion to contract with Interstate Septic.*

It was noted that the cost has remained the same for many years.

**Motion passed 3-0.**

**h. New Hire**

*Spear moved and Snow seconded a motion to hire Moira Paddock as note taker for the Planning Board.*

**Motion passed 3-0.**

**i. Possible Executive Session Pursuant to 1 M.R.S.A §405(6)(C)**

*Spear moved and Snow seconded a motion to enter executive session pursuant to 1 M.R.S.A §405(6)(C).*

**Motion passed 3-0.**

The Selectboard entered executive session at 4:20 pm.

The Selectboard exited executive session at 4:40 pm.

There was no action taken when the Selectboard exited executive session.

**VIII. Monthly Reports**

The Selectboard reviewed the monthly reports received.

**IX. Donations**

There were no donations.

**X. Correspondence**

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The Selectboard reviewed correspondence from New Hope, a letter from the Town's attorney notifying the Selectboard of a rate increase, Sweetser asking about the process for requesting funding assistance from the town and a letter from the American Legion in support of the South Thomaston Forest Preserve.

**XI. Warrants Review and Approval**

The Selectboard approved the warrants.

**XII. Review Items for Next Agenda**

**XIII. Schedule Future Meetings**

Budget meetings, 9<sup>th</sup> 10<sup>th</sup> and 11<sup>th</sup>. 15<sup>th</sup> (if needed). Meetings start at 4:00.

The next regular Selectboard meeting is scheduled for April 23<sup>rd</sup> @ 6:00 pm.

May regular Selectboard meetings are scheduled for May 14<sup>th</sup> and 28<sup>th</sup> @ 6:00 pm.

**XIV. Adjourn**

Without objection the Selectboard adjourned at 4:41

Join Zoom Meeting --

<https://us02web.zoom.us/j/84392884234?pwd=a3RiM0FVQkdHMmNjZjVqNjRUcGVZUT09>

Meeting ID: 843 9288 4234  
Passcode: 007746

Selectboard Approved 4/23/24