

Approved October 28, 2024

Town of Thomaston
Select Board Minutes
March 25, 2024

Board Present: Bill Hahn, Sandy Moore, Chris Rector, Patricia Hubbard, Peter Lammert, Town Manager Kara George, Recording Secretary Missy Stevens.

A Select Board Workshop was held at 5pm to discuss the proposed ordinance amendments and town meeting warrant articles for the June Annual Town Meeting.

The regular meeting was called to order at 6:01pm.

ACTION: Motion for the Breen Amendment to take the agenda out of order made by Pete Lammert, seconded by Sandy Moore. VOTE: 5-0.

Jodell Benson was recognized for 25 Year of Service to the Town of Thomaston.

10. NEW BUSINESS

A. Review for placement on the Town Meeting Warrant the proposed Tax Increment Financing (TIF) Budget for FY25.

ACTION: Motion made by Chris Rector, seconded by Pete Lammert to place the TIF Budget for FY25 on the Town Meeting warrant. VOTE: 5-0.

B. Approve the job description for the Board of Assessors.

ACTION: Motion made by Patricia Hubbard, seconded by Chris Rector, to approve the job description of the Board of Assessors as proposed. Motion withdrawn.

ACTION: Motion made by Patricia Hubbard, seconded by Chris Rector to approve the job description as amended. VOTE: 3-0-2. Sandy Moore and Pete Lammert abstained.

C. Approve for signature the contract with Kenneth Voss and Robert Lehn for appraisal services of Dragon Cement.

ACTION: Motion made by Chris Rector, seconded by Patricia Hubbard to approve the appraisal service of Kenneth Voss and Robert Lehn. VOTE: 5-0.

D. Discuss the proposed amendments to the Economic and Community Development Committee Policy.

ACTION: Motion made by Bill Hahn, seconded by Pete Lammert to have the Board review and bring back to the next meeting with amendments. VOTE: 5-0

E. Review the proposed sewer rate increase of 4.5% for 2024 and 2.5% increase for each of the following four years.

Approved October 28, 2024

ACTION: Motion made by Pete Lammert, seconded by Chris Rector to approve the new sewer rates. VOTE: 5-0.

F. Accept with regret the resignation of Larry Lentz from the Conservation Commission.

ACTION: Motion made by Patricia Hubbard, seconded by Chris Rector to accept the resignation with regret of Larry Lentz. VOTE: 4-0-1. Pete Lammert abstained.

G. Approve the Hazardous Waste Collection Day on Saturday, July 13th at the Thomaston Municipal Building per the request of the OHSTT Transfer Station Board.

ACTION: Motion made by Chris Rector, seconded by Patricia Hubbard to approve the Solid Waste Day at the Municipal Office. VOTE: 5-0.

H. Approve the annual PenBay Amateur Radio Club Field Day on June 22nd and June 23rd at the Thomaston Green.

ACTION: Motion made by Chris Rector to approve the field day, seconded by Pete Lammert. VOTE: 5-0.

I. Consider for appointment the attached list of election clerks. (See attached.)

ACTION: Motion made by Chris Rector, seconded by Bill Hahn. VOTE: 4-0-1. (Pete Lammert abstained).

4. APPROVE THE MINUTES OF: January 22, February 12 and March 19.

ACTION: Motion to approve January 22, 2024 minutes as amended made by Pete Lammert, seconded by Sandy Moore. VOTE: 5-0.

ACTION: Motion to approve February 12, 2024 minutes made by Sandy Moore, seconded by Chris Rector. VOTE: 5-0.

ACTION: Motion to approve March 19, 2024 minutes made by Sandy Moore, seconded by Chris Rector. VOTE: 5-0.

7. TOWN MANAGERS REPORT (See attached)

Meeting adjourned at 7:30 PM.

Recording Secretary Missy Stevens

- 3/12/24 Kendray Rodriguez Meeting**
Projects Kendray is currently working on: Farmers Market at the Academy, coordinating the Flag Day event with the Henry Knox Museum, Cleanup Community Day, and the Spring Block Party on Saturday, May 25 and Sunday, May 26th.
- Waterfront Masterplan Meeting**
Attended the 2nd Waterfront Masterplan meeting. Primary concerns focused on long-term planning and sustainability of the harbor and working waterfront. Discussions included the dredging project of the St. George River channel. The next meeting is scheduled for Tuesday, April 2nd at 9am.
- 3/14/24 Atty Stephen Wagner and Missy Stevens**
Missy and I met with Atty Stephen Wagner from Rudman Winchell regarding his moderating services at the June Town Meeting. We have engaged his services for the open town meeting.
- Budget Committee #2**
Reviewed the Academy, Library, and Watts Block budgets.
- 3/15/24 Women Leading Government**
Collaborated with other women municipal managers on creating by-laws for the new Maine Women Leading Government organization.
- Jessica Berry & Academy Trustees**
Met with Jessica Berry, Academy Trustees Co-Chair Bob Snow, and CEO Rene Dorr regarding Jessica's inquiries on renting the Academy Building for early childcare services.
- 3/18/24 YMCA Early Childcare**
Met with Whitney and Meredith from the Y and Kendray Rodriguez to discuss the early child care services they provide. Planning a collaborative meeting with the Town, the Y, and Jessica Berry.
- Adi Philson, Transportation Planner at MCOG**
Met with Adi Philson from Midcoast Council of Government. She is their Transportation Planner. We discussed the on-going issues with traffic calming on the side streets and congestion traffic on Route 1. She is connecting us with engineers and MDOT to review this issue and how the Town can best proceed because we cannot put a speed bump or radar sign on every single street in town. Also, we need to understand what the impacts of street bump roads and the neighboring streets to it. Adi thought that potentially this problem would qualify for Village Initiative funds through MDOT because the problems are interconnected. The traffic is backed up on Route 1 from the street lights which is the major contributor to drivers cutting down all the side streets.
- 3/19/24 TIF Meeting with Jodell and Patricia**
Reviewed the Dragon TIF, Downtown TIF, and Credit Enhancement Agreement with Patricia.
- Executive Session**

3/20/24 MMA Municipal Budgeting Class**3/21/24 Economic and Community Development Committee**

Discussed Kendray Rodriguez's monthly report, Town TIF programs and proposed FY25 budget, ECDC Policy, Waterfront Masterplan, and Ad Hoc Thomaston Green Park updates.

Fire Chief Mike Mazzeo Meeting

Met with Fire Chief Mazzeo concerning Knox County Dispatch. The contract between Waldo and Knox Counties will be ending in a few weeks. There have been concerns amongst the public safety officials in municipalities throughout Knox County on the dispatch services. You may have read in the paper that the City of Rockland has offered to take over the service, but the offer was declined by Knox County. We are closely following any future developments in regards to Dispatch services and will keep you informed.

Agenda Setting**Budget Committee #3**

Reviewed the EMS, Cemetery, Outlays, and Unclassified budgets. The Budget Committee recommends a total municipal budget of \$5,437,901. The budget will go to the Select Board for review and approval on Monday, April 8th.

Other: Tax Foreclosures Update

There were 19 tax foreclosure notices sent out and all 19 have paid.

Fire/EMS Department Need Study Update

Port City Architects has submitted their Fire/EMS Needs Study on Friday. I propose we have a workshop with the Building Committee on Monday, April 8th at 5pm prior to the regular Select Board meeting to review.

Select Board Land Use Ordinance Public Hearing moved from Wednesday, April 17th to Monday, April 22nd at 5pm. Select Board approves June Town Meeting Warrant.