

MINUTES
BOARD OF SELECTMEN MEETING
DAMARISCOTTA TOWN OFFICE
October 6, 2021 5:30 p.m.
Live and Via YouTube

Members: Daryl Fraser, Chairperson; Louis Abbotoni, Tom Anderson; Mark Hagar, and Josh Pinkham

Members Absent: Lou Abbotoni (arrived at

Staff Present: Matt Lutkus, Town Manager; Hugh Priebe, Road Commissioner; Lynda Letteney, recording secretary

Others Present: Max Johnstone, Don Gerrish, Town Manager Search Director; Evan Goodkowsky, Geoff Keochakian, LCTV; Haas Tobey; Shari Sage; and Evan Houk, Lincoln County News

I. Pledge of Allegiance: Chairperson Fraser led the Pledge of Allegiance 5:30 p.m.

II. Call to Order

The Select Board's meeting was called to order at 5:32 p.m. **by Chairperson Fraser**

III. Minutes

On motion (Pinkham/Anderson) to approve the minutes of September 1, 2021 **Vote: 4-0-0**

On motion (Pinkham/Anderson) to approve the minutes of September 15, 2021 **Vote: 4-0-0**

IV. Financial Reports

1. On motion (Pinkham/Hagar) to approve Payroll Warrant #15 **Vote: 4-0-0**

2. On motion (Anderson/Fraser) to approve Accounts Payable Warrant #16 **Vote: 3-0-1**
(Pinkham abstaining).

Mark Hagar had questions about the ditch line from Coastal Market Place/Main Street Grocery to Business Rt. 1. **Hugh Priebe** stated that he tried to look at it, but he could only go so far without matting. Is it DEP approved? Drainage ditch? **Matt Lutkus** said there is a prescriptive easement for drainage. **Mark Hagar** said it would be going across private property; do we need to notify owners? **Hugh Priebe** changed the culvert on Egypt Road, the side road by the cemetery; worked around the shop.

V. Presentations: None

Lou Abbotoni arrived.

VI. Citizens Comments and General Correspondence: Haas Toby, speaking as a citizen and member of the Waterfront Committee

Haas feels deeply about this topic. He feels what he is presenting is important to the future of the Town. He first asked who is on the Economic Development Council for the Town as well as the current status of the Council. **Matt Lutkus** replied that it was he and Bob. He has gone by the "whoever would like to be a member of the council" essentially. **Haas** said in his opinion it was essentially non-functioning. He has been thinking about how we minimize the loss of view with the wall. What future do we want generations to come have to live in? He feels that the Economic Development Council, if we had one, would be supporting his presentation. What is the future for the Town?

Shipbuilding was key here. Most famous of the ships, the Ocean Harold, was built here. They worked cedar planks with brass tacks for 20' X 4' material. This is key to celebrate. How do you tell a story? With community involvement. How do we get their attention? An old retail saying goes, "How do you sell a steak? By the sizzle" envisions the face of the wall painted like one of these ships. Have a replica of the three-masts on the ship. Views from Taco Alley and Colby and Gale. Painted to scale to accommodate the 5' wall. **Tom Anderson** asked if it would be the whole length of the wall. The "sizzle" would be the height of the masts so they could be seen on Rte. 1. Masts would have historical flags displayed. Similarly, the *Hesper* and *Luther Little* were key roadside attractions in Wiscasset that many kids identified with as "finally being in Maine," when on family road trips. Nothing would be behind the wall except the park. Although the park was selected as the first option for the park, there is not enough space. We need serious conversations with downtown businesses. **Haas** believes this could increase tourism by 5-18%. There is some urgency in deciding on something like this as fittings for the masts must be considered in the wall design. We need to know the additional costs and the strengths and weaknesses of the wall. There are many things we need to find out about.

Daryl Fraser was concerned about "how it all happens?" **Haas** said including color and texture of the wall. **Matt Lutkus** said this was not an idea embraced by the Waterfront Committee. **Josh Pinkham** asked about height restrictions. He was concerned about the practicality; this was not a priority. ? Funding. **Haas** believes he can raise the money to do this. **Tom Anderson** asked if this would be additional costs from the architects. **Matt Lutkus** said funding for this is in the proposal. You may want consensus before costs. **Haas** contends it does not require massive engineering work. **Lou Abbotoni** asked **Shari Sage** what she thought. **Shari** replied she felt there was a lot of public support to include the historical representation of Damariscotta's boat building heritage. Boothbay currently has a mosaic to show its history; Bath has the Maritime Museum; property values go up when there are unique features in an area. Adding boulders would not leave room for the park. **Lou Abbotoni** restated that there is not enough funding except by public.

On motion (Abbotoni/Anderson) to have questions answered about the integrity of the wall.
(Withdrawn)

Shari Sage said she did not have any recollection of the committee rejecting this idea. **Matt Lutkus** said he would review the committee minutes, but his recollection was that they listened to all ideas with the architect and with pricing parameters and finally agreed upon one concept. **Haas** asked, "How do we tell the story?" **Tom Anderson** suggested having a meeting with consultants and discuss in terms of money needed. He sees "reaction" without the practical information; it maybe way too much. There seems to be a lot of interest in ship building whatever form it takes. **Josh Pinkham** said "We seem to be discussing what we are going to do; when we haven't discussed the idea from last Tuesday's meeting". **Tom** said he thought that idea was still in discussion stage. **Haas** said the central idea should be "how do we create the sizzle?" This idea is the best I've seen. No Town monies would be needed. Essentially we need to look at how we want it to evolve. FEMA has a political take on this not scientific.

Daryl Fraser thanked **Haas** for his presentation and concerns. **Matt Lutkus** said they still needed to pursue the community option.

VII. Town Manager's Items

1a. Board Direction Following Sept. 28th Public Meeting on the Waterfront Improvement Project

Matt Lutkus said the Committee has reviewed the 30% drawings; this is the base we are working from. Initially there is a 3' wall with additions. With a 60% completion of the drawings, there will be definitive recommendations. Propose a 3' wall with 5' stations. We need a 13.15' elevation. **Josh Pinkham** stated that this proposal would mean "all hands on deck" with consideration for debris and corrosion;

we'll need volunteer training. **Lou Abbotoni** was concerned about insurance and liability. **Josh** said we could use certain departments already insured by the Town. **Matt Lutkus** said it primarily would be the fire department paid at a per diem rate. Public works and other willing employees could also be utilized. **Josh** said that water will certainly get on Elm Street, as well as other aspects. **Matt** stated this was a conceptual idea; there is private property in this area.

By consensus, Board recommends moving to 60% drawings.

1b. Cross walk

Matt said the design means the loss of 5 parking spaces. We can wait for the 60% discussion to address this.

2. CLC Ambulance –Review of Preliminary Proposed Budget

The Board of Directors met and developed a proposed budget. It is not sufficient for three of the towns. They were instructed to come back with a pay plan (including pay/grade ranges.) There is no issue with competency, but the Board feels it needs to look closely at expenses. This budget is a \$110K increase. Eleven years ago it was \$2400. Does the \$183K increase have to be in one year? Could we increase by \$150K over two years? Is the CLC looking at some fundraising? **Tom Anderson** said it was hard to reiterate what the Chief said. Being competitive is an issue. We have had trained people leave for more pay and benefits. The service is excellent, but how do we maintain it? He suggests having the Chief come meet with the Board. **Matt** said he would get him for October 20th if available. **Tom Anderson** also brought up allocation of funds. Some towns (e.g. Bristol) think it should be based on the number of calls not the tax valuation and that could be an issue. **Mark Hagar** said the service is excellent-A+. Over the past 5-6 years the budget has fallen behind, now it is hard to get the curve to a flat line. **Tom Anderson** said the Chief is calling for help.

3. October 20th meeting will be followed by a workshop on 1) a review of recommended planning-related ordinance amendments by Town Planner Bob Faunce and 2) a review of Police Department employee recruitment and retention challenges by Chief Warlick.

4. Public Works Storage Shed –

Hugh Priebe, Road Commissioner, presented on the state of the Public Works storage areas. There was \$15,000 approved in the budget for replacement of the shed that is collapsing. Approved, but not acted upon. **Mr. Priebe** presented pictures of the collapsing shed “in real sad shape” as well as pictures of other buildings. The tent was aluminum and the salt got to it. The snow blower and riding mower get stored there in their “off” seasons. The shed is not only collapsing but is rotting from the outside. **Mr. Priebe** said a storage container, 40' long, rents for \$110/month with a delivery and pick up charge of \$350. This is box container and he hopes everything will fit in. A purchase of a container box is \$6000. **Tom Anderson** likes the idea of everything out of the weather. He favors a permanent container that we own. **Hugh** says it doesn't have a lock. **Daryl** asked if this was a long term rental. **Hugh** responded that 14' X 40' X 14' and should hold everything. There is space to stack seasonal stuff. He recommends putting it on a concrete slab. He has one bid back on a slab. **Mark Hagar** was in favor of buying the storage unit. **Daryl Fraser** said Scarborough was the cheapest. **Hugh** said, if approved, he could have it here in one day. It has the appearance of a new building. **Matt Lutkus** said that there was \$15,000 available. Do we need quotes? Should the Board authorize the purchase not to exceed \$7K. **Mark Hagar** made the recommendation that the container box have a small door on one for easier access.

On motion (Abbotoni/Fraser) to purchase a box container, not to exceed \$7K, approved by the Town Manager with a waiver of charter guidelines.

Vote: 5-0-0

5. Comprehensive Planning Committee

Matt Lutkus will advertise for volunteers. He needs 9-10 people from a cross-section of the community

VIII. Official Action Items

1. Agreement with Maine Department of Transportation re: Information Bureau Property

Matt has not received this yet

Tabled

2. Acceptance of ARPA funds

The first half of the funds arrive today, 10/20/21

On motion (Abbotoni/Anderson) to accept the ARPA funds

Vote: 5-0-0

3. Appointment to Broadband Committee

Geoff Keochakian was appointed to the Broadband Committee

Consensus

IX. Selectmen's Discussion Items

Tom Anderson - Nothing

Lou Abbotoni – There has been a problem with the public toilets. **Matt** responded that someone missed the toilet. Steve O'Brien has been checking, but he is the Harbor Master and can't watch it all the time. The Police do check in now and then. We have not been able to hire a cleaning person. Hugh Priebe will address this with his staff. The inability to get laborers is the key issue. **Daryl Fraser** added, having over seen a public restroom, that this is an inherent risk with public bathrooms. In the interim, he suggested posting a phone # to call if someone finds it a mess. **Josh Pinkham** was concerned with Pumpkinfest coming up that we need to increase cleaning. **Matt** agreed and plans on adding cleaning/checks 2X a day. This may need a 40 hr. /week position in next year's budget.

Mark Hagar – is concerned about the intersection of Belvedere Rd and Rt.1. Drivers seem more aggressive than ever. **Matt** said this is a public safety issue. They have a meeting with MDOT to work on making the intersection safe. **This is a top priority.** **Mark** expressed his frustration saying, "More data! Really!" The bypass audit recommendation was implemented. **Josh** added that after the ballads were installed, we had two major accidents there. **Matt** said that with the top priority for funds being the Town parking lot, and an increase in costs for everything, the base bid covered parking and drainage. 6Tzx1*/e recommendation is to prioritize a wish list as 1-2-3 etc. Parking and drainage is \$3M. The second phase, if enough money, is the wall and park. At this point we can reapply for more money. FEMA and EDA want the 5' wall, saying it must be part of the package. This might be a line item in the second phase.

Mark asked if they were finished with the Sanitary District lines under the parking lot. He felt for future reference, if needed, an agreement for deed transfer should be secured. Just a letter, he felt, was insufficient.

Josh Pinkham – wanted to know when reapplying for more money, if we know what the matching percentage would be.

Daryl Fraser-

X. Adjournment

On motion (Pinkham/Hagar) to adjourn the Board of Selectmen's meeting at 7:15 p.m. Vote: 5-0-0

Respectfully submitted,

Lynda L. Letteney

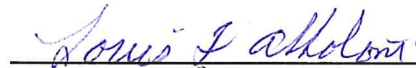
Recording Secretary

Minutes of Board of Selectmen (cont'd) 10-6-21

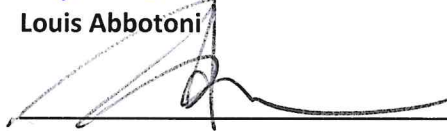
We, the undersigned, do hereby approve as written, or with corrections as noted, the minutes of the above-designated Select Board meeting on



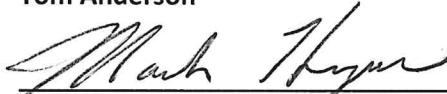
Daryl Fraser, Chairperson



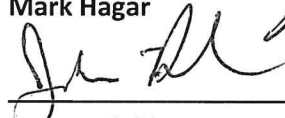
Louis Abbotoni



Tom Anderson



Mark Hagar



Joshua Pinkham

Town of Damariscotta, Select Board meeting, signed this date: 11-3-2021