

**Select Board Meeting
Wednesday, April 7, 2021
Special Meeting
Via Zoom**

Select Board Present: Chair Peter Lammert, Vice-Chair Bill Hahn, Sandy Moore, Diane Giese, Zel Bowman-Laberge, Police Chief Tim Hoppe, Finance Director Jodell Benson, Town Clerk Melissa Stevens, and Town Manager Kara George

Meeting called to order at 6:15 p.m.

- A. Review and Vote on the proposed FY 2022 Town Budget
ACTION: Motions were made and seconded to approve the Proposed FY 2022 Budget. (See attachment with votes.) All department budgets were passed.

- B. Review the Town Meeting Warrant and vote on individual Warrant Articles.
ACTION: Motions were made and seconded to approve the proposed Town Meeting Warrant articles. All warrant articles were approved except Article 32: "Shall Chapter 7, Thomaston Land use and Development Ordinance be amended by the changes of several District Boundary Descriptions as proposed by the Thomaston Planning Board?" (See attached Warrant for votes.)

Town Manager Kara George noted that the Budget Committee voted to put the additional patrol officer question on the warrant for the town meeting, but they are not approving or disapproving the item.

ACTION: Diane Giese made a motion to approve Article 8: "Shall the Town vote to hire, raise and appropriate \$81,160 for an additional Patrol Officer for the Police Department?" The motion was seconded by Bill Hahn. VOTE: 4-1. (Sandy Moore Opposed)

Article 19: There was brief discussion on the Watts Block Building Reserve line. Diane Giese inquired if the reserve would be enough? Bill Hahn confirmed it is.

Article 32: Shall Chapter 7, Thomaston Land Use and Development Ordinance be amended by the changes of several District Boundary Descriptions as proposed by the Thomaston Planning Board?

Zel Bowman-Laberge stated she has reservations approving this warrant knowing the Comprehensive Plan Committee does not fully support this. Voters approved the Comprehensive Plan, and she wants to make sure the voters feel represented. She is interested in reviewing the minutes from the Planning Board-Comprehensive Plan workshop on February 23, 2021.

Joanne Richards explained that the vote was 5-0 to move the article on to public hearing. She further explained the article is dealing with boundary changes from R1 to R2. The request from the Comprehensive Plan is to change one lot previously shoreline commercial. It changes the boundary to R2, the boundary out by the bridge, and changes RT131 (High St) from R1 to R2. Those are the two boundary changes.

Extensive discussion continued regarding Article 32 and the definitions of R1, R2 and R3.

ACTION: Zel Bowman Laberge motioned to take Article 32 off the Warrant. Diane Giese seconded. VOTE: 3-1-1 (Sand Moore opposed/Pete Lammert abstained)

**Action: Sandy Moore motioned to adjourn at 8:00 p.m. Bill Hahn seconded.
VOTE: 5-0**


Chairman Peter Lammert


Town Clerk Melissa Stevens

**Select Board
April 7, 2021
Special Meeting**

Minutes Approved on 05/24/2021

**TOWN OF THOMASTON
ANNUAL TOWN MEETING WARRANT
FOR FISCAL YEAR
JULY 1, 2021 THROUGH JUNE 30, 2022**

TO: Timothy Hoppe, a Constable of the Town of Thomaston in the County of Knox, State of Maine.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Thomaston, in the County of Knox, State of Maine, qualified to vote by law in Town affairs, to meet at the THOMASTON MUNICIPAL BUILDING (former Lura Libby School) at 13 Valley Street in said Town on _____ at 8:00 AM prevailing time, then and there to act upon articles ____ of the Annual Town Meeting Warrant. Polls will open at eight (8) o'clock in the morning and will close at eight (8) o'clock in the evening prevailing time.

ARTICLE 1: To choose a moderator to preside at said meeting.

ARTICLE 2: To elect by secret ballot the following offices:

1. One (1) Select Board member for a three-year term.
2. One (1) Board of Assessor member for a three-year term.
3. Two (2) RSU #13 School Board members for three-year terms.

ARTICLE 3: Shall the Town vote to appropriate and authorize the Thomaston Select Board to borrow on behalf of the Town, a principal amount not to exceed One Hundred Thousand Dollars (\$100,000.00) through the issuance of general obligation bonds or notes of the Town of Thomaston, which may be callable bonds or notes, the proceeds to be used for the purpose of financing replacement of two six-foot diameter culverts where upper Beechwood Street crosses the East Branch of the Oyster River (the "Project") with funds to come from the Culvert Replacement Reserve annually until the Project is paid off in full. Further, to authorize the municipal officers to accept any state and federal grants, which are hereby appropriated for the Project, and to take all actions and execute all documents, contracts, or agreements necessary or convenient to issue the bonds or notes of the Town and to accomplish the Project.

FINANCIAL STATEMENT

Town of Thomaston Total Town Indebtedness:	
Total Debt outstanding and unpaid:	\$5,837,247
Total Debt authorized and unissued:	\$0
Total Debt to be incurred if this article is approved	<u>\$100,000</u>
TOTAL:	\$5,937,247

Select Board Recommends ZB 1st /DG 2nd VOTE: 5-0

EXPLANATION: These culverts are seriously corroded with portions of them gone completely. The cost of replacement has been estimated at \$225,000 to \$275,000. A grant of \$125,000 has been received from the State of Maine and \$24,000 has already been appropriated for culverts (this project) in the 2020/21 budget. An additional \$24,000 for culverts is in the 2021/22 budget. Being able to borrow up to \$100,000 in a short-term loan will allow the project to be completed in 2021. Repayment of the short-term loan will come from the future annual payments from the Culvert Replacement Reserve and no property tax increase will be needed.

ARTICLE 4: Shall the Town vote to put all non-real estate/personal property tax revenues in to the Unassigned Fund Balance (surplus), and authorize the Select Board to accept any additional revenue or funds and expend any other revenue from the State, Federal, local and private sources for the support of the Town that may be used to reduce the amount required to be raised by taxation, and to vote to appropriate \$35,000.00 from the MEPEERS Retirement Account, and \$22,400 from the Computer Reserve, a total of \$57,400.00, and apply these funds to the FY 2022 tax commitment as a reduction in the amount to be raised from taxation?

Select Board Recommends SM 1st /BH 2nd VOTE: 5-0

Explanation: This authorizes the Town to accept any additional revenues or funds and expend any other revenue from the State, Federal, local and private sources for the support of the Town that may be used to reduce the amount required to be raised by taxation.

***NOTE: All employee benefits of FICA, Insurance, and Retirement have been redistributed under each department. In last year's budget, all benefits were grouped under Unclassified Accounts.**

ARTICLE 5: Shall the Town vote to raise and appropriate \$741,303 for GENERAL GOVERNMENT for the 2021/2022 Fiscal Year?

Budget Committee Recommends 6-0/ Select Board Recommends SM 1st /BH 2nd VOTE: 5-0

ARTICLE 6: Shall the Town vote to raise and appropriate \$109,389 for maintenance and operation of MUNICIPAL BUILDINGS for the 2021/2022 fiscal year?

Budget Committee Recommends ___/ Select Board Recommends SM 1st /BH 2nd VOTE: 5-0

ARTICLE 7: Shall the Town vote to raise and appropriate \$585,688 for the POLICE DEPARTMENT for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/Select Board Recommends SM1st / BH2nd VOTE:5-0

ARTICLE 8: Shall the Town vote to hire, raise and appropriate \$81,610 for an additional Patrol Officer for the POLICE DEPARTMENT?

Budget Committee Recommends 5-1/ Select Board Recommends ZB 1st / DG 2nd VOTE: 4-1

ARTICLE 9: Shall the Town vote to raise and appropriate \$225,017 for PROTECTION AND PUBLIC SAFETY for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/ Select Board Recommends SM 1st / BH 2nd VOTE: 5-0

ARTICLE 10: Shall the Town vote to raise and appropriate \$169,181 for the FIRE DEPARTMENT for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/ Select Board Recommends SM 1st / BH 2nd VOTE: 5-0

ARTICLE 11: Shall the Town vote to raise and appropriate \$729,589 for PUBLIC WORKS for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/ Select Board Recommends SM 1st / BH 2nd VOTE: 5-0

ARTICLE 12: Shall the Town vote to raise and appropriate \$360,402 for the AMBULANCE DEPARTMENT for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/ Select Board Recommends SM 1st / BH 2nd VOTE: 5-0

ARTICLE 13: Shall the Town vote to raise and appropriate \$255,621 for the TRANSFER STATION for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/ Select Board Recommends SM 1st / BH 2nd VOTE: 5-0

ARTICLE 14: Shall the Town vote to raise and appropriate \$8,750 for GENERAL ASSISTANCE for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/ Select Board Recommends SM 1st / BH 2nd VOTE: 5-0

ARTICLE 15: Shall the Town vote to raise and appropriate \$148,256 for the RECREATION & LEISURE SERVICES for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/ Select Board Recommends SM 1st / BH 2nd VOTE: 5-0

ARTICLE 16: Shall the Town vote to raise and appropriate \$15,660 for SOCIAL SERVICES & LOCAL AGENCIES for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/ Select Board Recommends SM 1st / BH 2nd VOTE: 5-0

Explanation: Social Services include Coastal Opportunities, Penquis, New Hope for Women, Pope Memorial Humane Society, Trekkers, Knox County Homeless Coalition, Midcoast Maine Community Action, Rockland District Nursing, Waldo Community Action Partners, Life Flight, Health Equity Alliance, and Big Brothers, Big Sisters. Local Agencies include the Thomaston Historical Society, Christmas Lighting, Memorial Day Committee, Friends of Montpelier, Landscaping Committee, and the Thomaston Food Pantry.

ARTICLE 17: Shall the Town vote to raise and appropriate \$240,141 for UNCLASSIFIED ACCOUNTS for the 2021/2022 fiscal year?

Budget Committee Recommends ___ / **Select Board Recommends SM 1st / BH 2nd VOTE: 5-0**

Explanation: Unclassified Accounts includes town insurance coverage, workers compensation, membership dues, public water for the Public Landing, a part-time town building supervisor, the Thomaston Public Library and Village Cemetery operating contributions.

ARTICLE 18: Shall the Town vote to consolidate the following RESERVE ACCOUNTS?

1. The Public Works Dump Truck, Backhoe, and Sand/Salt Shed Reserves to the **Public Works Equipment Reserve**
2. The Culvert Replacement and Drainage Reserves to the **Culvert Replacement Reserve**
3. The Recreation Center and Skate Park Reserves to the **Recreation Department Reserve**

Budget Committee Recommends 6-0/ Select Board Recommends ZB 1st / BH 2nd VOTE: 5-0

ARTICLE 19: Shall the Town vote to raise and appropriate \$442,956 for CAPITAL IMPROVEMENTS & RESERVE ACCOUNTS for the 2021/2022 fiscal year?

Budget Committee Recommends 6-0/ Select Board Recommends BH 1st / SM 2nd VOTE: 5-0

Explanation:

<i>Police Cruiser Reserve</i>	<i>\$ 7,000</i>	<i>Public Works Equipment Reserve</i>	
<i>\$30,000</i>			
<i>Ambulance Reserve</i>	<i>\$25,000</i>	<i>Culvert Replacement Reserve</i>	
<i>\$24,000</i>			
<i>Fire Apparatus Reserve</i>	<i>\$30,000</i>	<i>Watts Block Building Reserve</i>	<i>\$</i>
<i>8,000</i>			
<i>Municipal Facilities Reserve</i>	<i>\$50,000</i>	<i>Computer Reserve</i>	
<i>\$15,700</i>			
<i>Academy Maintenance Reserve</i>	<i>\$ 7,000</i>		

In addition to Reserves, the total appropriation in this warrant article includes bond payments, paving and sidewalk projects, and the Georges River Shellfish Management program.

ARTICLE 20: Shall the Town vote to permanently increase the property tax levy limit established for the Town of Thomaston by State Law in the event that the municipal budget approved under the preceding articles will result in a tax commitment that is greater than that tax levy limit?

Select Board Recommends ZB 1st / SM 2nd VOTE: 5-0

Explanation: It is not projected that the town's budget will exceed tax levy limits established by State law, but as a preventative housekeeping action it is recommended the Town vote to approve Article 20. By State law, the vote on this article must be by written ballot.

ARTICLE 21: Shall the Town vote to authorize the Select Board to expend funds from the (Non-TIF) Dragon Credit Enhancement Agreement (CEA) for economic development purposes

that are consistent with the Dragon Tax Increment Financing District established in February 2002?

Economic Development Committee Recommends ___ / Select Board Recommends SM 1st / DG 2nd VOTE: 5-0

ARTICLE 22: Shall the voters of Town of Thomaston amend the existing Dragon Cement Tax Increment Financing (TIF) District and Development Program by extending the term to 30 years and updating this TIF District and Development Program as described in the TIF Application on file at the Town Office?

Economic Development Committee Recommends ___ / Select Board Recommends ZB 1st / DG 2nd VOTE: 5-0

ARTICLE 23: Shall the Town vote to authorize the Select Board to enter into multi-year contracts (not to exceed three (3) years) for the lease or purchase of goods and services, when they deem it in the best financial interest of the Town?

Select Board Recommends SM 1st / DG 2nd VOTE: 5-0

ARTICLE 24: Shall the Town vote to authorize the Select Board TO MOVE UP TO 10% OF UNEXPENDED BALANCES from various budget categories as they deem advisable to meet unanticipated expenses, emergencies, and to aid in the smooth transition of Town business?

Select Board Recommends DG 1st / BH 2nd VOTE: 5-0

ARTICLE 25: Shall the Town vote to authorize the Select Board and Treasurer, on behalf of the Town, to apply for and accept grants, gifts, donations, and other funds or contributions, including trust funds, that may be given or left to the Town?

Select Board Recommends SM 1st / DG 2nd VOTE: 5-0

ARTICLE 26: Shall the Town vote to authorize the Select Board to dispose of tax acquired property in any manner which the Select Board deems in the best interest of the Town of Thomaston, except that the Select Board shall use the special sale process required by 36 M.R.S. § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owners.

Select Board Recommends DG 1st / SM 2nd VOTE: 5-0

ARTICLE 27: Shall the Town vote to permit acceptance of PREPAID TAXES and to fix the dates of December 1, 2021 for the first payment and June 1, 2022 for the second payment, when the taxes shall become due and payable; and, to see if the Town will fix the rate of interest at 6% percent to be charged on taxes unpaid after said date for the period July 1, 2021 through June 30, 2022.

Select Board Recommends SM 1st / BH 2nd VOTE: 5-0

ARTICLE 28: Shall the Town vote to set the interest rate of 2% to be paid by the Town on abated taxes pursuant to 36 M.R.S.A. Section 506-A.

EXPLANATION: If taxes are paid but later abated, the municipality must refund the abated taxes and pay interest on them. Title 36 M.R.S.A § 506-A provides that the rate of interest set by the municipality to be paid on overpayments may not exceed the rate set for delinquent taxes, nor be less than that rate reduced by 4%. For instance, if the unpaid rate is 8%, then the Town Meeting may set a rate not higher than 8% and not lower than 4%; it may pick either of those numbers or any number in between. The statute governing the delinquency interest rate is 36 M.R.S.A. § 505(4). Pursuant to Title 36 M.R.S.A. Section 506-A "Overpayment of Taxes," when a tax collector has demanded and received from a taxpayer more than is due and more than appears to be due according to the lists, the excess must be refunded to the taxpayer, even though the amount has been paid into the Town Treasury.

Select Board Recommends ZB 1st / DG 2nd VOTE: 5-0

***NOTE: A copy of all ordinance amendments are available for review and inspection at the Town Clerk's Office, on the Town's website at www.thomastonmaine.gov , and at the polling place prior to voting.**

ARTICLE 29: Shall an ordinance entitled "Section 104-Personnel Committee" be repealed?

Select Board Recommends 5-0

Explanation: The Town of Thomaston adopted the State of Maine Town Manager form of government by Town Meeting vote on March 28, 1949; accordingly, the Town continues to follow Maine Revised Statutes Title 30-A §§2101-2109, 2606, and 2631-2639.

ARTICLE 30: Shall the Town vote to enact an ordinance to be added to Chapter 1, Thomaston Government & Organization as Article XVIII, Section 118-Exemption of Eligible Active Duty Military Personnel from Motor Vehicle Excise Tax?

Select Board Recommends BH 1st / SM 2nd VOTE: 5-0

ARTICLE 31: Shall Chapter 7, Thomaston Land Use and Development Ordinance be amended by the additions of Permitted and Conditional Uses as proposed by the Thomaston Planning Board?

Planning Board Recommends 5-0/ Select Board Recommends ZB 1st / BH 2nd VOTE: 5-0

ARTICLE 32: Shall Chapter 7, Thomaston Land Use and Development Ordinance be amended by the changes of several District Boundary Descriptions as proposed by the Thomaston Planning Board?

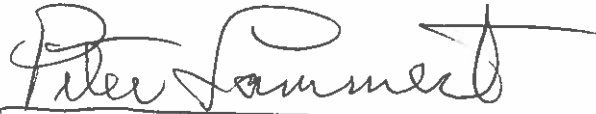
**Planning Board Recommends 5-0/ Select Board Recommends ZB motioned to take Article 32 off the Warrant. DG seconded.
VOTE: 3 votes for /1 abstained /1 No**


ARTICLE 33: Shall Chapter 7, Thomaston Land Use and Development Ordinance be amended by the addition of ARTICLE VIII ENERGY SYSTEMS, Section 758 Solar Energy Systems as proposed by the Thomaston Planning Board?

Planning Board Recommends 5-0/ Select Board Recommends ZB 1st / DG 2nd VOTE: 5-0

ARTICLE 34: Shall Chapter 10, Definitions be amended by the additions and deletions of definitions as proposed by the Thomaston Planning Board?

Planning Board Recommends 5-0/ Select Board Recommends ZB 1st / SM 2nd VOTE: 5-0


Chairman Peter Lammert


Town Clerk Melissa Stevens