



**SELECT BOARD MEETING  
MONDAY, JANUARY 9, 2023  
EXECUTIVE SESSION 5:30 P.M.  
REGULAR MEETING: 6:00 P.M.**

**IN-PERSON AT 13 VALLEY STREET**

LIVE STREAMING AVAILABLE ON THE TOWN WEBSITE OR BY VISITING:

[https://www.townhallstreams.com/towns/thomaston\\_me](https://www.townhallstreams.com/towns/thomaston_me)

CAN'T ATTEND A MEETING? PLEASE SUBMIT QUESTIONS/CONCERNS TO THE TOWN MANAGER AT:

[kgeorge@thomastonmaine.gov](mailto:kgeorge@thomastonmaine.gov)

**EXECUTIVE SESSION 5:30 P.M.**

Pursuant to MRS Title 1, §405 (6A) to review a personnel matter.

**REGULAR MEETING 6:00 P.M.**

- 1. CALL THE MEETING TO ORDER**
- 2. PUBLIC HEARINGS:**
- 3. APPROVE THE MINUTES OF:** July 25, 2022
- 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**
- 10. NEW BUSINESS**
  - A. Consider for approval a 3-year employment contract renewal for the Town Manager.
  - B. Town Electricity and Solar Presentation from John Fancy

- C. Review for approval the 2018 Dodge Charger Police Cruiser bid.
- D. Consider for appointment Garrett Adams as alternate member of the Harbor Committee.
- E. Accept with regret the resignation of Chris Farthing from the Academy Board of Trustees.
- F. Discuss future allocations of American Rescue Plan Act (ARPA) funds.

**11. ADJOURN**

**Upcoming Dates:**

Wednesday, January 11th	6:00 p.m.	Conservation Commission
Monday, January 16th		Martin Luther King Day Observed/Town Offices Closed
Tuesday, January 17th	5:00 p.m.	Harbor Committee
	6:00 p.m.	Planning Board
Wednesday, January 18th	9 a.m.	Watts Block Trustees
Thursday, January 19th	9 a.m.	Economic Development Committee
Monday, January 23rd	6 p.m.	Select Board Meeting
Thursday, January 26th	4 p.m.	Cemetery Trustees
	5:30 p.m.	Recreation Committee

**TOWN MANAGER  
EMPLOYMENT AGREEMENT**

This Employment Agreement ("Agreement") is entered into by and between the Town of Thomaston ("Town") and Kara George (together, "the parties.").

WHEREAS, the Town wishes to employ Kara George as its Manager; and

WHEREAS, the Town and Kara George desire to provide for terms regarding the employment of Kara George by the Town,

NOW, THEREFORE, the parties agree as follows:

1. **Term.** The Town hereby appoints and employs Kara George as its Town Manager for a term of three (3) years beginning January 14, 2023 and expiring January 13, 2026. The Agreement will be automatically renewed for an additional one (1) year period (covering January 14, 2026 to January 13, 2027) unless either the Board (i) notifies Kara George in writing on or before September 12, 2025 of its intention not to renew the Agreement, or (ii) has not completed, approved, and executed a successor Agreement on or before January 15, 2026.
2. **Compensation and Benefits.** Beginning January 14, 2023, Kara George shall be paid an annual salary of \$85,297 payable in installments in accordance with the Town's regular payroll for its employees.

If Kara George's performance is determined by the Select Board to be satisfactory, the employee's salary shall be annually raised at the start of the Town's fiscal year at the same rate as that of the majority of non-union employees of the Town.

Kara George shall receive the same benefits as provided in the Town Personnel Manual for a person with her length of service with the Town, including health insurance, retirement, sick leave, holidays, and other such benefits as the Town provides to its other employees, unless otherwise provided in this Agreement.

In addition, the Town agrees that it shall not at any time during this contract reduce the salary, compensation, or other benefits of Kara George, except to the extent that such reduction is part of a general reduction for all non-union employees of the Town.

3. **Annual Review.** The Select Board will perform a review of Kara George's job performance covering the prior 12-month employment period. Kara George shall be responsible for timely scheduling the reviews. All reviews will be based on job performance, achievements, market factors and length of service. Such evaluations will help define goals and performance objectives for the proper operation of the Town government and help to set in place written objectives for the future.

In the final year of this Agreement, the Board shall conduct a review of Kara George's job performance to be completed on or before August 11, 2026.

4. **Duties.** Kara George shall exercise all the duties of a Town Manager as set forth in law and ordinance and to perform such other duties assigned by the Select Board. Kara George shall devote her full working time to the faithful and diligent performance of duties as Manager and shall not, during the term of this Agreement, be engaged in any other business or professional activity which interferes with the duties of Manager.

The parties acknowledge that the Town Manager position is salaried and requires work hours outside normal office hours in the performance of her duties and to that end, she shall be allowed flexibility in setting her own office hours but shall be expected to be generally available during ordinary business hours.

5. **Termination.**

- A. **Termination without Cause.** The Select Board may terminate this Agreement at any time without cause. In the event Kara George's employment is terminated without cause by the Select Board before expiration of the aforesaid term of employment, and during such time Kara George is willing and able to perform the Manager's duties under this Agreement, then, in that event, the Town agrees to give Kara George a thirty (30) day notice of termination and pay a lump sum payment equal to three (3) month's salary, together with a monthly amount equal to three (3) months of the Town's contribution towards the cost of health insurance premiums. The number of months described above for salary and health insurance payments will be increased by one (1) month after completion of each year of service to a maximum of six (6) months. Should Kara George elect COBRA continuation benefit post-separation with the Town, and she obtains new employment that offers health insurance during such period, Kara George will immediately notify the Town, and the Town's monthly COBRA continuation obligations under this Agreement will end.

- B. **Termination with Cause.** The Select Board may terminate Kara George's employment, and this Agreement, for cause after written notice and a hearing to provide Kara George with an opportunity to be heard by the Select Board. For purposes of the Agreement, "cause" includes, but is not limited to, a material breach of this Agreement; any failure or refusal to perform the agreed-upon duties of the job or reasonable directives of the Select Board; any malfeasance in performance; any actions which bring disrepute to the Town; commission of any crime, whether or not related to the office of Town Manager; or any other reasons that are recognized by law and practice as cause in a public sector employment contract.

In the event Kara George's employment is terminated for cause after notice and hearing, the Town shall have no payment obligations under Paragraph 5(A).

- C. **Voluntary Resignation.** In the event Kara George voluntarily resigns before expiration of the term of this Agreement, she shall give the Town forty-five (45) days' written notice in advance, unless the parties mutually agree to a different notice period.

6. **Disability/Inability to Perform Duties.** If Kara George is unable to perform the Town Manager's full duties because of disability (or for any other reason) for a period of sixteen (16) consecutive weeks in a twelve-month period, the Board of Selectmen shall have the option to terminate Kara George's employment provided conditions of the Family and Medical Leave Act (FMLA), Americans with Disabilities Act (ADA) and any other applicable law have been met. If the disability is caused by an injury sustained while performing the duties of Town Manager, and the Board of Selectmen thereafter exercises its option to terminate Kara George's employment, then Kara George shall be entitled to the payments and contributions described in Section 5(A).
7. **Expenses.** Kara George shall be reimbursed at the standard mileage rate then set for Town employees. The Town agrees to reimburse Kara George for other actual costs, reasonably incurred according to Town policies in the official disposition of her responsibilities. Kara George shall timely submit vouchers, with receipts, for all items for which reimbursement is sought, no later than ten (10) business days after the expense is incurred.
8. **Cellular Phone Allowance.** Kara George will provide her own cell phone for use on Town business and the Town agrees to reimburse the employee the sum of forty dollars (\$40) per month.
9. **Residency.** The Town acknowledges that Kara George is not a resident of the Town, and the Town agrees that the employee will not be required to become a resident of the Town during the term of this agreement.

Kara George shall receive four (4) weeks of paid vacation and shall continue to accumulate vacation time thereafter at the rate prescribed in the Town's Personnel Policy.

Upon termination of employment, whether voluntary or involuntary, the Town shall compensate Kara George for all accrued vacation time and 50% of any accrued and unused sick time. Said compensation shall be based upon Kara George's salary as of the date of employment termination.

10. **Conferences, Training and Education.** The Town agrees to budget for and to pay for professional dues and subscriptions of Kara George necessary to earn manager certification in the State of Maine through continuation and full participation in the Maine Town and City Manager's Association (MTCMA), Maine Municipal Association (MMA), the Mid-coast Municipal Association (MCMA), Maine Local Government Human Resources Association (MLGHRA), Maine Government Finance Officers Association (MGFOA), Maine Municipal Tax Collector and Treasurer's Association (MMTCTA), and the Maine Welfare Director Association (MWDA) during the term of this agreement as it is desirable for Kara George's continued professional participation, growth, and advancement, and a benefit for the Town. Other professional development activities of Kara George are subject to prior written approval by the Select Board.

11. **Defense and Indemnification of Employees.** The Town shall have the obligation to defend and indemnify Kara George as set forth in 14 M.R.S.A. §8112, as that section may be amended from time to time. This obligation to defend and indemnify is made with the understanding that the Town will defend Kara George with its own legal counsel and shall pay attorney's fees for separate counsel only if Kara George is required to retain separate counsel. If separate counsel is required, Kara George agrees that such separate counsel's hourly fee rate shall not exceed that hourly fee rate paid to the Town's legal counsel retained and/or assigned for such representation. Kara George shall, as a condition precedent to receipt of this indemnification, cooperate with the Town and its legal counsel in the defense of any related action, claim, or proceeding, whether Kara George is employed by the Town or not.
12. **Assignment.** Kara George acknowledges that the services to be rendered by the Town Manager are unique and personal. Accordingly, Kara George may not assign any of the Manager's rights or delegate any of the Manager's duties or obligations in the Agreement without the express written consent of the Select Board.
13. **Integration.** This Agreement supersedes and revokes all prior Agreements or agreements between the parties, whether implied, oral, or in writing, and constitutes the entire agreement between the parties.  
  
Kara George's employment shall be subject to the Town of Thomaston Personnel Policies except where the Town's Personnel Policy differs with this agreement, in which case the specific provisions of this agreement shall apply.
14. **Governing Law.** This Agreement has been executed and delivered and shall be construed and enforced in accordance with the laws and courts of the State of Maine. Venue shall be in the Maine Superior Court of Knox.
15. **Amendments.** This Agreement may only be amended in writing signed by both parties.
16. **Severability.** If any provision or portion thereof contained in this Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of this Agreement shall not be affected and shall remain in full force and effect.
17. **Waiver.** No term of provision of this Agreement shall be deemed to have been waived by either party unless such waiver is in writing and signed by the party making the waiver.
18. **Mediation.** The parties agree that if there is any dispute regarding the terms, conditions, or interpretation of this Agreement, they will first meet informally to attempt to resolve the dispute. If such meeting does not resolve the dispute, the parties then agree to submit the dispute to mediation by a mutually agreeable neutral third party prior to instituting any legal action.

(The remainder of this page is left intentionally blank.)

In Witness Whereof, the parties have executed this Agreement on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Witness:

TOWN MANAGER

\_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Town Manager

\_\_\_\_\_

TOWN OF THOMASTON  
SELECT BOARD CHAIR

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Select Board Chair

# Town of Thomaston

## Solar/Electric Systems

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## Thomaston Electric Program

In 2020 Thomaston began a 3-phase plan to reduce and control electric costs.

- 1 – Enter long-term contract to purchase electricity
- 2 – Purchase streetlights from Central Maine Power (CMP)
- 3 – Install a solar array to produce about 90% of power used

2

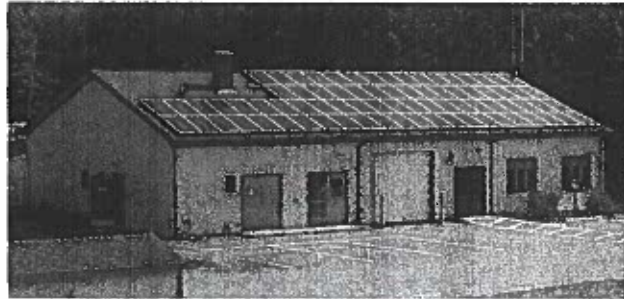


## System A

*Location:* Roof of Control Building  
*Year Installed:* 2010  
*Design Size:* 17.16 kW  
*Design Capacity:* 22,900 kWh/year  
*Panel Number:* 78  
*Panel Wattage:* 220  
*System Cost:* \$83,377

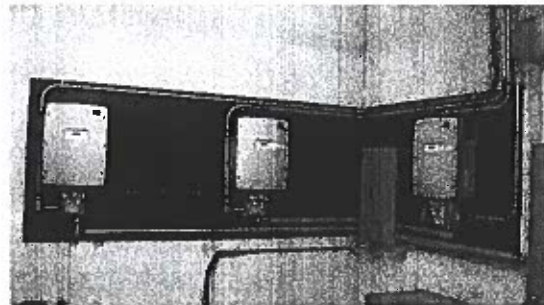
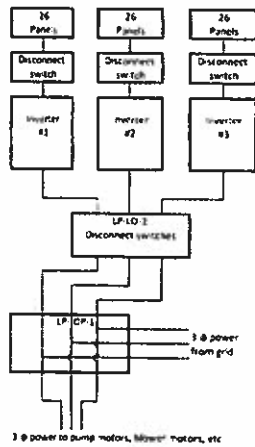
Grant from Efficiency Maine \$77,273  
Local Share \$6,103

This system is connected to the grid and covered by a Net Energy kWh Credit Agreement with Central Maine Power.



3

## Converting DC power from the solar panels to AC and feeding it into the plants electric system

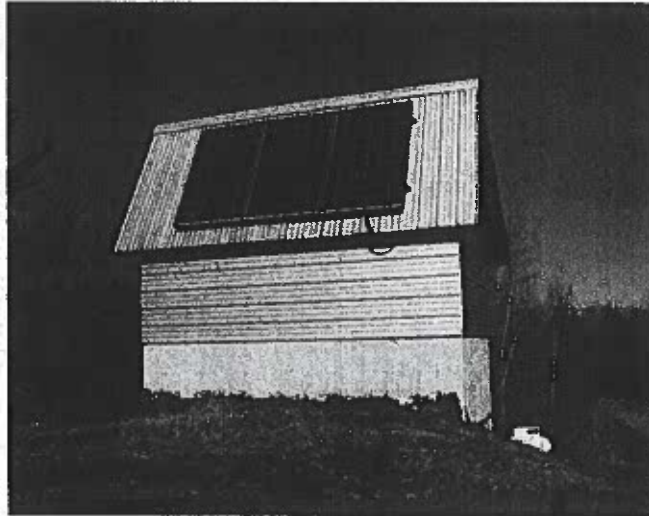


4

## System B

*Location:* Roof of Icefluent Building  
*Year Installed:* 2016  
*Design Size:* 0.84kW  
*Design Capacity:* 900 kWh/year  
*Panel Number:* 3  
*Panel Wattage:* 280  
*System Cost:* \$2,147

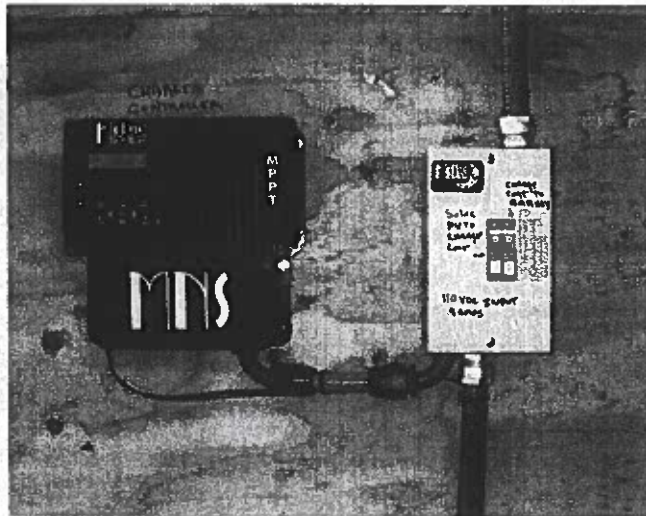
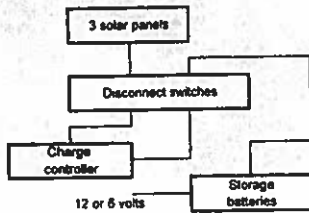
This system is not connected to the grid.



5

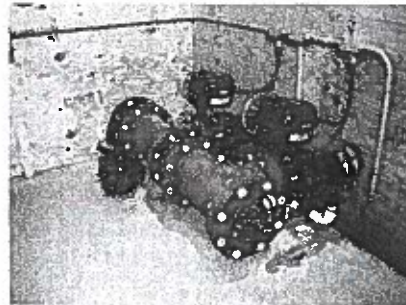
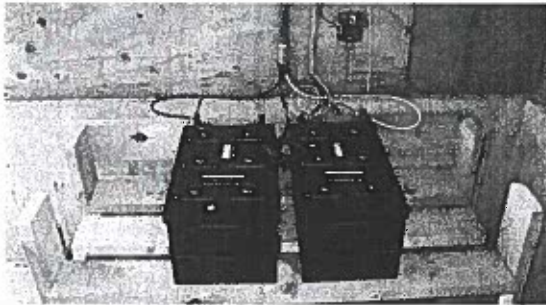
Provides all power for the ice making operation.

The whole building runs on DC power.  
 The solar panels produce DC current that is stored in the heavy duty battery system.  
 The lights, radio and small valves operate on 12 volts.  
 The large valves operate on 24 volts.



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Two heavy duty batteries store the power for use when the solar panels are not generating power. The motors (red) on the valves run on 24 volts DC power. The small valves (by white elbow) are also DC current.



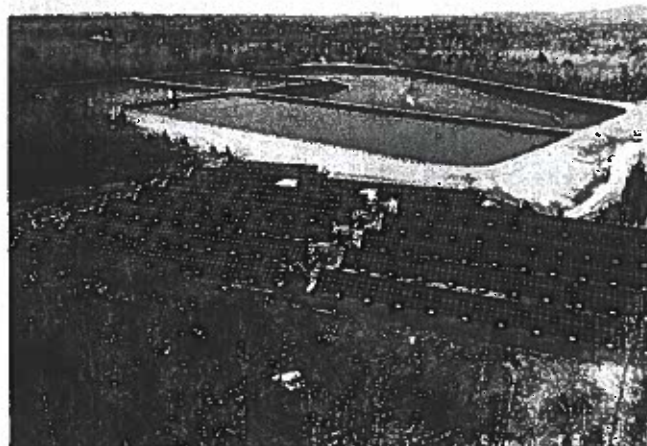
7

## System C

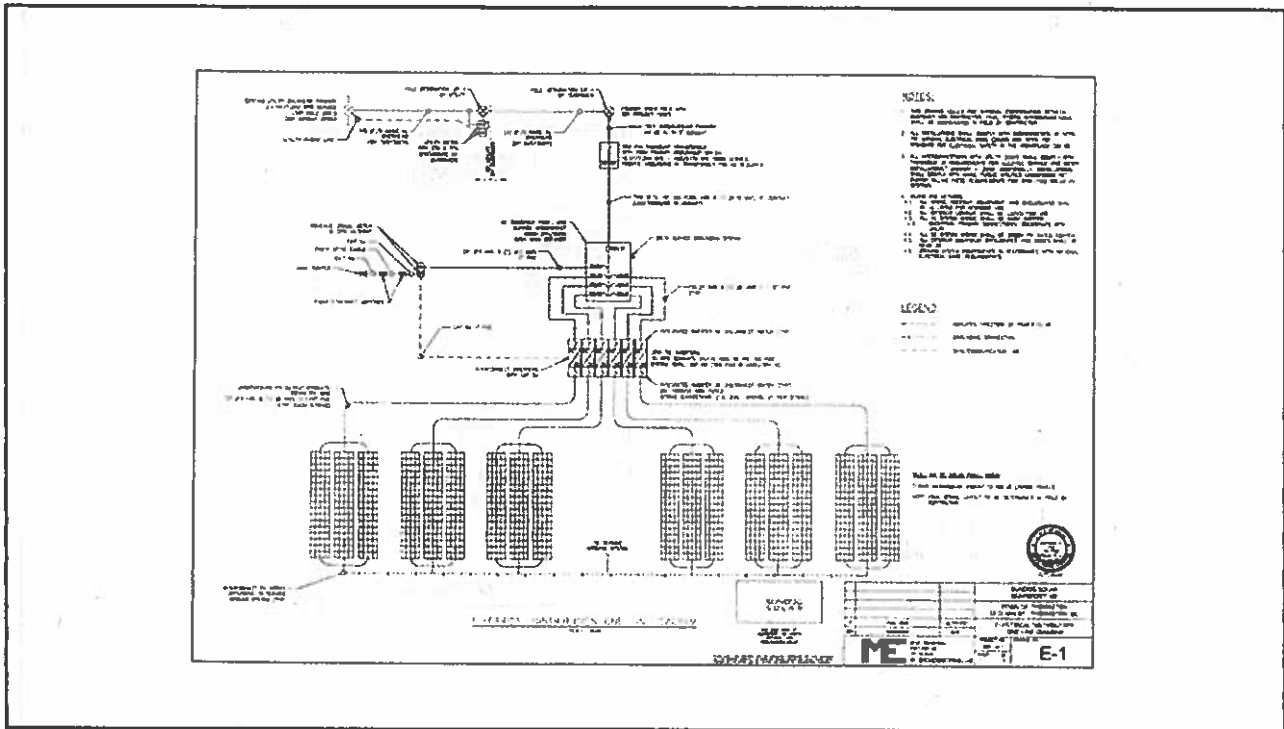
**Location:** Southeast of Lagoon #1  
**Year Installed:** 2020  
**Design Size:** 496.65 kW  
**Design Capacity:** 628,140 kWh/year  
**Panel Number:** 1,290  
**Panel Wattage:** 385  
**System Cost:** \$1,116,506

Paid from \$1.2M, 15-year, 1.6768% MM88 Loan

This system is connected to the grid and covered by a Net Energy Dollar Credit Agreement with Central Maine Power.



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## System D

**Location:** Roof of Garage Building

**Year Installed:** 2022

**Design Size:** 21.75 kW

**Design Capacity:** 22,739 kWh/year

**Panel Number:** 50

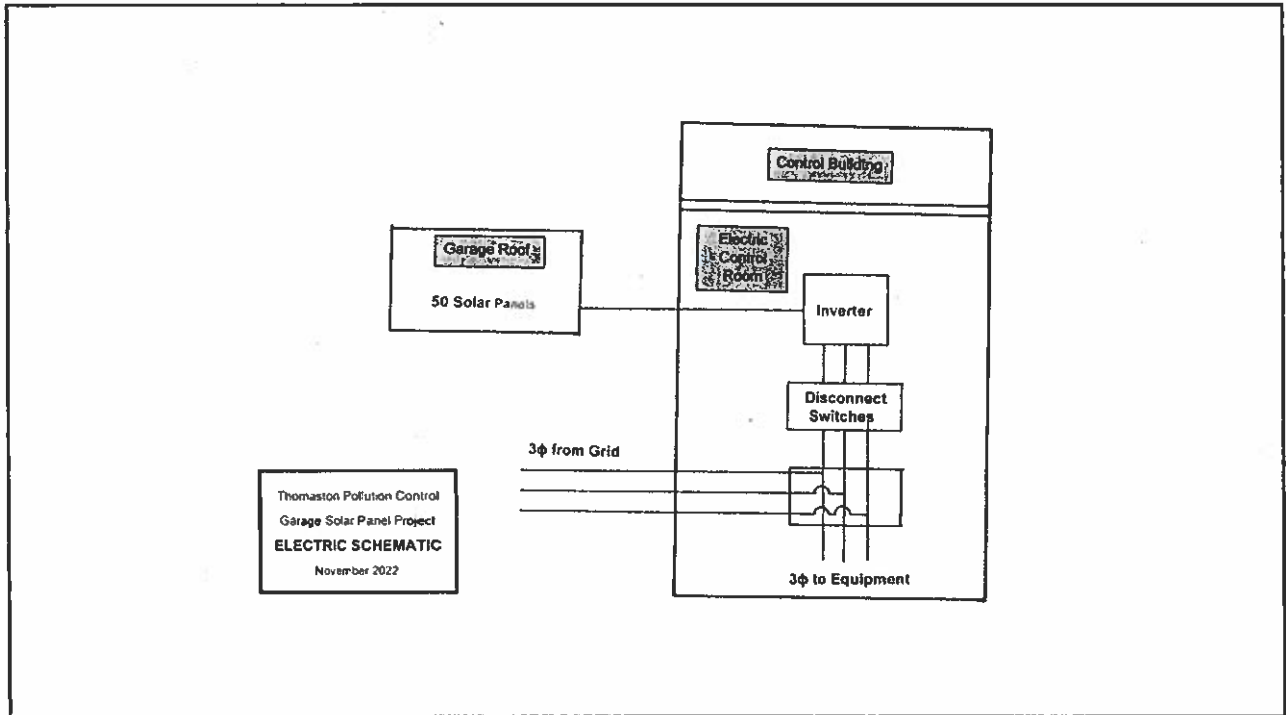
**Panel Wattage:** 435

**System Cost:** \$64,541

Paid from \$1.2M, 15-year, 1.6768% MMB8 Loan

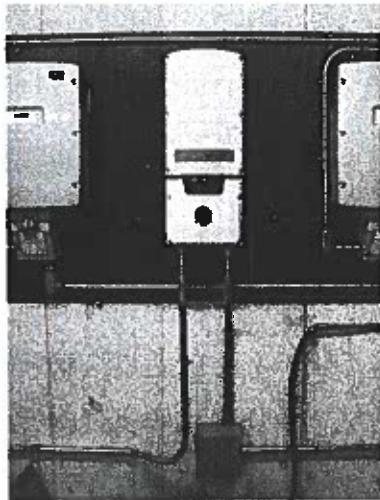
This system is connected to the grid and covered by a Net Energy kWh Credit Agreement with Central Maine Power.

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## System D Inverter and Main Disconnect



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## CMP Net Metering Agreements

- **Billing Credit Agreement**

All power generated by the solar array is fed into the grid.

All power fed into the grid is metered by CMP.

A dollar credit is issued against all accounts on the cascading allotment list.

The value of the credit is set by the Maine Public Utilities Commission.

**This agreement applies to System C**

- **kWh Credit Agreement**

Power generated by the solar array is used within the building where it is generated.

Any excess power generated is fed to the grid through a two way meter.

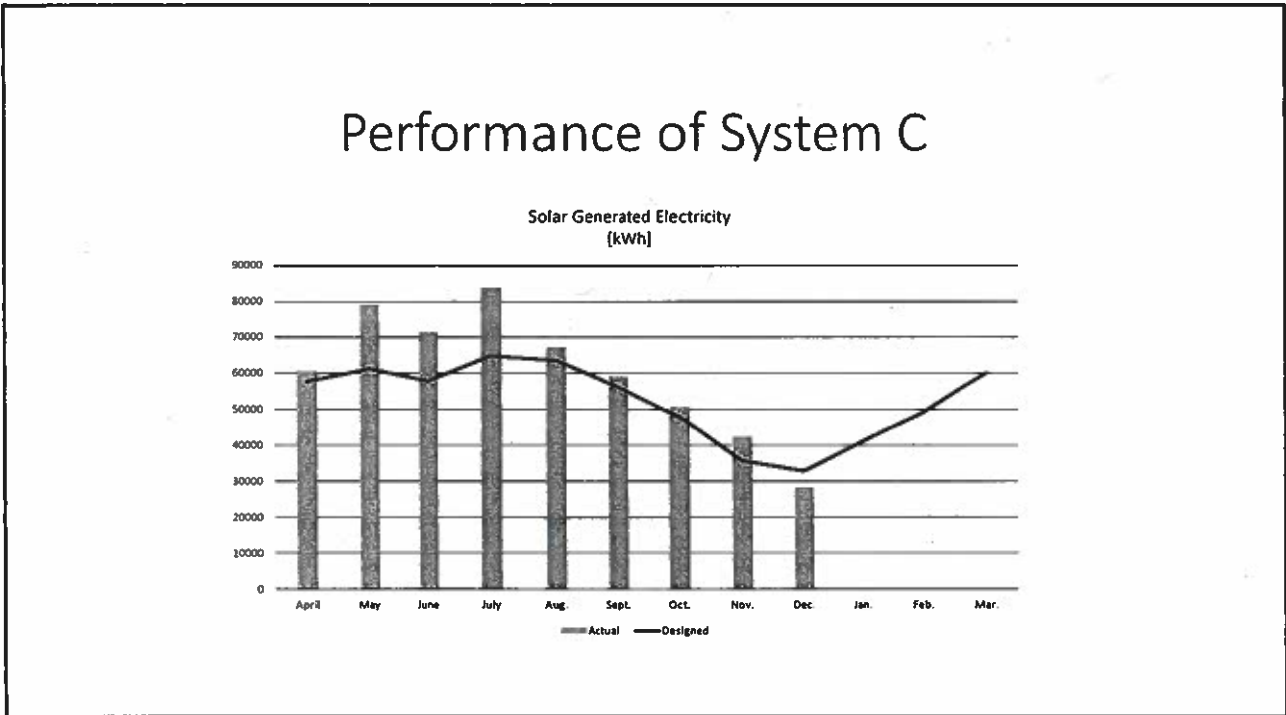
At the end of a billing cycle any kWh sent to the grid is credited, as kWh, only to that account.

**This agreement applies to both System A and D**

## Performance of System A

- System has been in operation since December 2010.
- No funds spent on system in 12-years of operation.
- This system was designed to produce 22,900 kWh annually
- In 2020 it produced 22,538 kWh or 98.4% of design.
- In 2021 it produced 22,262 kWh or 97.2% of design.
- In 2022 it produced 23,268 kWh or 101.1% of design.

Has saved over \$40,000 in electric bills.



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### Generation to Use Ratio 2022-92%

		SYSTEM ACTUAL GENERATION											
System A	783	998	1,830	2,514	2,695	2,684	3,082	2,407	2,280	1,543	1,423	1,029	
Cumulative		1,781	3,611	6,125	8,820	11,504	14,586	16,993	19,273	20,816	22,239	23,268	
System C				60,616	79,076	71,348	83,996	67,163	59,139	50,640	42,350	28,293	
Cumulative			150,248 Assumed	210,864	289,940	361,288	445,284	512,447	571,586	622,226	664,576	692,869	
System D													1,317
Cumulative													1,317
Annual Total				213,378	298,760	366,671	459,870	529,440	590,859	642,042	688,132	718,768	
		ELECTRICITY USED											
PCD	50,761	58,905	49,023	51,916	44,638	38,287	38,803	31,971	34,083	35,523	44,892	46,432	
Town	27,320	32,562	22,687	18,682	15,307	17,139	18,475	19,828	18,132	18,544	20,275	24,521	
Total	78,081	91,467	71,710	70,598	59,945	55,426	57,278	51,799	52,215	54,067	65,167	70,953	
Cumulative	78,081	169,548	241,258	311,856	371,801	427,227	484,505	536,304	588,519	642,586	707,753	778,706	

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## What we get from System C

### Electric Power

- Actual electricity is generated and goes to the grid.
- Credit from CMP for all electricity produced that is used to reduce the cost of power purchased.
- For 2023 this is **24.69¢** for each kWh fed to the grid and used in our small accounts and **23.55¢** for each kWh fed to the grid and used in our medium accounts.

In 2023 we will pay **14.82¢** per kWh.

### Renewable Energy Certificates

- Each megawatt hour of power produced gives the Town one REC.
- RECs are proof that the power has been generated with renewable energy such as solar or wind and without burning fossil fuels like coal, oil or natural gas.

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## Renewable Energy Certificates

- 1 REC is created for each 1,000 kilowatt-hours of renewable electricity generated and delivered to the grid.
- The New England Power Pool Generation Information System (NEPOOL GIS) issues and tracks RECs for New England.
- RECs are issued quarterly.
- Thomaston has an account with NEPOOL and stores its RECs there.
- Thomaston will produce over 600 RECs a year.
- RECs have value and can be sold.

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## Renewable Energy Certificates

- RECs are purchased and sold on the energy market.
- Value goes up or down based on supply and demand.
- After purchase RECs are used and “retired”.
- RECs must be sold/used within one year after generation.
- Who buys RECs:
  - Power Companies – required to have some percentage of renewable energy in their mix.
  - Firms that want to claim they are “green” but lack their own solar facilities.
  - Individuals who want to use renewable energy not fossil fuels.

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## Renewable Energy Certificates

- A Maine REC is currently worth about \$30.00.
- Annual income will be about \$18,000.
- Income put into the Solar/Electric Reserve account to be used to:
  - Pay for maintenance or repair of solar array.
  - Pay for maintenance, repair or expansion of streetlights.
  - Pay for other municipal costs of owning an electric utility.
  - Help reduce cost of long-term debt of the solar array.

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## Economic Benefits of Solar for Thomaston

Costs before Solar			Estimated 2023 costs		
<u>P.C.D.</u>	<u>Municipal</u>	<u>TOTAL</u>			
2018 -	\$74,137	\$65,737	<b>\$139,874</b>	Solar Bond	\$90,748
2019 -	<u>\$78,285</u>	<u>\$91,181</u>	<b>\$169,466</b>	Streetlight Bond	\$21,431 <small>FY 24/25</small>
Ave. -	\$76,211	\$78,459	<b>\$154,670</b>	Maintenance	\$4,500
				Reserves	<u>\$4,943</u>
				Total Expense	\$121,622
				Less REC Income	<u>\$18,000</u>
				Final Cost	<b>\$103,622</b>
<b>All paid to C.M.P.</b>					

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## Solar/Electric Reserve Account

Fiscal Year	Maintenance	Replacements	Annual Cost	Annual Contribution	Reserve Balance
2023/24	\$2,610	\$0	\$2,610	\$4,943	\$4,702
2024/25	\$2,610	\$500	\$3,110	\$4,943	\$6,535
2025/26	\$2,610	\$6,500	\$9,110	\$4,943	\$2,368
2026/27	\$2,610	\$0	\$2,610	\$4,943	\$4,701
2027/28	\$2,610	\$0	\$2,610	\$4,943	\$7,034
2028/29	\$2,610	\$0	\$2,610	\$4,943	\$9,367
2029/30	\$2,610	\$6,500	\$9,110	\$4,943	\$5,200
2030/31	\$2,610	\$0	\$2,610	\$4,943	\$7,533
2031/32	\$2,610	\$0	\$2,610	\$4,943	\$9,866
2032/33	\$2,610	\$0	\$2,610	\$4,943	\$12,199
2033/34	\$2,610	\$6,500	\$2,610	\$4,943	\$8,032

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## Solar Array – Future Considerations

- Electric usage is about 780,000 kWh per year and expected to go up.
- Electric generation is designed for 674,000 kWh or 86% of usage.
- Purchasing electricity is going up and unlikely to go down.

Installing more solar panels or replacing existing ones, should be planned for.

- Floating solar panels on the lagoons is one option.
- A Community Solar Project would be a way to help Thomaston citizens get the benefit of the savings from solar.

12-6-22

Garrett for Alternate HC seat

HC Chair advised



New Applicant

Boards & Committees Application

Town of Thomaston, Maine

13 Valley Street Thomaston, ME 04861

Phone (207) 354-6107 Fax (207) 354-2132

Date:

8/22/2022

Name:

Garrett C Adams

Street Address:

84 Knox Street, Thomaston ME

Mailing Address (if different):

Home Phone Number:

Cellular Phone Number:

(917) 921-0929

E-mail Address:

gadams@lymenmorse.com

Preferred Method of Contact:

email

Committee you wish to serve on:

Harbor Committee

How long have you been a resident of Thomaston?

1 year

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

CFO of Lymen Morse Boatbuilding Inc.

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

Prior board service.  
Commercial fishing.  
Experienced mariner.

See Back →

Any suggestions or comments:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

Please return this form to: Town of Thomaston
13 Valley Street
Thomaston, Maine 04861

For Official Use Only
Date Application Received: 5/22/22
Appointment Term: 2023
Resignation Date:
Member being replaced:
Town Manager Review: (Initials)
Town Clerk Review: (Initials)

5/22/22 left a message
for Applicant to call
re: HC in the vacant
at 10:00 AM
Updated: 5/22/22 spoke with
Applicant, advised him
on a one on one that I
could hold his application
and give a 30 day notice
period, he could resign.
(M)

## Missy Stevens

---

**From:** Kara George  
**Sent:** Tuesday, December 27, 2022 9:40 AM  
**To:** Missy Stevens  
**Subject:** FW: Resignation

**Kara George**  
**Town Manager**  
**Town of Thomaston**  
13 Valley St.  
Thomaston, ME 04861  
Ph. (207) 354-6107  
Fax (207) 354-2132

**From:** chris farthing <westham.hooligan.uk@gmail.com>  
**Sent:** Monday, December 26, 2022 7:35 PM  
**To:** Kara George <kgeorge@thomastonmaine.gov>  
**Subject:** Resignation

It is most unfortunate that I find myself in the position of needing to resign from the Academy board of trustees.

Respectfully

Chris Farthing

Town of Thomaston

Request for Bids

The Town of Thomaston is seeking bids on the following:  
2018 Dodge Charger. All Wheel drive/HEMI. 99,000 miles.

Minimum bid \$6,000

All sealed bids must be received by **Wednesday, December 28<sup>th</sup> at 2:00 pm**, at which time bids will be opened at the Town Office. The cruiser may be viewed at the Thomaston Police Department, 13 Valley Street. Please contact Police Chief Tim Hoppe at 691-5335 or [thoppe@thomastonmaine.gov](mailto:thoppe@thomastonmaine.gov) to set up a time to view the cruiser or if you have any questions.

The sealed bid can be dropped off or mailed to: Town of Thomaston, 2018 Charger Bid, 13 Valley Street, Thomaston, Maine 04861.

The bid will be awarded by the Selectboard on **Monday, January 9<sup>th</sup> at 6 pm**

The cruiser is offered as is where is with no warranty written or implied.

The Town of Thomaston reserves the right to accept or reject any and all bids.

12-21-22

sealed Bid

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Asian Auto Services  
21 Danville Rd  
Plainsboro NJ  
03865

Contact - Barry 603-401-0391  
OLDMEATSTUFF # AOL.COM

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2018 Dodge Charger  
Accident Damaged  
\$ 6543.21



RINGWOOD MOTORS  
5406 AUSTIN COURT  
RINGWOOD, IL 60072

PHONE (847) 404-7096  
ringwoodmotorsinc@gmail.com

Sealed Bid Dodge Charger  
Town of Thomaston,  
13 Valley St.  
Thomaston, ME 04861

Phone: 207-354-6107

**Bid on 2018 Dodge Charger: Bid amount = 6180**

**Town of Thomaston  
Request for Bids**

The Town of Thomaston is seeking bids on the following:  
2018 Dodge Charger. All Wheel drive/HEMI. 99,000 miles.  
Minimum bid \$8,000

All sealed bids must be received by **Wednesday, December 28<sup>th</sup> at 2:00 pm**, at which time bids will be opened at the Town Office. The cruiser may be viewed at the Thomaston Police Department, 13 Valley Street. Please contact Police Chief Tim Hoppe at 691-5335 or [thoppe@thomastonmaine.gov](mailto:thoppe@thomastonmaine.gov) to set up a time to view the cruiser or if you have any questions.

The sealed bid can be dropped off or mailed to: Town of Thomaston, 2018 Charger Bid, 13 Valley Street, Thomaston, Maine 04861.

The bid will be awarded by the Selectboard on **Monday, January 9<sup>th</sup> at 6 pm**

The cruiser is offered as is where is with no warranty written or implied.

The Town of Thomaston reserves the right to accept or reject any and all bids.

## **Kara George**

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**From:** Tim Hoppe  
**Sent:** Friday, December 30, 2022 6:15 AM  
**To:** Kara George  
**Subject:** FW: Dodge Charger Bid

**From:** Brett Patti <brett6999@gmail.com>  
**Sent:** Wednesday, December 28, 2022 11:20 AM  
**To:** Tim Hoppe <thoppe@thomastonmaine.gov>  
**Subject:** Dodge Charger Bid

If you can accept an email bid it is \$5000.

Emergency Remarketing  
38130 Airport Pkwy  
Willoughby Oh 44094

Attn: Brett Patti  
President

**Town of Thomaston**

**Select Board**

**Minutes**

**July 25, 2022**

**EXECUTIVE SESSION 5PM**

Pursuant to MRS Title 1, §405 (6A) to review a personnel matter.

**ACTION: Pete Lammert made a motion, seconded by Zel Bowman-Laberge to enter executive session at 5:02 p.m. pursuant to MRS Title 1, §405 (6A) to review a personnel matter. VOTE: 4-0 (Bill Hahn absent)**

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

**ACTION: Bill Hahn made a motion, seconded by Zel Bowman-Laberge to approve Kara George and John Fancy to pursue the Constellation contract for electricity. VOTE: 5-0**

**REGULAR MEETING 6 PM**

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

**Public Present:** Anson Norton, Kim Matthews, Brandon Allen, Tim Hoppe, John Fancy, Susan Devlin.

Meeting called to order at 6pm by Chair Diane Giese.

**ACTION: Motion made by Pete Lammert to accept the Breen Motion. Seconded by Bill Hahn to take the agenda out of order. VOTE: 5-0.**

**10. NEW BUSINESS**

A. Election of Select Board Officers

**ACTION: Motion made by Zel Bowman-LaBerge to appoint Diane Giese as Chair. VOTE: 3-1-1. (Sandy Moore opposed, Pete Lammert abstained)**

**ACTION: Motion made by Zel Bowman-LaBerge to appoint Bill Hahn as Vice-Chair. VOTE: 4-0-1. (Pete abstained)**

A question was raised by Susan Devlin as to why some of the Select Board members had not signed the Code of Ethics.

**ACTION: Bill Hahn made a motion, seconded by Pete Lammert to review the code of ethics in the future. VOTE: 5-0**

B. Consider the following appointments:

1) Kathy Derene of 67 Wadsworth Street to the Budget Committee and the Academy Board of Trustees. (Tabled)

2) Claudia Rosti of 65 Sunrise Terrace to the Planning Board.

**ACTION: Motion made by Bill Hahn, seconded by Diane Giese to appoint Claudia Rosti to the Planning Board. VOTE: 5-0.**

C. Review the Community Resilience Partnership and schedule a public workshop date per the request of John Fancy.

The program has a fair amount of money for projects that are hardships facing the municipalities. There is a list of community actions for each municipality to qualify. A workshop has been scheduled for September 14<sup>th</sup> at 6:00 pm.

D. Discuss the request of Larry Butler of 31 Water Street for a 3-way stop signs at Green Street and Water St.

Larry Butler sent a letter to the Town Manager requesting a 3-way stop be placed at Green and Water Streets.

Sandy Moore stated she lives on Green Street. Very often people will speed up the hill and down. She did not think a 3-way stop would solve the problem. Police Chief Tim Hoppe suggested parking on both sides would narrow the street and slow people down.

When the Water Street sewer project takes place, and the sidewalk is addressed, this should slow people and make it safer for walkers. Tim and Brandon will observe and report back in approximately two weeks. Tim also suggested to have a temporary summer speed bump with signage letting people know they are approaching a speed bump. Pete Lammert also stated that the speeding needs to be addressed on Erin and Thatcher Streets.

**ACTION: Motion made by Bill Hahn, seconded by Zel Bowman-Laberge to table the discussion for now. VOTE: 5-0.**

E. Consider for approval the Economic Development Committee's process recommendation for the Thomaston Green.

Charlie Grover addressed the Board on the Thomaston Green project. A productive series of meetings is needed. A broad group of citizens needed for different ideas and suggestions. It needs to be highly advertised. Sandy Moore asked if these meetings would include the Parks and Trails. Zel stated that a Task Force Group was voted out

and she is confused on what group is doing what? At least three workshops are needed. Town Manager Kara George was asked to investigate several facilitators. Peggy McCrea asked how to mesh all the ideas for people to work together.

**ACTION: Motion made by Bill Hahn, seconded by Diane Giese to accept the recommendations to work with a facilitator for the Thomaston Green workshops. VOTE: 5-0.**

F. Consider the following nominations for MMA Vice-President and Executive Committee Members.

Vice-President Diane Himes, Executive Committee Ivan McPike, Executive Committee Philip Crowell, and Executive Committee Anthony Ward.

**ACTION: Motion made by Pete Lammert, seconded by Zel Bowman-LaBerge to vote for all nominations. VOTE: 5-0.**

G. Review for approval a letter of support for the Georges River Federal Navigation Project.

John Fancy gave a brief explanation of the project. Town Manager Kara George was asked to write a letter of support.

**ACTION: Motion made by Bill Hahn, seconded by Zel Bowman-Laberge to write a letter of support. VOTE: 5-0.**

H. Vote to expend \$8,700 from the Municipal Facilities Reserve to repair brick work on the Watts Block building.

The bricks out on the back of the building are coming apart. Susan Devlin raised the question if the Watts Block was becoming self-supporting. A meeting needs to be held with the Budget Committee to make sure the building is on track. Town Manager Kara George was requested to get the budget information together.

**ACTION: Motion made by Bill Hahn, seconded by Diane Giese to repair the brickwork at Watts Block. VOTE :5-0.**

I. Schedule a Housing Workshop per the request of Diane Giese.

A workshop has been scheduled for August 17, 2022 with Merrill & Andrew from Maine Working Homes.

**SELECT BOARD MEETING ADJUSTMENTS:**

A. Recognize Nadine Smith for the donation of land known as the Sawyer Pond and Recreation Lot to the Town.

A Thank you letter will be sent to the Nadine Smith for the donation.

**ACTION: Motion made by Zel Bowman-Laberge to accept the land donation, seconded by Pete Lammert. VOTE: 5-0.**

B. Consider authorizing the Town Manager to sign the MDOT Agreement for the Mill River Park sidewalk Project.

This was tabled for a later date.

3. APPROVE THE MINUTES OF: April 25, 2022.

**ACTION: Motion to approve the minutes made by Pete Lammert, seconded by Bill Hahn. VOTE: 5-0.**

4. APPROVE THE WARRANTS

**ACTION: Motion made by Pete Lammert, seconded by Bill Hahn to approve the warrants. VOTE: 5-0.**

6. TOWN MANAGERS REPORT (see attached)

OTHER BUSINESS

The Board scheduled a workshop for September 26<sup>th</sup> at 5 p.m. to review the Watts Block budget.

**ACTION: Zel Bowman-Laberge made a motion, seconded by Bill Hahn to schedule a Parks & Trails Masterplan workshop. VOTE: 5-0.**

Motion to adjourn at 7:38 pm.

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Chair Diane Giese

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Recording Secretary Donna Culbertson

**7/12 Workers Compensation Meeting**

John Fancy and I met with two representatives from Maine Municipal Risk Management to discuss the Workers Compensation Incentive Program. Through this program the Town receives a 10% discount on what we pay in for Workers Compensation coverage. The last tier on the checklist of requirements for the discount is to offer our employees a wellness program. I have reached out the Maine Municipal Employee Health Trust for more information about the programs they offer.

**Police Administrative Asst Position**

Chief Hoppe, Sergeant Hansen, and I interviewed three candidates for the part-time Police Administrative Assistant job. I am pleased to announce that Melissa Walker has accepted the position and will start employment with us on August 1st. She is a long-time Thomaston resident with an office administrative background in law enforcement. The City of Rockland is offering support by providing Melissa some job shadowing experience at Rockland's Police Department.

**7/13 Trails Meeting**

John Fancy coordinated a meeting with Landscape Architect Regina Leonard and SideCountry Trails Manager John Anders to discuss updates on the Town Forest Trails. Georges River Land Trust and volunteers are upgrading the Water Tower Trail this summer. John Anders and SideCountry Trails are extending the bike trails in the Town Forest. The other two open trail projects include Mill River Park and a School Loop Trail.

**7/14 Fire/EMS Building Committee**

The Fire/EMS Building Committee reconvened and will be preparing a report to present to the Select Board in August.

**7/15 Dredging Meeting**

Peter McCrea, John Fancy, and I met with Matthew Graham from Lyman Morse to discuss the dredging project. Currently, we are awaiting the Army Corp of Engineers to conduct their surveying in late fall. Additionally, we are seeking letters of support for the CDS funds for this project.

**7/19 MCOG Housing Forum**

John Fancy, Diane Giese, and I attended the Midcoast Council of Governments (MCOG) Housing Forum. Dan Brennan (Executive Director, Maine Housing) and Greg Payne (Senior Advisor, Housing Policy, Governor's Office of Policy Innovation and Future) presented housing supply and demands and their impacts on the Midcoast area. There are also a number of funding opportunities available to developers through Maine Housing Authority for workforce and affordable housing projects.

**7/20 Watts Block Trustees**

I attended the Watts Block Trustees meeting. One of the Watts Block tenants, Bruce Brandes, is leaving (Spindrift Massage Therapy) and has recommended a new tenant, Hilary Swickheimer who will be opening Joy Well Therapy.

**CEO Interviews**

Our interview panel conducted two interviews for the CEO position. I would like to thank Samantha Mank, Joanne Richards, and Bill Wasson for their assistance.