



**SELECT BOARD MEETING
WEDNESDAY, OCTOBER 13, 2021
LURA LIBBY DEDICATION 5:00 P.M.
EXECUTIVE SESSION 5:30 P.M.
REGULAR MEETING: 6:00 P.M.**

IN-PERSON AT 13 VALLEY STREET

**NEW! LIVE STREAMING AVAILABLE ON THE TOWN WEBSITE OR BY VISITING:
https://www.townhallstreams.com/towns/thomaston_me**

LURA LIBBY DEDICATION AT 5:00 P.M.

EXECUTIVE SESSION AT 5:30 P.M.

Pursuant to MRS Title 36, §841, to review poverty abatement #21-1.

REGULAR MEETING AT 6:00 P.M.

1. CALL THE MEETING TO ORDER

2. PUBLIC HEARINGS:

3. APPROVE THE MINUTES OF: August 9, September 13, September 20, September 27

4. APPROVE THE WARRANTS

5. ADJUSTMENTS TO THE AGENDA

6. TOWN MANAGER'S REPORT

7. TOWN BOARDS & COMMITTEES UPDATE

8. PUBLIC COMMENTS

9. OLD BUSINESS

A. Consider the request of Chris Farthing for paving and plumbing repairs of up to \$5,000 at the Academy, as tabled on 09/27/21.

8. NEW BUSINESS

- A. Consider for appointment Greg Hamlin as a Thomaston Representative on the Midcoast Internet Coalition.**
- B. Consider for appointment Amanda Prior to the Recreation Committee.**
- C. Discuss the Christmas Tree Lighting at the Thomaston Mall per the request of Select Board Member Sandy Moore.**
- D. Review for approval the amended ambulance billing rates as requested by EMS Chief Amy Drinkwater.**
- E. Set a Special Town Meeting Date for the acquisition of the Kiln Parcel. (Suggested Dates: October 27th or November 4th.)**
- F. Set a Public Information Session for the North Road Study for Thursday, October 21st at 6 p.m.**

11. ADJOURN

Upcoming Dates:

Monday, October 11th	Indigenous Peoples' Day- Town Offices Closed
Tuesday, October 12th	5:30 p.m. Harbor Committee
Tuesday, October 19th	6 p.m. Planning Board
Wednesday, October 20th	9 a.m. Watts Block Trustees
Thursday, October 21st	9 a.m. Economic Development Committee 12:30 p.m. Town Offices Close for Annual Safety Training 6 p.m. Public Information Night for North Road Study
Sunday, October 24th	10 a.m. Cornhole Tournament Fundraiser
Monday, October 25th	5 p.m. Select Board Workshop for Rental Fee Schedule 6 p.m. Select Board Regular Meeting
Thursday, October 28th	5:30 p.m. Recreation Committee

FOR IMMEDIATE RELEASE



TOWN MANAGER
TOWN OF THOMASTON
13 VALLEY STREET
THOMASTON, MAINE 04861-0299
TEL: (207) 354-6107

October 5, 2021

Lura Libby Dedication

Please join us in celebrating Lura Libby's 115th birthday and dedication in her memory on Wednesday, October 13th at 5 p.m. at the Thomaston Municipal Building, 13 Valley Street.

Lura Libby was a teacher, principal, and friend to many. The former school was named in her honor. The Town of Thomaston is happy to dedicate the Lura Libby Room in her memory. The Lura Libby School monument, Lura Libby's diplomas, and pictures will be on display at the entrance of the Municipal Building for all to see and enjoy. Lura Libby's spirit for education and community will live on as Thomaston's residents and visitors continue to value and use this building into the future.

Thank you to Lynn Snow, Susan Devlin, and Brandon Allen for their work on the dedication wall.



TOWN OF THOMASTON
SELECT BOARD MINUTES
AUGUST 9, 2021

Executive Sessions

Board Present: Chair Diane Giese, Pete Lammert, Sandy Moore, Bill Hahn, Zel Bowman-LaBerge, Town Manager Kara George, PCD Superintendent John Fancy, Police Chief Tim Hoppe

ACTION: A motion was made and seconded to enter executive session at 5 p.m., pursuant to MRS Title 1, §405 (6A) to discuss a personnel matter. VOTE: 5-0

ACTION: Zel Bowman-Laberge made a motion, seconded by Bill Hahn to exit executive session at 5:39 p.m. VOTE: 5-0

ACTION: Zel Bowman-Laberge made a motion, seconded by Peter Lammert to enter executive session at 5:40 p.m., pursuant to MRS Title 1, §405 (6A) to discuss a personnel matter. VOTE: 5-0

ACTION: Zel Bowman-Laberge made a motion, seconded by Bill Hahn to exit executive session at 6:06 p.m. VOTE: 5-0

ACTION: Diane Giese made a motion, seconded by Zel Bowman-Laberge to close the Police Department for 7 days and request the assistance of Knox County for coverage. VOTE: 4-1-0 (Peter Lammert abstained)

Regular Meeting

Board Present: Chair Diane Giese, Pete Lammert, Sandy Moore, Bill Hahn, Zel Bowman-LaBerge, Town Manager Kara George, Recording Secretary Donna Culbertson

Public: John Fancy, Joanne Richards, Kim Matthews, Charlie Grover, Brandon Allen, Jane Karker, Raechel Brown, Brian Doyle.

ACTION: Motion made by Bill Hahn, seconded by Pete Lammert to use the Breen amendment. VOTE: 5-0

10. NEW BUSINESS

A. Consider the request of Jane Karker, Maine Authors Publishing, to close a portion of High Street for a Book Festival.

Montpelier and the Cole House have been contacted by Jane Karker for the Maine Authors Book Festival.

Jane requested to have the Police Dept. slow the traffic down. Police Chief Tim Hoppe recommended shutting the road down for the length of the festival, as thru traffic is too dangerous. Public Works Director Brandon Allen will provide barricades.

ACTION: Motion made by Bill Hahn to close High Street down for the Maine Authors Book Festival, seconded by Pete Lammert. VOTE: 5-0

B. Discussion with Racheal Brown as to the sewer lines on Beechwood Street.

John Fancy reported that the Racheal Brown property is the lowest house connected to the sewer line on Beechwood Street. All the sewer line problems are within the first 1100 feet of the sewer line. John recommended replacing the first manhole and placing a second manhole 200 feet apart, which would eliminate the problem. This will be a fall project when Upper Beechwood Street is also shut down for the culvert replacement. There are currently two contractors interested in the sewer line project at an estimated cost of \$75,000.

ACTION: Motion made by Pete Lammert to replace the lower Beechwood sewer line, seconded by Bill Hahn. VOTE: 5-0

C. Review for approval the purchase of a new Wacker Neuson WL High Flow Wheel Loader as per the request of Public Works Director Brandon Allen.

Brandon stated this new piece of equipment would be a commercial grade machine to clean the snow from the sidewalks and for sidewalk maintenance. The new equipment replaces the Kubota Tractor.

ACTION: Motion made by Bill Hahn to approve the purchase of the new Loader, seconded by Diane Giese. VOTE: 5-0

D. Review for approval the slate of annual appointments.

ACTION: Motion made by Bill Hahn to approve the slate of annual appointments. Seconded by Zel Bowman-LaBerge. (See attached list of appointments.) VOTE: 5-0

4. Approve the Weekly Warrants.

ACTION: Motion made by Bill Hahn to approve the weekly warrants. Seconded by Zel Bowman-LaBerge. VOTE: 5-0

6. Town Manager Report

No report

7. Town Boards and Committees Update.

John Fancy stated the next Stakeholders Group meeting is Sept. 22, at 5:00 p.m.

ACTION: Motion to adjourn made by Bill Hahn. Seconded by Zel Bowman-LaBerge.

VOTE: 5-0.

Meeting adjourned at 6:45 p.m.

Chair Diane Giese

Recording Secretary Donna Culbertson

3. Review for annual appointment the following positions:

Code Enforcement Officer & Local Plumbing Inspector	William Wasson
Alt. Code Enforcement Officer & Alt. Plumbing Inspector	Scott Bickford
E911 Addressing Officer	David Martucci
General Assistance Administrator	Jodell Benson
Alt. General Assistance Administrator	Kara George
Assistant Head Librarian	Melissa Harjula
Public Information Officer	Melissa Stevens
Thomaston Road Commissioner	Brandon Allen
Tax Collector	Donna Culbertson
Town Clerk	Melissa Stevens
Voter Registrar	Melissa Stevens
Treasurer	Jodell Benson
Thomaston Tree Warden	Peter Lammert
Animal Control Officer	William Demmons
Fire Chief	Mikial Mazzeo
Deputy Fire Chief	Jamie Leo
Assistant Fire Chief	Robert Coombs
Forest Fire Warden	Mikial Mazzeo
EMS Chief	Amy Dyer Drinkwater
Deputy EMS Chief	Carrie Adams
EMS Captain	JT O'Hare
Harbor Master	Dwight Jones
Police Chief	Timothy Hoppe
Police Detective	Christopher Hansen
Police Sergeant	Dwight Jones
Patrol Officer	Jarrold Leonardi
Reserve Patrol Officer	Tom Eagar
Reserve Patrol Officer	Matthew Elwell
Reserve Patrol Officer	Juan Alcala
Reserve Patrol Officer	Jamie Wilson
Recreation Director	Rene Dorr
Emergency Management Agency Director	JT O'Hare
Alt. Emergency Management Agency Director	Amy Dyer Drinkwater
Local Health Officer	Alan Leo

4. Review for appointment the following seats:

Academy Board of Trustees

**Thomas Mellor
Robert Snow**

Library Board of Trustees

**Janet Bosworth
William Dashiell
Harold Willey**

Watts Block Trustees

William Hahn

Board of Appeals

**Douglas Erickson
William Dashiell**

Budget Committee

**Joanne Richards
Ron Gamage
Charles Grover**

Harbor Committee

Joshua Rowan

Planning Board

**Joanne Richards
Kimberly Matthews
William Eustis, 1st Alt.**

Recreation Committee

**Janelle Eddy
Carol Arsenault**

TOWN OF THOMASTON
SELECT BOARD MINUTES
SEPTEMBER 13, 2021

EXECUTIVE SESSIONS

Board Present: Chair Diane Giese, Pete Lammert, Sandra Moore, Zel Bowman-LaBerge, Bill Hahn, Town Manager Kara George, John Fancy, Dirigo Engineering Representatives

ACTION: Zel Bowman-Laberge made a motion, seconded by Bill Hahn to enter executive session at 4:34 p.m., pursuant to MRS Title 1, §405 (D) to discuss the contract with Community Concepts Finance Corp. VOTE: 5-0

ACTION: Zel Bowman-Laberge made a motion, seconded by Diane Giese to exit executive session at 5:01 p.m. VOTE: 5-0

ACTION: Bill Hahn made a motion, seconded by Zel Bowman-Laberge to enter executive session at 5:02 p.m., pursuant to MRS Title 1, §405 (6C) to discuss or consider acquisition or the use of real or personal property. VOTE: 5-0

ACTION: Zel Bowman-Laberge made a motion, seconded by Bill Hahn to exit executive session at 6:01 p.m. VOTE: 5-0

REGULAR MEETING

Board Present: Chair Diane Giese, Pete Lammert, Sandra Moore, Zel Bowman-LaBerge, Bill Hahn, Town Manager Kara George, Recording Secretary Donna Culbertson.

Meeting called to order at 6 p.m. by Chair Diane Giese.

2. PUBLIC HEARING:

A. Review the application of Saybell Corp., DBA Thomaston Café for the consideration of an on-premises license to sell Malt Liquor, Wine and Spirits at the property located at 154 Main Street as required by Section 653 Title 28-A of the Maine Revised Statutes.

ACTION: Motion made by Bill Hahn, seconded by Zel Bowman-Laberge to go into the Public Hearing. VOTE: 5-0

ACTION: Motion made by Bill Hahn, seconded by Pete Lammert to exit the Public Hearing. VOTE: 5-0.

ACTION: Motion made by Bill Hahn, seconded by Pete Lammert to approve the renewal liquor license for Thomaston Café. VOTE: 5-0.

B. Discuss the updated appendices of the General Assistance Ordinance, pursuant to 22 M.R.S. 4305 (1).

ACTION: Motion made by Zel Bowman-Laberge, seconded by Sandy Moore to go into the Public Hearing. VOTE: 5-0.

ACTION: Motion made by Zel Bowman-LaBerge, seconded by Diane Giese to exit the Public Hearing. VOTE: 5-0.

ACTION: Motion made by Zel Bowman-LaBerge to approve the General Assistance Ordinance updated appendices, seconded by Diane Giese. VOTE: 5-0.

ACTION: Motion made by Pete Lammert, seconded by Bill Hahn to use the Breen Amendment. VOTE: 5-0.

10. NEW BUSINESS

A. Consider the request of Chris Farthing for paving and plumbing repairs of \$5,000 at the Academy.

ACTION: A motion was made and seconded to table the request for Academy repairs until the next meeting. VOTE: 5-0

B. Review the request of Rene Dorr and Brandon Allen to hold a Thomaston Cornhole Tournament fundraiser at the field adjacent to the Municipal Building on October 24th.

ACTION: Motion made by Sandy Moore to approve the request for a Thomaston Cornhole Tournament hosted by Rene Dorr and Brandon Allen. Seconded by Diane Giese. VOTE: 5-0.

C. Consider the request of John Fancy and Sidecountry Trails to sign a letter of support for the grant application to Maine Mountain Bike Trail Fund and authorize where grant funds shall be held in the event the grant is awarded.

John Fancy stated that Sidecountry Trails has been working to maintain and upgrade the bicycle trails in the Town Forest this past summer at no cost to the Town. Sidecountry Trails has asked if the grant funds could be handled by the Town. John recommended funds being held by the Pollution Control Department under the Town Forest, Tree, & Trail Maintenance expense account.

ACTION: Motion made by Bill Hahn to sign the letter of support for the grant application to Maine Mountain Bike Trail Fund, seconded by Pete Lammert. VOTE: 5-0.

D. Authorize the Town Manager to sign two (2) Used Equipment Donation Agreements for air-packs on behalf of the Thomaston Fire Dept. to Wesley Volunteer Fire Dept. and Mid-Coast School of Technology.

ACTION: Motion made by Pete Lammert to approve the Used Equipment Donation Agreements for the Fire Department air packs and authorize the Town Manger to sign. Seconded by Bill Hahn. VOTE: 5-0.

E. Set a workshop date to discuss developing a fee schedule for rental rates of Town owned property.

ACTION: Motion made by Zel Bowman-LaBerge to hold the fee schedule workshop on Monday, Sept. 20th at 6 p.m. Seconded by Bill Hahn. VOTE: 5-0.

F. Reschedule the October 11th Select Board meeting to Wednesday October 13th, due to the Holiday.

ACTION: Motion made by Pete Lammert, seconded by Diane Giese to change the next Select Board meeting date to Wednesday, October 13th. VOTE: 5-0.

3. Approve the Minutes:

ACTION: Motion made by Bill Hahn, seconded by Diane Giese to approve the minutes of August 23, 2021. VOTE: 5-0.

4. Approve the Warrants:

ACTION: Motion made by Pete Lammert, seconded by Zel Bowman-Laberge to approve the weekly warrants. VOTE: 5-0.

6. Town Manager Report

(Please see attached.)

ACTION: Motion made by Sandy Moore, seconded by Bill Hahn to adjourn the meeting at 7 p.m. VOTE: 5-0.

Chair Diane Giese

Recording Secretary Donna Culbertson

**Town of Thomaston
Select Board Minutes
September 20, 2021**

Board Present: Diane Giese, Peter Lammert, Bill Hahn, Sandy Moore, Zel Bowman-Laberge, Attorney Paul Gibbons, Town Manager Kara George

Meeting called to order at 4:35 p.m.

Executive Sessions:

ACTION: Peter Lammert made a motion, seconded by Zel Bowman-Laberge to enter executive session at 4:35 p.m. pursuant to MRS Title 1, §405 (D), to discuss the contract with Community Concepts Finance Corp. **VOTE:** 5-0

ACTION: Peter Lammert made a motion, seconded by Bill Hahn to exit executive session at 4:52 p.m. **VOTE:** 5-0

ACTION: Peter Lammert made a motion, seconded by Bill Hahn to enter executive session at 4:53 p.m., pursuant to MRS Title 1, §405 (E), for consultation with Town Attorney Paul Gibbons concerning the legal rights and duties of the body. **VOTE:** 5-0

ACTION: Bill Hahn made a motion, seconded by Zel Bowman-Laberge to exit executive session at 5:32 p.m. **VOTE:** 5-0

ACTION: Bill Hahn made a motion, seconded by Zel Bowman-Laberge to enter executive session at 5:32 p.m., pursuant to MRS Title 1, §405 (D), to discuss the contract with Community Concepts Finance Corp. **VOTE:** 5-0

ACTION: Bill Hahn made a motion, seconded by Zel Bowman-Laberge to exit executive session at 5:59 p.m. **VOTE:** 5-0

ACTION: Bill Hahn made a motion, seconded by Diane Giese to have the Town Manager update the Memorandum of Agreement with Community Concepts Finance Corp. as discussed. **VOTE:** 5-0

Rental Fee Schedule Workshop

The Select Board reviewed the draft rental fee schedule for the Thomaston Green, Academy Building, and the Municipal Building.

Watts Hall rentals were discussed. Currently, all downstairs units of the Watts Block building are rented out at \$10.30/square foot. The Watts Block Trustees will continue to manage the first-floor rentals. A non-profit entity has been formed to manage the rentals at Watts Hall.

Further items that were noted included:

- Combining rent fees for the whole Thomaston Green and Gazebo
- Alcohol is prohibited at the Academy Gym and Municipal Building. Other locations will be considered on a case-by-case basis
- Half and Full day rates vs. rates based on number of people
- Deal packages for weddings using the Green and Watts Hall
- Rent exemptions for non-profits
- Custodial fees for all renters
- A rental manager for all the town properties

Meeting adjourned at 7:15 p.m. Next workshop date is Monday, October 25th at 5 p.m.

Chair Diane Giese

Town Manager Kara George

**TOWN OF THOMASTON
SELECT BOARD MINUTES
SEPTEMBER 27, 2021**

Regular Meeting 6:00 PM

Board Present: Diane Giese, Pete Lammert, Sandy Moore, Bill Hahn, Zel Bowman-LaBerge, Town Manager Kara George, Recording Secretary Donna Culbertson

Meeting called to order at 6:00 p.m. by Chair Diane Giese.

ACTION: Motion made by Zel Bowman-LaBerge, seconded by Bill Hahn to use the Breen amendment.
VOTE: 5-0

9. OLD BUSINESS

A. Consider the request of Chris Farthing for paving and plumbing repairs of up to \$5,000 at the Academy, as tabled on 9/13/21.

Public Works Director Brandon Allen and Superintendent John Fancy noted the repairs needed at the Academy Building. Paint is poured down the storm drain causing it to clog. The paint is going into the old sewer lines and not the storm drain. A new drain needs to be installed. The room located next to the bathroom could be used. A trap of some kind needs to be installed. Chris Farthing suggested digging up the garden area and paving it to buffer where the water is coming in. It was suggested to dig up the corner of the boiler room, leave the floor drain in, and tie into the drain to alleviate the water issue.

John Fancy recommended someone who specializes in this work be called. The foundation needs to be sealed. Cost estimates will be done in the next two weeks. The disposal of paint needs to be discussed with Ron Frontin and other artists that use the building.

ACTION: Motion to table the paving and plumbing repairs request until Chris Farthing is back made by Bill Hahn, seconded by Zel Bowman-LaBerge. **VOTE:** 5-0

8. NEW BUSINESS

A. Review the recommendation of R.S. Leonard Landscape Architect to build and maintain a temporary website at an estimated cost of \$1,250 for community outreach in the creation of the Parks & Trails Masterplan.

John Fancy stated that a 15-question survey needs to be completed.

ACTION: Motion made by Bill Hahn to have R.S. Leonard build and maintain a temporary website for the Parks and Trails Masterplan. Seconded by Zel Bowman-LaBerge. **VOTE:** 5-0.

B. Discuss the RFPs for the Town's Trust Fund and consider awarding the bid to TD Wealth Management. (Fee rate of 0.47%, a savings of \$7,395 per year in bank fees.)

Chair Diane Giese informed the Board that several banks were sent the RFP and 5 responded. Overall, TD Bank has the lowest fees, and the Town already has a 5-year partnership with this bank. Bill Hahn suggested that the Trust Funds be reviewed yearly and to meet with TD Bank quarterly.

ACTION: Motion made by Zel Bowman-LaBerge to go with TD Bank. Seconded by Pete Lammert.
VOTE: 4-0. Diane Giese abstained.

C. Accept with regret the resignation of Noreen Mullaney from the Planning Board.

Alternate Planning Board Member Will Eustis will now move into the full position, leaving two alternate positions vacant.

ACTION: Motion made by Bill Hahn to accept the resignation of Noreen Mullaney. Seconded by Pete Lammert. VOTE: 5-0.

D. Consider the request of Daryl Hahn and the Watts Hall Community Players to use the Thomaston Green Gazebo on October 16th (rain date October 17th) for a fall production. In case of rain, it will be held at Watts Hall.

ACTION: Motion made by Pete Lammert to let the Watts Hall Community Players use the Gazebo. Seconded by Zel Bowman-LaBerge. VOTE: 5-0.

4. Approve the Warrants

ACTION: Zel Bowman-Laberge made a motion, seconded by Diane Giese to approve the warrants. VOTE: 5-0

5. Agenda Adjustments

Review the land boundary clarifications and right of way at Susan Christensen's property located at 75 Wadsworth Street and consider for approval the Land for Maine's Future grant award of \$45,000 for the acquisition of the 1-acre Kiln Parcel adjacent to Wadsworth Street Bridge per the request of Select Board Member Sandy Moore.

ACTION: A motion was made and seconded to accept the Land for Maine's Future Grant award of \$45,000. VOTE: 5-0

ACTION: A motion was made and seconded to approve the boundary clarification and right of way at Susan Christensen's property located at 75 Wadsworth Street. VOTE: 5-0

ACTION: A motion was made and seconded to approve Sandy Moore to continue working with Attorney Melissa Reynolds and authorize up to \$4,000 for legal closing costs. VOTE: 5-0

6. Town Manager's Report (See attached.)

Executive Session

ACTION: Bill Hahn made a motion, seconded by Zel Bowman-Laberge to enter executive session at 6:55 p.m., pursuant to MRS Title 1, Section 405 (6C) to discuss real or personal property or economic development. VOTE: 5-0

ACTION: Zel Bowman-Laberge made a motion, seconded by Sandy Moore to exit executive session at 7:41 p.m. VOTE: 5-0

Chair Diane Giese

Recording Secretary Donna Culbertson

Meeting Updates

- 9/14/21 Knox County Commissioner's Meeting
- Knox County received 45 applications totaling \$17-18 million, of that, \$4 million is from Knox County Departments, \$13 million from municipalities and non-profits. Knox County has \$3.5 million right now, as they have only received the 1st half of the ARPA funds.
 - They discussed hiring a consultant to administer the grant funds program.
 - The Commissioners are going to review all applications before the next meeting in October. They will be preparing a list in order of priorities while they get a consultant hired.
 - The next meeting is Tuesday, October 12th at 2 p.m. They will continue to discuss the applications at that time. Commissioners also discussed having municipalities/non-profits come in to present their requests and answer questions.
- Thomaston's ARPA Funds
- I have registered the Town on the Maine ARPA Portal to receive the first half of our funds. The Town should be receiving the first half of \$144,957.69 soon.
- 9/16/21 The Fire/EMS Building Committee met to discuss next steps. The Committee is recommending an open house at the current station sometime this fall for the public to tour the building. Additionally, the Committee will be preparing an RFQ for architectural services for the Select Board to review in the near future.
- 9/18/21 The Town had the first successful Meet and Greet at the Academy lawn. There were a number of entities in attendance-Knox Clinic, League of Women Voters, Solid Rock Church, the Garden Club, and Lowes. The event raised nearly \$1,000 for the Library. Thank you to Diane and the Library staff for organizing the event and providing refreshments.
- Secondly, there was the Quilts of Valor event at the Municipal Building that had great attendance. The event honored 10 veterans for their services. The event was organized by Sandy Moore, the local DAR, Masons, American Legion, and the Girl Scouts. Thank you Sandy and Joanne for your work and dedication for this event.
- 9/21/21 I have completed all performance evaluations. This past week was Assessing, Finance Director, Police Chief and Town Clerk. Additionally, Chief Hoppe and Sergeant DJ Jones are signed up to take a performance evaluation and management class through Dirigo Safety, LLC in November.
- I attended the Academy Board of Trustees meeting, where the Trustees toured the basement of the building and discussed the work that is required to correct the water drainage problems.
- 9/22/21 Jodell and I attended the Wage and Hour Compliance class in Augusta through Maine Department of Labor. There is additional information that I want to incorporate into the next edit of our new Personnel Policy.
- The Stakeholder's Group met on Wednesday to hear Regina Leonard's presentation for the Parks and Trails Masterplan. The presentation is available on our website under the Stakeholders page. Regina will be contacting various individuals and groups in the next month to gather more information.
- Diane, Jodell, and I met to discuss the RFP's for the Trust Funds. We received 5 RFP's and decided on the recommendation for the Board to review tonight.
- 9/23/21 Thank you to everyone that came out on Thursday to recognize the Thomaston Police Department and Chief Hoppe's 20 years of service.
- 9/24/21 I met with Maine Town and City Manager Association (MTCMA). I have joined the Communications Committee for MTCMA. The Committee collaborates to write and find other writers for articles in the MTCMA newsletter that comes out 4 times a year. The newsletter offers a variety of articles as it pertains to municipalities and their managers. Past articles included professional resilience, code of ethics, solar power updates, and town profiles to name a few!

Meeting Updates

- 9/29/21 *Maine Rural Water Association (MRWA)– David Leonard and Humza Kahn*
John Fancy and I met with representatives from MRWA to discuss the transition of Pollution Control Superintendents. MRWA currently has a grant that will pay for Human Resource services, which means they can provide services to us at no cost. Collaboratively, MRWA will work with the Town through the whole advertising, interviewing, and hiring process to ensure that we can find a qualified candidate to work with John prior to his retirement.
- 9/30/21 *Business Block Landlord Meeting*
Brian Doyle, Tim Hoppe, Brandon Allen, and I attended a Business Block Landlord meeting to discuss concerns around parking, snow removal, dog waste, and trash debris.
- 9/30/21 *Regina Leonard, Architect*
I met with Regina Leonard to discuss the Town budget and number of employees/volunteers the Town currently has as it relates to parks, trails, and recreation. The public survey will be live on the new website at www.thomastonparks.info.
- 10/1/21 *Maine Service Centers Coalition (MSCC)*
I attended the annual MSCC meeting and was elected as an officer on the Executive Committee. Some changes from the most recent state legislative sessions that are a benefit to Maine municipalities included:
- 55% State Funding for Education for K-12 grades, which means the minimum property taxpayer contribution for schools decreased by \$68 million between FY21 and FY22
 - Restoration of Revenue Sharing to municipalities to 4.5%, and then 5% in July of 2022. Thomaston's State Revenue Sharing projections for FY22 are \$557,962, up \$127,942 over last year.
 - Homestead Exemption remains \$25,000 for property owners; however, reimbursement to municipalities will increase by 3% each year until municipalities are 100% compensated.
- The MSCC continues to advocate for municipalities. Other areas of discussion included housing issues, sharing the marijuana tax with municipalities, and local sales tax options.
- 10/7/21 *TD Wealth Management*
Diane, Jodell, and I met with TD Wealth Management to discuss the transition of our trust funds. TD will be working over the new few weeks to move funds. The Town should be fully transitioned over sometime in November. They will meet with us at a minimum annually and by teleconference whenever we need to. Jodell has already begun sending the appropriate documents TD needs to get started.
- 10/12/21 *Knox County Commissioners Meeting*
(Will have more information on Wednesday)
- Other Notes** There were 73 tax liens filed at Knox County Registry of Deeds. As of today's date (10/7/21), 18 liens have been paid.
- Reminder: October 14th from 10-11:30 a.m. is a free ARPA Housing Forum through MMA.



New Applicant

Boards & Committees Application Town of Thomaston, Maine

13 Valley Street Thomaston, ME 04861
Phone (207) 354-6107 Fax (207) 354-2132

Date: 10/6/21
Name: Amanda Prior
Street Address: 10 Brooklyn Heights Rd, Thomaston
Mailing Address (if different): _____
Home Phone Number: 207-691-6569
Cellular Phone Number: " "
E-mail Address: teampriorinc@aol.com
Preferred Method of Contact: cell phone
Committee you wish to serve on: Recreation

How long have you been a resident of Thomaston? 7 years

Please explain why you are interested in serving on a Board or Committee?

I think I could be a huge help with my ideas, coaching experience over the past 14 years, and having a great understanding of sports and what a Recreation department needs to be successful.

Do you have any background that would be helpful to this Board or Committee?

I volunteered on the Cushing Rec. board for a couple years and coached multiple sports for Cushing, Rockland, and Thomaston.

Select Board -

will have more information to you regarding this ambulance billing request before Wednesday's meeting.

Client	MLG	BLS-E	ALS-1	ALS-2	SCT
Thomaston	7.63	352.26	418.31	605.44	
	16.00	650.00	900.00	1,050.00	
2 X Medicare	15.26	704.52	836.62	1,210.88	
↑ Rate w/ 5% added	Not eligible to raise	682.50 (based on maximum 5% increase per year)	Not eligible to raise	1,102.50 (based on maximum 5% increase per year)	

The application to become a participating provider with Anthem BCBS ME must be completed online, however, I attached a hard copy so that you can see what information they require. Please note: for the "effective date" question we suggest that you request an effective, contract start date of October 11, 2021.

Here are the instructions we were given:

Ancillary providers (Ambulance is considered Ancillary) need to go to the Anthem ME website and select the following:

- Join Our Network
- Getting Started
- Ancillary Join Network
- Fill out New Provider Application Form

(<https://www.anthem.com/ins/forms/me/new-provider-application/home.html>)

If you need assistance with this enrollment, please reach out to me and we will help. If they provide any type of "receipt" of your enrollment submission, I would appreciate it if you would send it over to me for our records.



**TOWN OF THOMASTON
TOWN MANAGER
13 VALLEY STREET
THOMASTON, MAINE 04861-0299
TEL: (207) 354-6107**

To: Select Board
From: Kara George, Town Manager
Date: October 5, 2021

Re: Kiln Parcel Acquisition

Please find attached the resolution and public notice regarding the acquisition of the Kiln Parcel off Wadsworth Street.

On September 27th, the Select Board approved accepting the LMF grant of \$45,000 to acquire the Kiln Parcel for a park. Additionally, the Board approved the boundary clarification, the right of way, and for Select Board member Sandy Moore to continue working with an attorney on closing paperwork.

Previously, the Kiln Parcel acquisition has been recommended in the approved 2020 Comprehensive Plan and by the Harbor Committee. For the last 8 months, Sandy has spent a significant amount of time to make this acquisition possible.

It is my recommendation that the Town does not wait until December for a special town meeting to seek approval of the acquisition and grant funds. LMF is currently holding the grant funds in escrow until closing paperwork is finalized and the Town has completed a town meeting with a signed resolution. By delaying a special town meeting, the Town risks losing the grant funding. I am suggesting Wednesday, October 27th at 6 p.m. for a Special town meeting, with a backup date of Thursday, November 4th.

A raised concern is the cost to maintain the parcel of the land. The Town has been mowing the parcel of land ever since the lot was vacant, so mowing is not an additional expenditure above what is already being done by Public Works Department. Once the land is acquired, there likely would be no improvements to the land until next spring, which gives the Select Board and various committees like the Harbor Committee and Conservation Commission time to work on grant funding to obtain the paddle craft launches, picnic tables, kiosk, etc. The Harbor Committee has recommended the waterside components being funded through grant activity, perhaps using the Small Harbor Improvement Program (SHIP) that was used with success at our Public Landing. Other various grants we can apply for include the Shore and Harbor Planning Grant, Land and Water Conservation Fund, and Boating Facilities Fund.

Respectfully,

Kara George
Town Manager

CLERK'S CERTIFICATE CONCERNING
ACQUISITION OF 83 WADSWORTH STREET PROPERTY

I, Melissa Stevens, the undersigned Town Clerk of the Town of Thomaston do hereby certify that the following is a true copy of a resolution adopted at a Special Town Meeting duly called and held on _____, at which a quorum was present and acting throughout, that such resolution has not been rescinded, modified or amended, and is in full force and effect on this date:

WHEREAS Town of Thomaston wishes to acquire for conservation and recreation purposes a property located at 83 Wadsworth Street, Thomaston, Maine belonging to Department of Agriculture, Conservation, and Forestry and

WHEREAS Department of Agriculture, Conservation, and Forestry has agreed to sell said property for the price of \$45,000; and

WHEREAS the entire purchase price will be funded by a grant from the State of Maine Land for Maine's Future Program, which such grant will require restrictions on the use of the property as a condition of the grant; and

WHEREAS Town of Thomaston and property owner Susan B. Christensen has agreed to land boundary clarifications and a right of way at 75 Wadsworth Street (Map/Lot 101-053) and 83 Wadsworth Street.

NOW THEREFORE LET IT BE RESOLVED by the voters of the Town of Thomaston as follows:

1. That the Town of Thomaston is hereby authorized to purchase said property from the Department of Agriculture, Conservation, and Forestry in accordance with the Purchase and Sale Agreement executed by the Seller and the Town of Thomaston.
2. That the Town of Thomaston is authorized to accept a grant from the State of Maine for the acquisition of the said property, and to encumber the property with permanent restrictions on its use as outlined in a Project Agreement with the Department of Agriculture, Conservation, and Forestry.
3. That the Town of Thomaston and property owner Susan B. Christensen are hereby authorized to clarify boundary lines and a right of way at 75 Wadsworth Street (Map/Lot 101-053) and 83 Wadsworth Street.
4. That Sandra Moore, Select Board Member of Town of Thomaston or in the absence thereof, Kara George, Town Manager, is hereby authorized to sign any document they believe to be reasonably necessary or convenient to the completion of any of the transactions described above.

Attest. A true copy of a resolution as certified to me by the voters of the Town of Thomaston on the ____ day of _____, 2021.

SEAL

Town Clerk (Printed Name)

Town Clerk (Signature)

Special Town Meeting on _____

Thomaston Municipal Building, 13 Valley Street

Warrant Article: Shall the voters of the Town of Thomaston adopt the following resolution to acquire the parcel of land located at 83 Wadsworth Street for a park?

What does the Resolution include?

- 1) Town of Thomaston wishes to acquire for conservation and recreation purposes a property located at 83 Wadsworth Street, Thomaston, Maine belonging to Department of Agriculture, Conservation, and Forestry and
- 2) Department of Agriculture, Conservation, and Forestry has agreed to sell said property for the price of \$45,000; and
- 3) The entire purchase price will be funded by a grant from the State of Maine Land for Maine's Future Program, which such grant will require restrictions on the use of the property as a condition of the grant; and
- 4) Town of Thomaston and property owner Susan B. Christensen has agreed to land boundary clarifications and a right of way at 75 Wadsworth Street (Map/Lot 101-053) and 83 Wadsworth Street.

Benefits to our Community:

- The 1 acre parcel of land is funded through the State of Maine Land for Maine's Future Program.
- The Harbor Committee, Comprehensive Plan Committee and the Select Board all support the project.
- Adds another access point to the St. George River for paddle craft users. There is adequate parking capacity for vehicles and trailers for paddle craft users for a carry-in launch site.
- The parcel of land is home to the last historic lime kiln in Thomaston.
- The Comprehensive Plan that was approved by voters in 2020 includes the land acquisition of the Kiln Parcel

