



**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:** www.souththomaston.me

**Selectboard:**  
Jeff Northgraves  
John Spear  
Sue Snow

**Minutes**  
**Board of Selectmen**  
**Budget Review With**  
**Budget Committee**

**Date: Tuesday, April 9, 2024    Time: 4:00 pm    Place: Municipal Building    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  
Budget Committee Members Present: Walter Reitz, Pennie Alley, Linda Maltais, Kate Green, Bob Baines,  
Others Present: Terri-Lynn Baines, Hannah Moholland

**I.      Call to Order**

Northgraves called the meeting to order at 4:00 pm.

**II.     Pledge of Allegiance**

Northgraves led the Pledge of Allegiance.

**III.    Adjustments to Agenda**

*Spear made and Snow seconded a motion for the Selectboard to authorize the Chair to sign the letter to DMV to allow us to sign the paperwork required to transfer the title of the fire utility truck.*

**Motion passed 3-0.**

**IV.    Public Comment for Items not on the Agenda**

There was no public comment

**V.     Elect Budget Committee Chair**

*Wallace nominated Reitz, Green seconded.*

**Motion passed 4-0-1**

**VI.    Elect Budget Committee Secretary**

*Green nominated Wallace, Alley seconded.*

**Motion passed 4-0-1**

---

**VII. Adjustment to the Agenda**

Alley moved and Maltais seconded a motion to approve the minutes of April 26, 2024.

**Motion passed 5-0.**

**VIII. 2023-2024 Budget Review**

Northgraves gave an overview of the budget. There was a 3.2 % cola across the board. There was a significant increase in the Ambulance wages, but a grant will offset the increase. The emphasis in the Town Road budget is to catch up on the roads. Northgraves discussed the changes in the Administration and CEO budgets. Overall, the Town's expense budget increase is around 8%. State Revenue sharing will be less this year, because the amount will be based on a twelve-month cycle compared to an 18 month cycle. Northgraves estimates we will increase our surplus. He talked about getting below the LD1 and using surplus to lower the tax rate.

Potentially the Town should get back the full amount paid for the land purchase through a grant that has been applied for.

There was a discussion on the need for smoke alarms in the building.

**a. Administration (line #2, Reval Reserve line #1161)**

Baines presented the budget. There were questions regarding raises and if only the COLA was given for raises. It was suggested a step approach should be implemented. Other questions were on legal fees, TRIO and tech support.

*The Budget Committee gave preliminary approval to the Administration Budget in the amount of \$280,026.*

**Motion passed 6-0.**

Northgraves explained the rationale behind the 15% increase of property valuations last year and the need for a revaluation. He also explained how the state valuation is arrived at. There was also a discussion on doing a reval in the future. This year's funding amount to the Revaluation Reserve is increased so when the Town is ready to do the reval the funds will be available.

There was a brief discussion on FEMA and flood insurance.

*The Budget committee gave preliminary approval to fund the Revaluation Reserve in the amount of \$20,000*

**Motion passed 6-0.**

**b. Building & Grounds (line #257, Building Reserve #1170)**

Due to a new mowing contract the mowing line increased from \$6,000 to \$7,500. There were questions on the custodian and laborer lines. A portion of the custodian amount will be moved to contracted services. The new custodian is contractual. There was a brief discussion on Dream Local and the Town website. The solar array was discussed and how the electricity it generates will be distributed. There was a question if there will be delivery fee from CMP. It is currently not budgeted.

---

Also discussed was the smoke/fire alarm line. The Selectboard is waiting for another quote. The \$19,000 was left in, the amount can be lowered by a motion on the floor at Town Meeting.

*The Budget Committee preliminarily approved the Building & Ground budget in the amount of \$94,626.*

**Motion passed 6-0.**

**Building Reserve**

The Selectboard recommends \$0. The Balance in the building reserve account is \$34,009.

*The Budget Committee gave preliminary approval to the Building Reserve at \$0.*

**Motion passed 6-0.**

**c. Town Roads (line #821)**

Spear presented the Town Roads Budget.

Money that has not yet been spent in the current budget will be spent this spring on culverts, removing trees, ditching and berming.

Many culverts are clogged and need to be unclogged. The Waterman Beach culvert needs repair. Spear is working on a list of all the culverts in Town.

The road in front of George Hardt's on Spruce Head Island before McLoons is being undermined. Grierson road needs to be paved as does Westbrook Street.

Spear walked the budget committee and Selectboard through the budget line for line.

In the Town Road budget Spear included money for a survey and preliminary plan for the road in front of George Hardt's. A survey would be necessary to apply for a grant to fix the road.

There was a discussion on paving, what will be done this spring in the current budget and what is budgeted in this budget.

*The Budget Committee preliminarily approved the Town Road budget in the amount of \$382,797.*

**Motion passed 6-0.**

*The Budget Committee preliminarily approved to fund the Paving Reserve at \$ 0*

**Motion passed 6-0.**

**d. Assessor (line #136)**

The only question was if Vision was the software the Assessor uses.

*The Budget Committee preliminarily approved the Assessor budget in the amount of \$35,909.*

---

**e. CEO/LPI (line #393)**

The CEO wage line is based on 20 hours a week. New State mandates could increase the hours next year.

Northgraves explained the new mandates require affordable housing. These requirements could add hours to the CEO work load. He also discussed short term rentals and housing density and gave an overview of the proposed ordinance amendments to the land use ordinance.

*The Budget Committee gave preliminary approval to the CEO/LPI budget in the amount of \$59,626.*

**Motion passed 6-0.**

**f. Planning Board (line #198)**

Briefly discussed were how many members were on the Board and how many vacancies there were.

*The Budget Committee preliminarily approved the Planning Board budget in the amount of \$2,718.*

**Motion passed 6-0.**

**g. Streetlights (line #803)**

There was a brief discussion on Ubiquia.

*The Budget Committee preliminarily approved the Streetlight budget in the amount of \$3,500.*

**Motion passed 6-0.**

**h. Town Landing (line #357)**

Repairs are needed. Wages were briefly discussed.

*The Budget Committee preliminarily approved the Town Landing budget in the amount of \$5,763.*

**Motion passed 6-0.**

Reitz asked about the plans that were made for the Town Landing by Gartley & Dorsky. He suggested the plans be revisited and something be done with the plans. The Conservation Commission would be interested in looking at the plans.

**IX. Adjournment**

Without objection the Budget Committee adjourned at 6:00 pm.

Without objection the Selectboard adjourned at 6:01 pm.

Selectboard Approved April 23, 2024