



**SELECT BOARD MEETING
MONDAY, JULY 24, 2023
EXECUTIVE SESSION 4:30 P.M.
PUBLIC WORKSHOP 5:30 P.M.
REGULAR MEETING: 6 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

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

kgeorge@thomastonmaine.gov

EXECUTIVE SESSION 4:30 PM

Pursuant to MRS Title 1, §405 (6E) for consultation with the Town Attorney.

PUBLIC WORKSHOP 5:30 PM

Knox Street Rebuild Project Update from Landmark Corporation

REGULAR MEETING 6:00 P.M.

1. CALL THE MEETING TO ORDER

2. PUBLIC HEARINGS:

Review the renewal application of Station 118 for the consideration of an on-premises license to sell Malt Liquor, Wine, and Spirits at the property located at 118 Main Street as required by Section 653 Title 28-A of the Maine Revised Statutes.

3. OPENING PUBLIC COMMENTS

4. APPROVE THE MINUTES OF:

5. APPROVE THE WARRANTS

6. ADJUSTMENTS TO THE AGENDA

7. TOWN MANAGER'S REPORT

8. TOWN BOARDS & COMMITTEES UPDATE

9. OLD BUSINESS

- A. Discuss the Stoneybrook Subdivision Project as tabled on 7/10/23.

10. NEW BUSINESS

- A. RHR Smith and Company Town Audit Review
- B. Consider the request of Goosefare Antiques and Promotions to hold an antiques show at the Thomaston Green on Saturday, September 23rd (Rain date: Sunday, September 24th)
- C. Consider the request of Economic Development Coordinator Kendray Rodriguez to hold a Community Picnic on the Thomaston Green – Saturday, August 26th at 11:30am and a “Together for Thomaston” event on Saturday, September 30th from 8:00am - 12:00pm.
- D. Consider the request of Sidecountry Trails to host the “Tree Hours of Thomaston” fundraiser event on Booker Street/Thomaston Town Forest on Saturday, August 19th from 2-5pm.
- E. Review for approval the appointment of Patricia Hubbard to the Economic and Community Development Committee.
- F. Discuss the PretiFlaherty letter received on June 27, 2023.
- G. Vote to sell the property located at 12 Thatcher Street in accordance with MRS §943-C as recommended by legal counsel.
- H. Confirm the Town Manager’s appointment of John Fancy as part-time Project Planner.
- I. Accept the preliminary engineering plan for the Knox Street Rebuild Project and authorize Landmark Corporation to complete a final design.
- J. Review for approval the recommendation of Interim EMS Chief Tony Leo to amend the mutual aid fee schedule.
- K. Authorize the Interim EMS Chief to sign the mutual aid agreement with the Town of Waldoboro.
- L. Review for approval the U.S. Cellular lease amendment to shift location of the cell tower by 345’ southwest.
- M. Authorize the Town Manager to sign the Harris Local Government (TRIO Software) proposal to add the commercial real estate assessing module, including the installation, set up, training, and maintenance for \$5,625 to be expended from the Computer Reserve.
- N. Consider the following nominations for MMA Vice-President and Executive Committee Members:

Vice-President-Bradley Town Manager Melissa Doane
Executive Committee-Jay Town Manager Shiloh LaFreniere
Executive Committee-Gray Town Manager Nathaniel Rudy
Executive Committee-Weld Town Select Board Member Dina Walker

11. CLOSING PUBLIC COMMENT

12. ADJOURN

Upcoming Dates

Tuesday, July 25 th	3 pm Select Board Executive Session
Wednesday, July 26 th	9 am Watts Block Trustees (Watts Hall)
Thursday, July 27 th	4:30 pm Cemetery Trustees 6 pm Recreation Committee 7 pm OHSTT Transfer Station Board
Wednesday, August 9 th	6 pm Conservation Commission
Monday, August 14 th	6 pm Select Board



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

Knox Street Rebuild Project Update

The engineers have finished the preliminary design plan for rebuilding Knox Street. This plan incorporates many of the ideas put forward by the Knox Street residents in the neighborhood meetings held this spring. This will be presented to the Select Board and general public next Monday, July 24th at 5:30 pm in the Town Office. You are being invited to attend to show support for the project and to hear what action the Board takes on the project. With the Water Company moving ahead with replacing the water main and services this year it is more important than ever that the street be rebuilt.

For anyone unable to attend, the information will also be archived on the Town's web site so it will be available for viewing in the future.

Please join us on July 24th and help us get the preliminary plan approved and authorization to complete the final design plans ready to go out to bid with construction in 2024. Rebuilding Knox Street is good for the people who live in the neighborhood and good for the community as a whole.

John Fancy, Project Planner

Email: jfancy@thomastonmaine.gov cell phone: 207-382-8320

cc. Kara George, Town Manager
Selectboard



STATE OF MAINE
 DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
 BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
 DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Application for an On-Premises License

All Questions Must Be Answered Completely. Please print legibly.

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS:	Yes <input type="checkbox"/> No <input type="checkbox"/>

**Section I: Licensee/Applicant(s) Information;
Type of License and Status**

Legal Business Entity Applicant Name (corporation, LLC): <u>Sunrock LLC</u>	Business Name (D/B/A): <u>Station 118</u>
Individual or Sole Proprietor Applicant Name(s):	Physical Location: <u>118 Main St. Thomaston ME</u>
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different: <u>04861</u>
Mailing address, if different from DBA address:	Email Address: <u>Sunrock118@gmail.com</u>
Telephone # Fax #:	Business Telephone # Fax #: <u>207-593-8200</u>
Federal Tax Identification Number: <u>1220409</u>	Maine Seller Certificate # or Sales Tax #: <u>86-3733412</u>
Retail Beverage Alcohol Dealers Permit:	Website address: <u>WWW.Station118.COM</u>

1. New license or renewal of existing license? New Expected Start date: _____
 Renewal Expiration Date: 9/6/23

2. The dollar amount of gross income for the licensure period that will end on the expiration date above:
 Food: \$700,000 Beer, Wine or Spirits: \$150,000 Guest Rooms: 0

3. Please indicate the type of alcoholic beverage to be sold: (check all that apply)

Malt Liquor (beer) Wine Spirits

4. Indicate the type of license applying for: (choose only one)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Restaurant
(Class I, II, III, IV) | <input type="checkbox"/> Class A Restaurant/Lounge
(Class XI) | <input type="checkbox"/> Class A Lounge
(Class X) |
| <input type="checkbox"/> Hotel
(Class I, II, III, IV) | <input type="checkbox"/> Hotel – Food Optional
(Class I-A) | <input type="checkbox"/> Bed & Breakfast
(Class V) |
| <input type="checkbox"/> Golf Course (included optional licenses, please check if apply)
(Class I, II, III, IV) | <input type="checkbox"/> Auxiliary | <input type="checkbox"/> Mobile Cart |
| <input type="checkbox"/> Tavern
(Class IV) | <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Qualified Caterer | <input type="checkbox"/> Self-Sponsored Events (Qualified Caterers Only) | |

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

118 Main St. Thomaston ME

6. Is the licensee/applicant(s) citizens of the United States? Yes No
7. Is the licensee/applicant(s) a resident of the State of Maine? Yes No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?

Yes No If Yes, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?

Yes No

Not applicable – licensee/applicant(s) is a sole proprietor

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

Yes No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? Yes No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
EMILY MOREAU (GORMAN)	1/15/1977	Waterville ME
SCOTT GOLDRICK	10/3/1978	Boston, MA

Residence address on all the above for previous 5 years

Name	EMILY MOREAU	Address:	87 BEECHWOOD ST THOMASTON ME
Name		Address:	115 GLEASON ST THOMASTON ME 04861
Name	SCOTT GOLDRICK	Address:	558 OLD COUNTY RD ROCKLAND ME 04861
Name		Address:	115 GLEASON ST THOMASTON ME 04861

13. Will any law enforcement officer directly benefit financially from this license, if issued?

Yes No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? Yes No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? Yes No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? Yes No

17. Does the licensee/applicant(s) own the premises? Yes No

If No, please provide the name and address of the owner:

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: _____

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

The restaurant has inside, year round dining at tables and bar area. Outside dining on a covered patio and 4 picnic tables around the perimeter within a roped off, designated area with signage.

20. What is the distance from the premises to the nearest school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel?

Name: ST JOHN EPISCOPAL


Distance: 800 FT

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

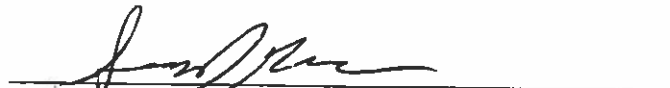
Dated: July 13, 2023



Signature of Duly Authorized Person

Emily V Moreau

Printed Name Duly Authorized Person



Signature of Duly Authorized Person

Scott J Goldrick

Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? Municipal Officers of _____

County Commissioners of _____ County

- Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

**This Application will Expire 60 Days from the date of
Municipal or County Approval unless submitted to the Bureau**

Included below is the section of Maine's liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

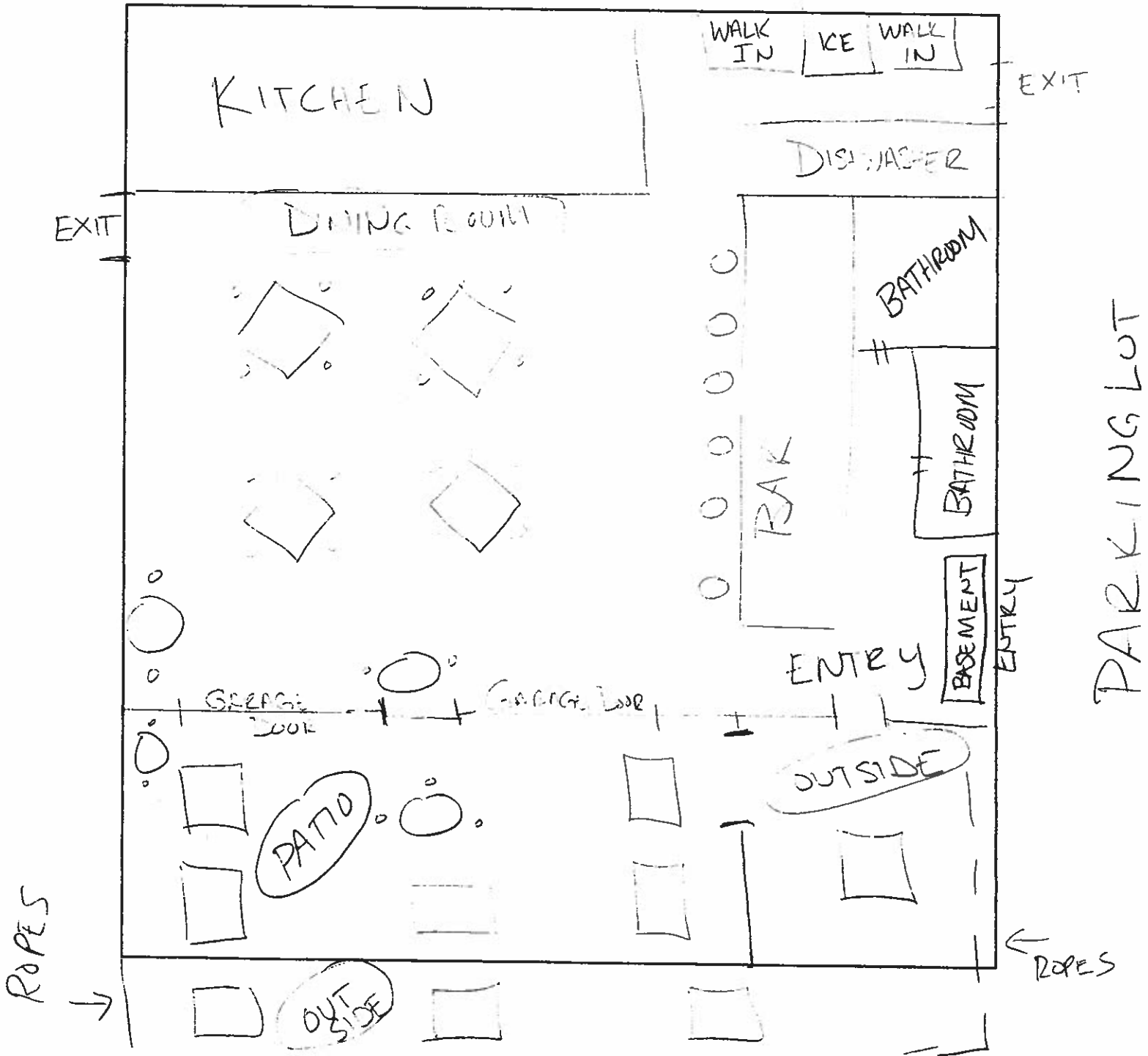
1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms.

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: SUNROCK LLC
2. Doing Business As, if any: STATION 118
3. Date of filing with Secretary of State: May 10, 2021 State in which you are formed: ME
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
EMILY MOREAU	115 GLEASON ST APT #1 87 BEECHWOOD ST THOMASTON ME 04861	11/15/77	MEMBER	81%
SCOTT GORDON	115 GLEASON ST APT #1 THOMASTON ME 04861 558 OLD COUNTY RD ROCKLAND ME 04861	11/3/78	MEMBER	19%

(Ownership in non-publicly traded companies must add up to 100%.)

Town of Thomaston

The Stoney Brook Subdivision

A plan to Support Workforce/Affordable Housing

May 2023

The Need – Thomaston is a small community located in midcoast Maine with over 68% of residents living in the residential village centered on Route 1 and the Saint George River. The population, 2,739, declined in the last 25-years and is aging and retiring causing a shortage of working people. Local employers are experiencing difficulty in recruiting new employees when they cannot find affordable/workforce housing within a reasonable distance. The result has been understaffing leading to unhappy, overworked people, restaurants and stores reducing hours, and even days, they are open and, in one case, employees sleeping in their vehicles. There are many large, old homes with elderly people, sometimes only one, who would downsize if housing were available.

The Land – Recognizing the benefits and economy of providing infrastructure and services to the built-up village area made identifying land parcels in or abutting the village that could be used for housing the first priority. Accessibility and existing utilities that could be extended into the parcel were also a major consideration. A number of years ago the Town acquired a parcel of approximately 15 acres abutting Mill River and north of Main Street as shown in red on the map below.



This parcel is on the edge of the village and on the end of Stoney Brook Lane. It is bounded on the west by Town owned land, a portion of which is leased to the dog park; on the north by undeveloped land owned by Dragon Products Company; and on the east by the Mill River. The parcel is forested and the area by the river is in Resource Protection including a section of flood plain. The south end has a small brook crossing it from east to west and going into the river. The northeast corner has an electric transmission line cutting through it. The east half of the parcel is high, but sloping ground suitable for between 12 and 18 housing units.

The use of this land has several advantages including:

1. It conforms to the Town's Comprehensive Plan approach of encouraging development abutting the existing Village area.
2. The Town already owns the land thus saving a purchase cost and reducing the final cost of each housing unit.
3. The cost of providing utilities is minimized as the existing sewer line crosses the parcel on the south end, public water is available on both Stoney Brook Lane and Elm Street, and electric power and communications are also available on both Stoney Brook Lane and Elm Street.

A Proposed Program – In order to control the use of this parcel for development of workforce/affordable housing and ensure that the final product meets the needs and requirements of the Town the following process is recommended:

Step A – Provide necessary funding and retain an engineering firm with subdivision experience to prepare a concept plan that includes:

1. A street running from Stoney Brook Lane to the north end of the parcel including provision for future extension to the north (the Town already has an easement across this parcel) and future connection to Elm Street. Street to include sidewalks and streetlights. Include provisions for handling stormwater.
2. Layout of lots for housing units on both sides of the street with the lots meeting all requirements of the Thomaston Land Use Ordinances. Coordination of this with the Thomaston Planning Board required. Housing should be single family and duplex units.
3. Preliminary design of utilities, water, sewer, electricity and communications with potential to extend beyond the north boundary of the parcel. The water line on Stoney Brook Lane may have to be replaced with a larger size. The sewer line where it crosses the north end of Stoney Brook Lane is only about 6 feet deep but has a 5.1% slope so connecting downstream may be necessary. Power and communications must be underground.

4. Provision for public access to the area along Mill River that the Town will retain including an area for limited public parking, a trail to and along the river and any amenities that might be desirable.
5. An estimated cost for construction of the proposed infrastructure as outlined above and provision, if possible, for phasing the construction into two or more phases with cost estimates for each phase.
6. Presenting the concept plan to the Select Board at a public meeting.
7. Assist the Town in getting Planning Board approval for the subdivision.
8. Provide needed assistance (handouts, plans, promotional materials, cost estimates, etc.) in taking the project to the voters for approval and funding.

Step B – Once Planning Board approval is granted, the Town contracts with the engineering firm to prepare final plans and specifications suitable for soliciting bids for the construction of the infrastructure needed for the subdivision or for the Town to construct the infrastructure with subcontractors as needed. Plans should provide for phasing the work if the Town so requires. An updated estimated construction cost should be part of the plan.

Step C – The Town will set a price on the lots based on the cost of completing the infrastructure and any other costs associated directly with the subdivision taking into account any grant funds and Town funds available. The lot prices may vary depending on construction phases and on whether the lot will be used for workforce/affordable or market value housing.

Step D – Request proposals from builders who would construct the housing. Proposals would be required to include:

- The number of housing units they proposed to construct and identify the lots to be built on, how many workforce/affordable housing units and how many market value houses were proposed. All construction must be in compliance with all Town of Thomaston zoning and building codes.
- A program that the developer will use to ensure that a minimum of 75% of all living units sold will be priced at a level that is equal to or below, the price of affordable housing as set by the Maine State Housing Authority and how this

standard will be maintained for a reasonable length of time (15-years is suggested).

- A proposed time line for permits and approvals and construction of housing units including an estimate of the time required to buildout 75% of the proposed housing units.
- A statement outlining the builders experience with this type of development including others involved (i.e. the engineer, architect and major subcontractors).
- The Town has set a price for conveying the lots to the builder. The proposal should include a statement of how the lots would be paid for. (i.e. all up front, as each lot is built on, etc.)

Step E – The Selectboard will review the proposals and make selections based on the following criteria:

- How the proposed building plan fits in with the Town's long-term goals and objectives including the buildout time schedule.
- Past performance of the team (builder, engineer, architect and major contractors) on similar projects.
- How the developer will ensure that a minimum of 75% of the housing units meet the Maine State Housing Authority's test for affordability.
- In the event of similar proposals, preference will be given to the more local builder.

The Town reserves the right to reject any and all proposals and to negotiate with any selected builder.

Step F – Sign contracts with builders committing the builder to pay for the lots and construct housing units as outlined in their proposal and committing the Town to construct the infrastructure as designed by the engineers. By Town Ordinance the infrastructure must be complete prior to construction of the housing units.

The goal of this project is to support the development of workforce/affordable housing with a minimum long-term investment by the Town, excepting any investment approved by the voters, and to help keep housing costs low by using Town owned property.

Town of Thomaston Property Use Application

Town Property Site:		
<input type="checkbox"/> Academy Building Gym	<input checked="" type="checkbox"/> Thomaston Green	<input type="checkbox"/> Municipal Building Lura Libby Room
Applicant:		
Name: <u>John + Elizabeth DeSimone</u>	Email Address: <u>goosefare@qwi.net</u>	
Street Address: <u>220 FERRY RD</u>	Home/Work Phone: <u>207-284-8657</u>	
City/State/Zip: <u>JACO, ME 04072</u>	Cell Phone: <u>207-409-2309</u>	
Event:		
Organization/Group:	<u>GOOSEFARE ANTIQUES + PROMOTIONS</u>	
Type of Organization:	<input checked="" type="checkbox"/> For-Profit <input type="checkbox"/> 501c3 Non-Profit <input type="checkbox"/> Resident <input checked="" type="checkbox"/> Non-Resident	
Type of Event:	<u>ANTIQUES SHOW</u>	
Date (s): <u>9/23/23 / Rain Date 9/24/23</u>	Start Time: <u>7:00 AM</u>	End Time: <u>4:00 PM</u>
Expected Number of Attendees:	<u>200 - 300 OVER THE 9 HRS</u>	
Insurance:		
Insurance Company:	<u>LIBERTY MUTUAL</u>	
Policy #:	<u>BZS6324/403</u>	
Limits of Liability:	<u>\$2,000,000 / 4,000,000</u>	
Please attach a copy of certificate of insurance naming the Town of Thomaston as an additional insured policy.		
General Service Questions:		
Are you setting up canopies or tents? What is your plan to repair any damage caused by stakes, tie-downs, etc.?		
<u>SOME PARTICIPANTS MAY PUT UP 10X10 CANOPIES</u>		
Are you having the event catered or are you serving alcohol?		
<u>NO</u>		
Are you setting up a PA (sound) system? Amplified Music? Band? DJ?		
<u>NO</u>		
Will your event require Police, Fire, or EMS assistance? Additional fees may apply. Please describe.		
<u>NO</u>		
Town Office Use Only		
Approved _____	Denied _____	Date _____
Cleaning Fee \$ _____	_____ Town Official Signature _____ Title	
Rent Fee \$ _____		
Other Fee \$ _____		
Total Paid \$ _____		



13 Valley Street
 Thomaston, ME 04861
 Phone 207-354-6107
 Fax 207-354-2132
www.thomastonmaine.gov

Town of Thomaston Rental Fee Schedule

Thomaston Green Park Space & Gazebo, Main St./Wadsworth St. (Former Maine State Prison Site)

Renter:	Half Day (1-4 hours)	Full Day (Over 4 hours)
Resident (Personal use)	\$25/per hour	\$175/full day
Non-Resident (Personal use)	\$50/per hour	\$350/full day
Non-Profit (501c3)	\$25/per hour	\$175/full day
Business	\$50/per hour	\$350/full day

**Use of Town's parks is at the user's risk. We cannot prevent the public from having access to our parks.*

Academy Building Gym, 60 Main Street

Renter:	Per Hour	Full Day	Cleaning Fee
Business/Individual	\$25/per hour	\$150/full day	\$25.00
Non-Profit (501c3)	No fee	No fee	\$25.00

Municipal Building Lura Libby Room, 13 Valley Street

Renter:	Per Hour	Full Day	Cleaning Fee
Business/Individual	\$25/per hour	\$150/full day	\$25.00
Non-Profit (501c3)	No fee	No fee	\$25.00

**Space is available during regular office hours/Other requests are reviewed on a case-by-case basis.*

Watts Hall, 174 Main Street

Please visit www.wattshallthomaston.com for the current fees and application forms to rent Watts Hall or contact Charlie & Susan Grover at: Phone- 207-542-8449 or Email- wattshallcommunityarts@gmail.com for more information.

Terms of Use

Application & Fees

- Renter must complete an application to be submitted in advance to the Town Manager at kgeorge@thomastonmaine.gov.
- Events at the Thomaston Green requires Select Board approval.
- Rates and conditions may be adjusted on a case-by-case basis.
- All rental fees must be paid in FULL in advance of reservation date.
- There is a non-refundable \$85.00 fee for unreturned/lost building keys.

Prohibited Activities

- Alcohol is prohibited at the Academy Building and Municipal Building.
- If Alcohol is being sold, or otherwise available at the Thomaston Green or Watts Hall, permission must be obtained through application at the Town Clerk's Office, and must be approved by the Select Board. If alcohol is sold, this requires applicable State of Maine Liquor licensing.
- Smoking and firearms are strictly prohibited at all town-owned properties.
- No nails, screws, pin tacks or paint shall be used on the premises of the Academy Building, Municipal Building, Town Gazebo or Watts Hall.

Insurance

- The Select Board may require Tenant Users Liability Insurance Program (TULIP) Insurance when using municipal-owned property.
- Both the certificate of insurance and any additional insured endorsements shall be sent to jbenson@thomastonmaine.gov and must state that the policy is endorsed to name the Town of Thomaston as an additional insured pursuant to the date of the event (and rain date.)

Revocable Permits

- The Town reserves the unconditional right to control or cancel events to protect and/or prohibit damage to public property.
- The Town reserves the unconditional right to deny, revoke, or revise an application.

Assumption of Risk & Liability

- Users of Town owned property agree to accept grounds in an "as is" condition and shall be responsible for all risk and liability in using Town owned properties for the said event. By returning this form, the above parties agree to indemnify, defend, and hold harmless the Town of Thomaston, its employees and agents, from and against all claims arising out of activities during said event.

I have read and understand the Town of Thomaston's Terms of Use. I accept responsibility for compliance with Thomaston's policies and regulations contained within and payment of fees and additional assessment in the event of damages associated with the use of the facilities. Failure to do so may result in refusal of future uses of the facilities.

Date: _____

Signature: _____

Phone: _____

Printed Name: _____

"TREE" HOURS OF THOMASTON

The Tree (three) Hours of Thomaston is a family friendly relay race for teams of two riders. Participants will start and finish each lap at the Booker St. Trailhead, where the exchange between riders will be made. The team with the most laps wins!

Who: Bike riders of all abilities

What: 3 Hour, relay mountain bike race

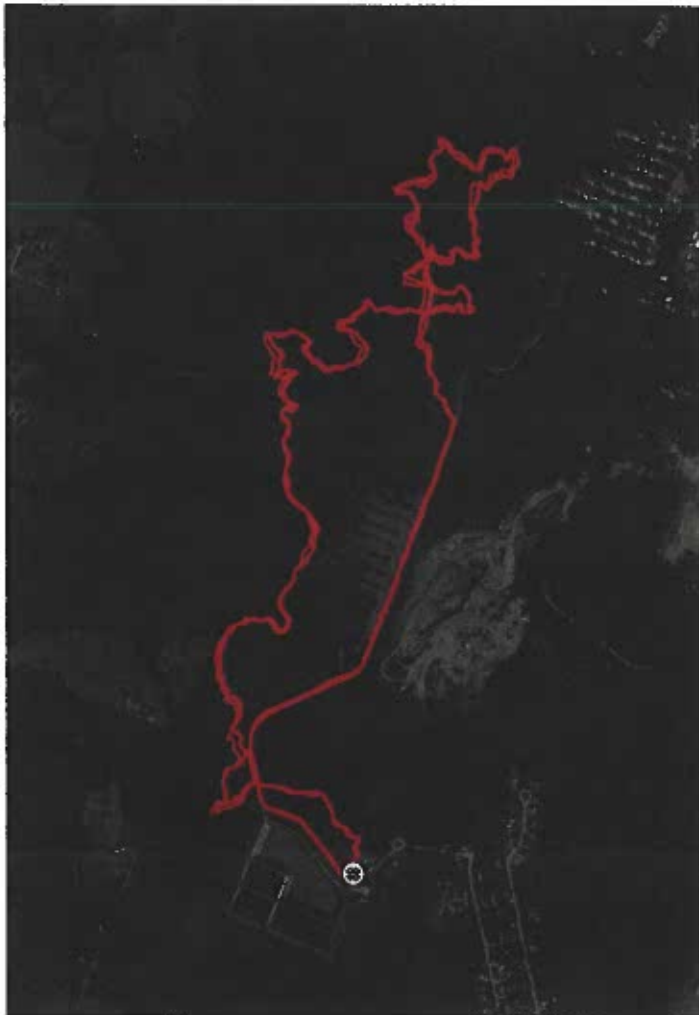
Where: Booker St. - Thomaston Town Forest

When: ~~August 21st~~ 2:00-5:00pm *Saturday, Aug. 19th*

Why: Fundraiser for Sidecountry Trails & Thomaston Town Forest

How: Registration on bikereg.com by donation* with electronic waiver

Route: 5 Mile Course





New Applicant

Boards & Committees Application

Town of Thomaston, Maine

13 Valley Street Thomaston, ME 04861

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

Date:

7-10-23

Name:

Patricia Hubbard

Street Address:

31 Durm St Thomaston

Mailing Address (if different):

Home Phone Number:

207-542-4401

Cellular Phone Number:

same

E-mail Address:

hubpatricia@gmail.com

Preferred Method of Contact:

text or email

May also be reached at: www.patriciahubbardconsulting.com

Committee you wish to serve on:

Economic Development

How long have you been a resident of Thomaston?

20 years

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

Economic development has always been an interest of mine and it determines the future of the town.

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

Yes. I've served on the budget committee, have worked 20 years in corporations in New York City in various capacities and have 30 years of purchasing, in-house business as well as serving as a consultant to municipalities and non profit's all over New England, helping to build back, create successful purchasing strategies and hire senior management. I've also served as a Mellon fellow at a major university and as a literary executor touring the country and giving lectures.

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: 7-10-23

Appointment Term: 3-years

Resignation Date: _____

Member being replaced:
New Applicant

Town Manager Review: _____

(Initials)

Town Clerk Review: _____

(Initials)

[TOWN LETTERHEAD]

[Date]

**NOTICE OF INTENT TO SELL TAX FORECLOSED PROPERTY
36 M.R.S.A. § 943-C**

Via Certified Mail, Return Receipt Requested and First-Class Mail

[Taxpayer/Former Property owner]

[Last known address]

**RE: [Property Address]
Tax Map ___ Lot No.**

Dear: [Former Owner]

On July __, 2023 the Select Board of the Town of Thomaston voted to sell the property located at _____ in accordance with 36 M.R.S.A. § 943-C, a copy of which is attached.

You are hereby notified that you have ninety (90) days from the date of this letter to notify the Town that you wish to exercise your right to require the Town to sell the property in accordance with the following procedure:

A. List the property for sale with a real estate broker licensed under Title 32, chapter 114 who does not hold an elected or appointed office in the municipality and is not employed by the municipality; [and]

B. Sell the property via quitclaim deed to the successful buyer at the highest price at which the property is able to sell, or the price at which the property is anticipated by the real estate broker to sell within 6 months after listing;
36 M.R.S.A. § 943-C(3)(A-B).

You must notify the Town in writing within ninety (90) days if you wish to require the Town to sell the property in this manner. Unless the Town receives written notice from you within ninety (90) days, it will sell the property in any manner permitted by law that it deems most desirable.

In either event, the Town will pay you any sale proceeds in excess of:

- (1) The sum of all taxes owed on the property;
- (2) Property taxes that would have been assessed on the property during the period following foreclosure when the property is owned by the municipality;
- (3) All accrued interest;
- (4) Fees, including property listing and real estate broker's fees;
- (5) Any other expenses incurred by the municipality in selling or maintaining the property, including, but not limited to, an administrative fee equal to 10% of the

36 M.R.S.A. § 943-C

§ 943-C. Sale of foreclosed properties

Effective: June 30, 2023

Notwithstanding any provision of law to the contrary, after the foreclosure process under sections 942 and 943 or sections 1281 and 1282 is completed and the right of redemption has expired, if a municipality chooses to sell to someone other than the former owner, the municipal officers or their designee shall notify the former owner of the right to require the municipality to use the sale process under subsection 3. For the purpose of this section, "former owner" means the owner or owners of record at the time of foreclosure or, if deceased, the former owner's heirs, devisees or personal representatives. The notice must be sent by United States Postal Service certified mail, return receipt requested, and first-class mail to the last known address of the former owner. If the municipality agrees to sell the property back to the former owner, the alternative sale process under this section does not apply. If the sale to the former owner is not completed, the requirements of this section are reinstated.

1. Deleted. Laws 2023, c. 358, § 1, eff. June 30, 2023.

2. Notification; appeal. At least 90 days prior to listing property for sale, the municipal officers or their designee shall send a written notice to the last known address of the former owner, by United States Postal Service certified mail, return receipt requested, and first-class mail, of the right to require the sale process described in subsection 3. The State Tax Assessor shall prepare application forms, notices and instructions that must be used by municipalities to inform former owners of their right to apply for the sale process provided under subsection 3.

3. Sale process requirements. If the former owner submits a written demand within 90 days after the notification in subsection 2 that the sale process of this subsection be used, the municipal officers or their designee shall:

- A. List the property for sale with a real estate broker licensed under Title 32, chapter 114 who does not hold an elected or appointed office in the municipality and is not employed by the municipality;
- B. Sell the property via quitclaim deed to the successful buyer at the highest price at which the property is able to sell, or the price at which the property is anticipated by the real estate broker to sell within 6 months after listing; and
- C. Pay to the former owner any sale proceeds in excess of:
 - (1) The sum of all taxes owed on the property;
 - (2) Property taxes that would have been assessed on the property during the period following foreclosure when the property is owned by the municipality;
 - (3) All accrued interest;
 - (4) Fees, including property listing and real estate broker's fees;



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

THOMASTON MUTUAL AID FEE SCHEDULE
Effective September 1, 2023

Towns:	Rate:
Cushing	\$350 per paramedic callout
St. George	\$500 per ambulance call
So. Thomaston	
Union	
Warren	

Other:	Rate:
City of Rockland	\$800 per call
Northeast	
Waldoboro	\$700 per call

Approved _____

Mutual Aid Agreement

Waldoboro Emergency Medical Services and Thomaston Emergency Medical Services

This mutual aid agreement entered on the date signed below by the Waldoboro Emergency Medical Service 1600 Atlantic Highway (Po Box J) Waldoboro Maine, 04572 and Thomaston EMS

Whereas Thomaston EMS will request Waldoboro EMS for mutual aid services in the event of a "fourth call" in Thomaston or as *needed*, In the Town of Thomaston. Upon requested Waldoboro EMS will respond with a full crew to the Town of Thomaston during the event of a fourth call or *as otherwise requested*.

If Waldoboro EMS is unable to provide mutual aid coverage due to call volume, staffing, or other issues Waldoboro EMS will immediately notify Lincoln County Communications of their status and ask them to contact Knox County RCC to relay the message to Thomaston EMS or immediately start another mutual aid department per their procedures. Waldoboro EMS does not guarantee it will always have the resources to provide this service, however every effort will be made to assist when able.

The details of this agreement are provided below:

Fees for Service

Thomaston EMS agrees to pay the sum of (\$700.00) per mutual aid and full crew response for services rendered.

Terms of agreement and Termination

The term of this agreement is valid for one year and will expire on July 1st of each year and will renew automatically. Thirty days prior to July 1st Waldoboro EMS and Thomaston EMS will meet to discuss renewal, adjust rates, adjust terms as needed and address any other issues.

Either party may terminate this agreement at any time provided 60-day notice is provided in writing to the other party.

Amendments

Any amendments to this agreement must be provided in writing to the other party. An amendment to this agreement must be agreed upon by both parties and approved by their governing bodies as needed and subsequently signed by both parties.

Representatives

Waldoboro EMS shall always act through its Chief, Assistant Chief, or Town Manager under the direct guidance of its Selectboard if required. Thomaston EMS shall always act under its EMS chief or Town Manager under the direct guidance of its Selectboard if required.

In witness Whereof, the parties have hereunto set their hands.

Signed: _____

Dated: _____

Waldoboro EMS

Print:

Title:

Signed: _____

Dated: _____

Thomaston EMS

Print:

Title:

Kara George

From: Chris Phillips <chris.phillips@flexdeploys.com>
Sent: Tuesday, July 11, 2023 1:22 PM
To: Kara George; John Fancy
Cc: Chris Burnett
Subject: RE: Thomaston DT - 444570 - tower location
Attachments: 444570 Thomaston DT - New Location Sketch.png

Kara/John-

Please see the attached sketch showing the proposed new location.

We will of course be providing detailed drawings and new lease exhibits, but I wanted to get your buy in on the new tower location.


The shift is being necessitated by the water situation that was discovered when we had construction staff on site.

Please let me know if this will work for you.



CHRIS PHILLIPS

Senior Site Acquisition Specialist
FLEX Deployment Solutions

☎ 717-877-0587
☎ chris.phillips@flexdeploys.com
☎ flexdeploys.com 

11174 Kingston Pike | Suite 119-234 | Knoxville, TN 37934

From: Chris Phillips
Sent: Friday, June 30, 2023 11:53 AM
To: Kara George <kgeorge@thomastonmaine.gov>; John Fancy <jfancy@thomastonmaine.gov>
Cc: Chris Burnett <chris.burnett@flexdeploys.com>
Subject: Thomaston DT - 444570 - tower location

Kara/John-

We had our construction staff on site yesterday to do a power walk with the power company. While there, it was discovered that the current tower location is in an area where water is diverted and is very swampy and was actually under water yesterday.

This is going to cause the tower location to shift.

We are proposing a shift of approximately 345' to the southwest of the current location. I will of course provide you with more details and updated drawings as we have them available.

The lease itself will not change, but the exhibits will need to be updated. I will provide they updated exhibits for your review and approval when they are available.

Just wanted to keep you in the loop!



CHRIS PHILLIPS

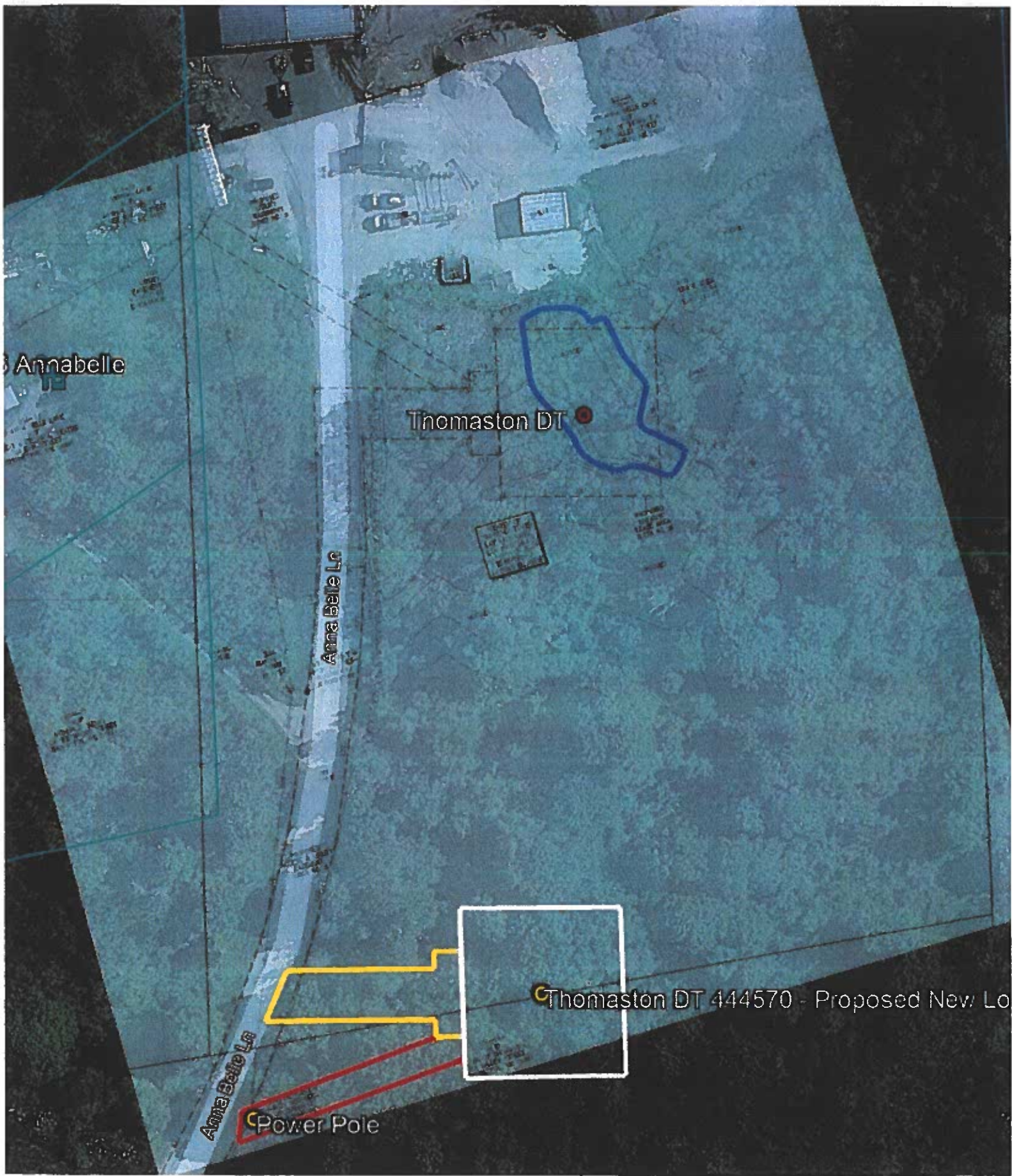
Senior Site Acquisition Specialist
FLEX Deployment Solutions

☎ 717-877-0587

✉ chris.phillips@flexdeploys.com

🌐 flexdeploys.com 📄

11124 Kingston Pike | Suite 119-234 | Knoxville, TN 37934



Annabelle

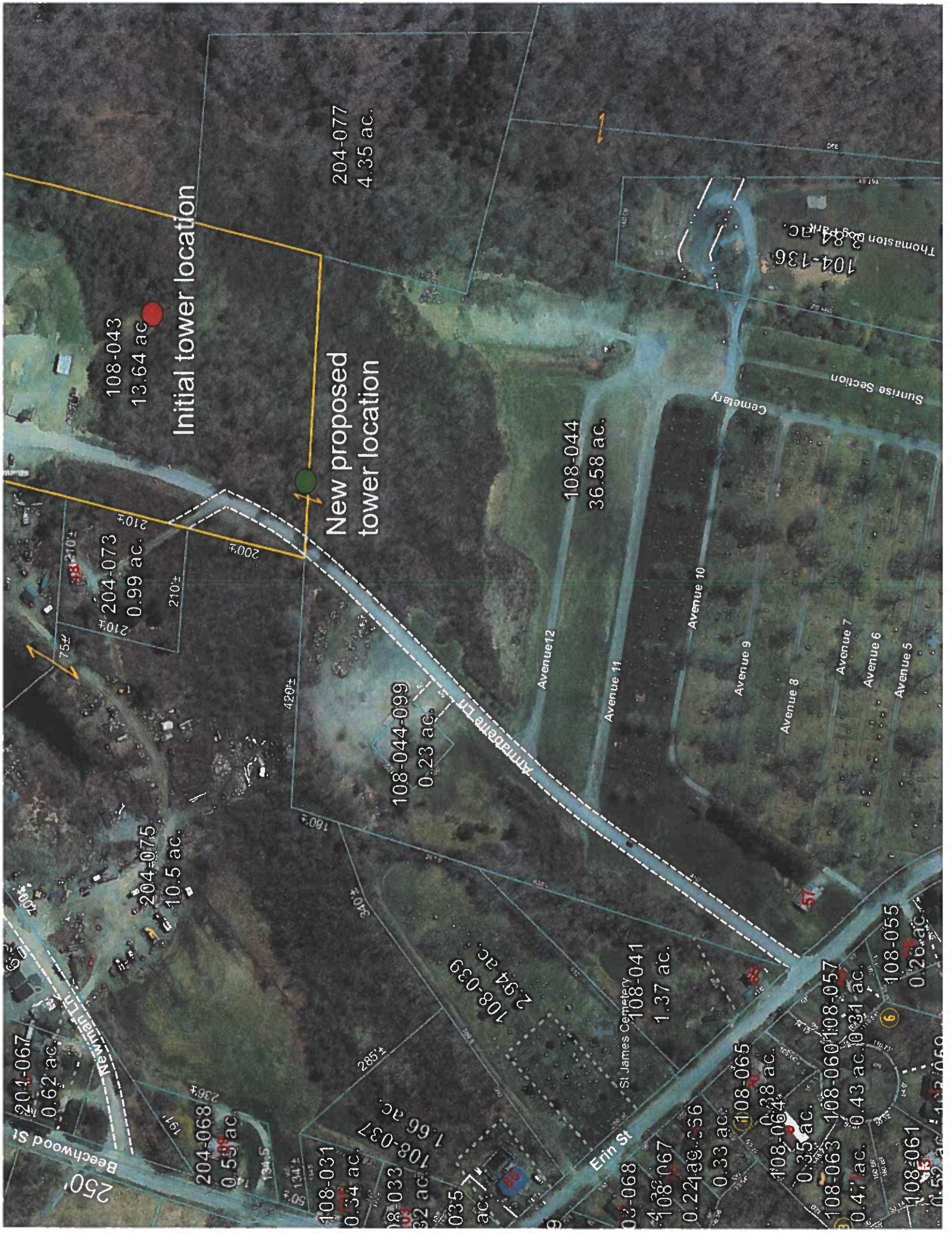
Thomaston DT

Anna Belle Ln

Anna Belle Ln

Power Pole

Thomaston DT 444570 - Proposed New Lo



Initial tower location

New proposed tower location

108-043
13.64 ac.

204-077
4.35 ac.

204-073
0.99 ac.

108-044
36.58 ac.

108-044-099
0.23 ac.

204-075
10.5 ac.

108-039
2.94 ac.

108-041
1.37 ac.

204-067
0.62 ac.

204-068
0.59 ac.

108-031
0.34 ac.

108-037
1.66 ac.

108-067
0.22 ac.

108-065
0.33 ac.

108-063
0.43 ac.

108-057
0.31 ac.

108-055
0.26 ac.

250'
Beechwood St

Newman Tr

Erin St

St James Cemetery

Cemetery

Sunrise Section

104-136
3.84 ac.
Thomason Dog Park

Avenue 5
Avenue 6
Avenue 7
Avenue 8
Avenue 9
Avenue 10
Avenue 11
Avenue 12



Date: 07/10/2023
 Quote #: WAW-THO-071023
 Effective To: 10/31/2023
 Prepared By: Allison Whelchel

Pricing Proposal

This understanding between the **Thomaston, Town of**, located at 13 Valley Street, Thomaston, ME 04861 ("Purchaser") and **N. Harris Computer Corporation** at 2429 Military Road Suite 300, Niagara Falls, NY 14304 ("Harris") confirms the purchase of the following licensed software products and/or services:

Item	Description	Quantity	Unit Price	Extended Price
<i>Software Licenses:</i>				
	Commercial RE Assessing - TRIO	1	\$2,500.00	\$2,500.00
	Marshall & Swift Commercial Annual Data License - TRIO	1	\$450.00	\$450.00
<i>subtotal for Software Licenses:</i>				\$2,950.00
<i>Professional Services:</i>				
	PM/Installation/Configuration Installation & Set up configuration	1	\$800.00	\$800.00
	Training (Hourly)	4	\$200.00	\$800.00
<i>subtotal for Professional Services:</i>				\$1,600.00
TOTAL NET PRICE FOR PROJECT:				\$4,550.00
Annual Support and Maintenance:				\$1,075.00

Maintenance Breakdown as follows:
 Commercial Assessing - \$625.00
 Marshall & Swift - \$450.00

Pricing Notes:

Thank you for your continued support and business!

Maintenance and/or Annual Charges on items quoted will be added to coincide with your current maintenance agreement and pro-rated if necessary.

Maintenance and Support fees "MSF" include all program updates, enhancements and general releases that Harris makes available to the Purchaser as part of its regular software maintenance program. MSF does not include fees for any third-party licenses or Harris services that may be necessary to perform a third-party license upgrade. MSF also includes access to the Harris support hotline.

The initial maintenance amount will be billed and due the earlier of sixty (60) days from the date of signing of the Agreement or the date which represents the Completion of Services. Harris reserves the right to change maintenance and support fees from time to time.

Subsequent years' MSF shall be rendered at the beginning of each year in which services are to be furnished. Lapses in annual MSF will be monitored and will lead to denial of support and upgrade privileges. In the event of a

lapse, Purchaser will be subject to reactivation fees not to exceed 40% of the current annual MSF applied to each year of the lapse including partial year lapses plus the amount representing "the lapsed" MSF. The specific services provided by the technical support staff are outlined in the Harris Software Support Agreement Standard Guidelines.

If you would like to move forward with this purchase, please approve this quote/contract and return to:

Allison Whelchel
wwhelchel@harriscomputer.com
or via Fax # 1-800-616-0963

Terms and Conditions

Payment Terms

Order will be processed with the return of signed quote. Licenses, hardware and services, including travel and lodging expenses, will be billed as product is delivered and/or the work is performed.

Scheduling

Harris will use its best efforts to select a mutually agreeable date for services. Cancellation or rescheduling of services must be done five business days or one calendar week prior to scheduled service date. A five-hundred-dollar (\$500) cancellation fee will be assessed for cancellations/rescheduling done outside of the time frame specified.

Travel and Lodging Expenses

All charges are exclusive of out-of-pocket expenses for services performed. Charges for actual and reasonable out-of-pocket expenses, including but not limited to travel and lodging expenses, will be billed monthly as accrued.

Travel and lodging expenses will be billed in conjunction with any services work performed at the Purchaser's offices by Harris personnel. Lodging expenses will include hotel expenses and will only be charged if an employee is required to spend the evening. Travel expenses may include airfare if the employee is required to travel by air to reach the Purchaser's offices. Travel may include the cost of a rental car. If an employee uses his/her personal vehicle, mileage will be charged at the currently published IRS reimbursement rate. When an employee is at or traveling to the Purchaser's offices, sixty-five dollars (\$65) per day will be charged to cover meals and incidentals. If an employee must travel on Saturday, Sunday, or a holiday, or is at the purchaser's office on a holiday, one hundred-thirty dollars (\$130) per day will be charged to cover meals and incidentals.

Harris will use its best efforts to minimize all travel and lodging expenses. Only actual travel and lodging expenses will be billed to the Purchaser.

Applicable Tax: Quote does not include applicable sales tax. If the Purchaser is Tax Exempt, a Tax Exemption Certificate (or other documentation) must be provided with this signed contract. Otherwise, applicable sales tax will be applied at the time of billing.

Purchaser: Town of Thomaston, ME

By: _____

Title: _____

Date: _____



MAINE MUNICIPAL ASSOCIATION SINCE 1936

60 Community Drive | Augusta, ME 04330-9486
1-800-452-8786 (in state) | (t) 207-623-8428

TO: Key Municipal Officials of MMA Member Cities, Towns and Plantations

FROM: Catherine Conlow, MMA Executive Director

DATE: July 7, 2023

SUBJECT: MMA Annual Election - Vice President and Executive Committee Members

Deadline: Friday, August 18, 2023, by 12:00 noon

Nomination Process – Each year member municipalities have an opportunity to vote in the election of the proposed MMA Vice President and municipal officials to serve on the MMA Executive Committee. A five-member Nominating Committee was appointed in March to review nominations submitted by municipal officials and conduct interviews with those municipal officials qualifying for and interested in serving as the MMA Vice President and on the MMA Executive Committee. The MMA Nominating Committee completed its task in May and put forth the 2024 Proposed Slate of Nominees to member municipalities.

Petition Process – As part of the May mailing, information was also provided on the MMA Petition Process. Pursuant to the MMA Bylaws, nominations may also be made by Petition signed by a majority of the municipal officers in each of at least 5 member municipalities. The deadline for receipt of nominations by petition was Friday, July 7, by 4:30 pm. There were no municipal officials nominated by petition.

It is now time for each member municipality to cast its official vote.

Election Process – Enclosed you will find the MMA Voting Ballot which includes the proposed Slate of Nominees to serve on the MMA Executive Committee as selected by the MMA Nominating Committee. A brief biographical sketch on each nominee listed on the MMA Voting Ballot is enclosed for your reference. You will note that unlike municipal elections, MMA does not provide for “*Write-in Candidates*” since our process includes an opportunity to nominate a candidate by petition, as noted above.

The MMA Voting Ballot must be signed by a majority of the municipal officers or a municipal official designated by a majority of the municipal officers, and received by the Maine Municipal Association by 12:00 noon on Friday, August 18, 2023. We have enclosed a self-addressed self-stamped envelope for your convenience. MMA Voting Ballots will be counted that afternoon and the election results confirmed under the direction of MMA President Elaine Aloes, Chair of the Selectboard, Town of Solon.

Election results will be available by contacting the MMA Executive Office or by visiting the MMA website at www.memun.org the following Monday. A formal announcement of the election results will be made at the MMA Annual Business Meeting being held on Wednesday, October 4. Newly elected Executive Committee members will be introduced at the MMA Awards Luncheon as well as the MMA Annual Business Meeting and will officially take office on January 1, 2024.

If you have any questions on the Election Process, please contact me or Theresa Chavarie at 1-800-452-8786 or in the Augusta area at 623-8428, or by e-mail at tchavarie@memun.org. Thank you.



MAINE MUNICIPAL ASSOCIATION
VOTING BALLOT

Election of MMA Vice President and Executive Committee Members
Deadline for Receipt of Voting Ballots – 12:00 noon on Friday, August 18, 2023

VICE-PRESIDENT - 1 YEAR TERM

Vote for One

Proposed by MMA Nominating Committee:

Melissa Doane, Town Manager, Town of Bradley

EXECUTIVE COMMITTEE MEMBERS - 3 YEAR TERM

Vote for Three

Proposed by MMA Nominating Committee:

Shiloh LaFreniere, Town Manager, Town of Jay

Nathaniel Rudy, Town Manager, Town of Gray

Dina Walker, Selectperson, Town of Weld

Please note that unlike municipal elections, MMA does not provide for "Write-in Candidates" since our process includes an opportunity to nominate a candidate by petition.

The Voting Ballot may be cast by a majority of the municipal officers, or a municipal official designated by a majority of the municipal officers of each Municipal member.

Date: _____ **Municipality:** _____

Signed by a Municipal Official designated by a majority of Municipal Officers:

Print Name: _____
Position: _____

Signature: _____

OR Signed by a Majority of Municipal Officers

Current # of Municipal Officers: _____

Print Names:

Signatures:

Return To:
MMA Annual Election
Maine Municipal Association
60 Community Drive
Augusta, Maine 04330
Email: tchavarie@memun.org

**MAINE MUNICIPAL ASSOCIATION
BIOGRAPHICAL SKETCH OF
PROPOSED SLATE OF NOMINEES FOR 2024 EXECUTIVE COMMITTEE**

**MMA VICE PRESIDENT
(1-Year Term)**

MELISSA DOANE (TOWN MANAGER, TOWN OF BRADLEY)

Professional & Municipal Experience:

- Town Manager, Clerk, Treasurer, Tax Collector, General Assistance Administrator, Registrar of Voters and Road Commissions, Town of Bradley, Maine (2005 – present)
- Membership Coordinator, GrowSmart of Maine (2016 – 2020)
- Secretary/Administrative Assistant, Roy Associates, CPAs (2004 – 2005)
- Administrative Assistant/Town Agent, Town of Bradley, Maine (1998 – 2004)
- Coor, Clinical Operations/Secretary/Patient Accounts/Registrations, Neurology Associates, (1994 – 1998)
- Secretary/Receptionist, Dr. James Iannetta Medical Office (1991 – 1994)

Other Experience, Committees and Affiliations:

- Member, MMA Executive Committee (2019 – present)
- Member, MMA Property & Casualty Pool Board of Directors (2019 – present)
- Member, MMA Workers Compensation Fund Board of Trustees, (2019 – present)
- Member, MMA Strategic & Finance Committee (2019 – present)
- Member, Executive Board, Municipal Review Committee (2021 – present)
- Member, Executive Board, Maine Town, City & County Management Association (2016 – present)
- Co-Chair Membership Committee, Maine Town, City & County Management Association (2016 – 2020)
- Chair, Sponsorship Committee, Maine Town, City & County Management Association (2020)
- Member, Maine Town, City & County Management Association (2005 – present)
- Member, Maine Town & City Clerks Association
- Member, Maine Municipal Tax Collectors & Treasurer Association
- Member, Maine Welfare Directors Association
- President, Executive Board, Living History Museum, Maine Forest and Logging Museum

Education:

- Business Management Studies, Husson College
- Associate degree, Business Management, Beal College
- Associate degree, Office Management, Beal College
- Associate College Preparation, Foxcroft Academy

Awards and Certifications:

- Certified Municipal Manager, Maine Town, City & County Management Association
- Rookie of the Year Award, Maine Town, City & County Management Association (2009)
- State of Maine Notary
- State of Maine Dedimus Justice

MMA EXECUTIVE COMMITTEE MEMBERS
(3-Year Terms)

SHILOH LaFRENIERE (TOWN MANAGER, TOWN OF JAY)

Professional & Municipal Experience:

- Town Manager, Town of Jay (2014 - present)
- Treasurer, North Jay and Jay Village Water District (2005 - 2022)
- Code Enforcement Officer, Town of Jay (1997 - 2014)
- Environmental Cod Administrator, Town of Jay (1997 - 2010)
- Wellness Coordinator, Town of Jay (2005 - 2014)
- E911 Addressing Officer, Town of Jay (2010 - 2014)
- Deputy Finance Director, Town of Jay (2012 - 2014)

Other Experience, Committees and Affiliations:

- Institute for Civic Leadership, Maine Development Foundation (2022)
- Member, Maine Town, City & County Management Association (2014 - present)
- Maine Town, City and County Management Association, Ethics Committee (2020 - present) and Membership Services Committee (2021 - present)
- Androscoggin Valley Council of Governments, Vice President (2022 - present); Executive Committee (2019 - present)
- Past Member of the State of Maine Technical Building Codes and Standards Boards (2008 - 2014)
- NorthStar Ambulance Advisory Board (2014 - present)
- Member, Jay-Livermore-Livermore Falls Chamber of Commerce (2014 - present)

Education:

- BS in Business Management, Liberty university, Lynchburg, VA (December 1996)

Awards and Certifications:

- Rising Star Award, Maine Town, City & County Management Association (2017)
- State of Maine Notary

NATHANIEL RUDY (TOWN MANAGER, TOWN OF GRAY)

Professional & Municipal Experience:

- Town Manager, Town of Gray (2021 - present)
- City Manager, City of Hallowell (2016 - 2021)
- Executive Director, Waterville Creates (2014 - 2016)
- Director of Planning and Development, City of Gardiner (2011 - 2014)
- Business Development Specialist (2010 - 2011)

Other Experience, Committees and Affiliations:

- Member, Maine Municipal Association Legislative Policy Committee (2018 - 2021; 2022 - present)
- Member, Governor's Commission on Volunteerism aka Volunteer Maine (2020 - 2023)
- Board of Directors, Maine Council on Aging (2019 - 2023)
- Program Advisory Committee, University of Maine School of Architecture (2016 - present)
- Board of Directors, EcoMaine (2021 - 2022)
- Board of Directors and Treasurer, Kennebec Valley Humane Society (2019 - 2021)
- Board of Directors, Delta Ambulance (2017 - 2021); Vice President (2020 - 2021); Finance Committee (2019 - 2021)
- General Assembly, Kennebec Valley Council of Governments (2016 - 2017 and 2020 - 2021); Secretary of Executive Committee (2016 - 2017)
- Board of Directors, Independent Retailers Shared Services Collaborative (2012 - 2021); Treasurer (2012 - 2021)
- Board of Directors, Maine Craft Association (2012 - 2018; Vice President, 2014 - 2018)

NATHANIEL RUDY (TOWN MANAGER, TOWN OF GRAY) (continued)

- Executive Director and Board Secretary, Gardiner Board of Trade (2011 - 2014)
- International City / County Managers Association
- Maine Town / City / County Managers Association
- Maine Association of Realtors (2013 to 2020)

Education:

- Master of Business Administration, 4.0 GPA, Thomas College, Waterville, Maine
- B.S., Environmental Science and Engineering, Cum Laude, 3.5 GPA
- Virginia Polytechnic Institute and State University (Virginia Tech), Blacksburg, Virginia
- Harvard Kennedy School Executive Education Program, Negotiation Strategies (2023)
- Harvard Kennedy School Executive Education Program, State and Local Government (2019)
- New England Economic Development Course, Thomas College (2010)
- Graduate studies in Civil and Environmental Engineering, Virginia Tech

Awards and Certifications:

- Certified Manager, International City / County Managers Association (2023)
- Certified Manager, Maine Town / City / County Manager Association (2019 - 2025)
- Community Development Block Grant Administrator (2018)
- Build Maine Conference Team, Lewiston, Maine (2017 - 2021)
- CityWorks(X)po Conference Fellow, Roanoke, Virginia (2017)
- Maine Licensed Real Estate Broker (2013 - 2020)
- Lead on several Grant Awards (*e.g.*, *US Environmental Protection Agency Brownfields Assessment grant; Maine Bureau of Parks and Lands Submerged Lands Program, Harbor Management and Access Grant Program; Maine Centers for Disease Control and Prevention, Keep ME Healthy grant; Hallowell Fire Station construction grant, private and donation; American Association of Retired People Age-Friendly Community Assessment grant; Harold Alford Foundation grant; Orton Family Foundation Heart & Soul Community Planning grant; National Park Service Preserve America grant, etc.*)

DINA WALKER (SELECTPERSON, TOWN OF WELD)

Professional & Municipal Experience:

- Selectperson, Assessor and Overseer of the Poor, Town of Weld (2021 – current)
- Election Day Volunteer, Town of Weld (2019 – current)
- Partner, Jones Day (Law Firm), Beijing, China (2016 – 2018)
- International Partner, King & Wood Mallesons (Law Firm), Beijing, China (2012 – 2016)
- Managing Associate, Linklaters LLP (Law Firm), Beijing, China (2011 – 2012)
- Senior Associate, Dewy & LeBoeuf LLP (Law Firm), Beijing, China and Houston, Texas (2009 – 2011)
- Associate, Baker & Daniels, LLP (Law Firm), Indianapolis, Indiana (2005 – 2009)
- Judicial Law Clerk, the Honorable Richard K. Eaton, US Court of International Trade (2004 – 2005)

Other Experience, Committees and Affiliations:

- *Rutgers Law Review*, Editor-in-Chief (2003 – 2004)
- Founder and Organizer, Women's International Forum on Energy (2013 -2016)

Education:

- Rutgers University School of Law, Newark, New Jersey, J.D. (2004)
- University of Pennsylvania, Philadelphia, Pennsylvania, B.A., International Relations (2000)

Awards and Certifications:

- *The Legal 500 (2016)*: “Highly Recommended” Lawyer In the Areas of Projects and Energy (China)
- State of New York, Bar Admission (retired)
- State of Indiana, Bar Admission (inactive)

7/11/23

Local Government Speaker

The Civics teacher, Philip Pittocco, at the Maine State Prison asked me to be a speaker regarding local government. There were about 10 students that asked excellent questions about the form of government, election process, regionalizing services, the budget process, etc. The Civics class welcomes others to come speak on various topics.

Submerged Land Lease

Completed the submerged land lease for the floats at the Public Landing with the assistance of Harbormaster Chris Hansen.

7/12/23

Academy Site Visit

Visited the Academy building with folks from the Knox Clinic. They are looking at other spaces for an interim location until the new building is completed.

7/13/23

General Assistance-Confidential

7/17/23

Thomaston Grammar School Meeting

Chief Hoppe and I met with TGS Principal Ainslee Riley. She has requested to use the Lura Libby Room as an evacuation location for the students in the event of an emergency. Currently, the location is at Watts Hall, which they would still like to use as Plan B.

Additionally, John Fancy and I discussed the School Side Loop Project with Ainslee. We are seeking a letter of support from RSU 13 for the project. The MDOT grant application was submitted last week.

7/18/23

TIF Budget

Jodell and I reviewed the TIF budget that was approved at the June Town Meeting.

7/19/23

Part-Time Office Position Interviews

We had 2 interviews for the office position, and are waiting for results of a background check on one of the candidates.

Agenda Setting

7/20/23

Tax Foreclosures Meeting

Lindsey, Donna, and I met to review the new tax foreclosure processes in preparation for tonight's meeting. Legal counsel advised us on the new laws as it pertains to selling foreclosed properties.

Gartley & Dorsky Meeting

Lindsey and I met with Jim Dorsky to discuss the metes and bounds request for the Thomaston Green. Jim plans to have designs to the Town in early August.

Other:**Maine Water Company**

Maine Water Company sent out a public notice that water utility work is planned for Knox Street and Elliot Street now through October. Additionally, Erin Street and Robinson Street from September to October.

MDOT Paving

In August MDOT plans to Pave Milling, Ultra-Thin Bonded Wearing Course with Drainage and Safety Improvements is located on US Route 1 in Thomaston beginning 0.03 of a mile South of High Street and extending North 2.17 miles to the Rockland town line is located on US Route 1 beginning in Waldoboro 0.26 of a mile West of the Warren town line and extending East 2.61 miles to Warren.

Other

I will be out of the office the week of July 31st.