

NOTICE
JOINT SELECT BOARD MEETING
Tuesday, April 18, 2023
6:00 PM – Conference Room
MINUTES

Call to Order at 6:00 PM by Joint Board Chair, Barry Buck

Present – Chair Barry Buck, Matt Gregg, Scott Young, Patricia Sutherland, Charles Beaulieu II, Milford Maynard, Terry Hanlon, Allen Michaud, Herman Condon, Ryan Spooner, and Maylen Kenney.

Absent – Kim Archer, Sheri Cheney, and Isaac Braley

Staff Present – Sandra Fournier, Town Manager; Lisa Foster, Town Treasurer; and Chris Woodworth, Road Commissioner.

Public Comments – Terry Sandusky, Mapleton Lions Club

Review and Approve Minutes of Previous Joint Board Meetings, January 17, 2023 Motion was made by **Sutherland** to approve the minutes of Joint Board meeting as presented.

Second by **Beaulieu II**

Motion passed 12-0.

Old Business - None

New Business

Elect New Joint Board Chair (Castle Hill) – A motion was made by **Patricia Sutherland** to nominate Maylen Kenney as the Joint Board Chair. Second by **Michaud**.

Motion passed 12-0.

Consider Municipal Building Roof Bids – The Town Manager opened the bids and announced the name of the bidder and bid amounts as follows:

- **Powers Roofing** - \$53,450.00
- **Buck Construction** - \$91,230.00

A motion was made by **Gregg** to approve the bid of \$53,450.00 from Powers Roofing. Second by **Sutherland**.

Motion passed 12-0

Consider Municipal Building Heating System Proposals – The Town Manager presented to the Joint Board a brief analysis of each proposal received from Dead River, DFI, and Daigle Oil. Each company proposed two heating systems, oil and propane. The Town Manager presented the BTU ratings for each furnace, and the conversion of yearly oil/propane gallon usage per furnace. Dead River included in their proposal a propane contract for 3-years at \$1.80/gallon. After a brief discussion by the Joint Board a motion was made by **Maynard** to approve the furnace replacement from Dead River Company and the 3-year propane contract. Second by **Sutherland**. Motion passed 12-0.

Review and Approve the Town Manager Appointments — Motion was made by **Buck** to approve the Town Manager's appointments as presented. Second by **Condon**. Motion passed 12-0.

Mapleton Lion's Club Draft Concept of Recreation Complex – Terry Sandusky announced to the Joint Board that the Mapleton Lion's Club has received a generous donation of land, next to the public pool, from Doyen Farms prior to their recent sale to BD Grass. The Lion's Club would like to turn this land into a recreation complex and presented a draft concept of the complex to the Joint Board. It is with the understanding that once the Complex is completed, it will be donated to the Towns of Mapleton, Castle Hill, and Chapman for the Recreation Department.

A brief discussion was held with the Joint Board, concerns were raised regarding future maintenance of the Complex and what those expenditures may be. The Complex will need a reserve account to budget for future replacement costs of the equipment and facilities. The reserve allocation could be as much as 66,000 – 100,000 each year for replacement costs. Each Joint Board member expressed their interest in seeing this project to become a reality for the community. However, the draft concept needed more work; there were facilities that may be joined with others. An example was given such as the pickle ball field could be combined with the tennis courts. These reduction could reduce the overall future maintenance and reserve costs.

Terry expressed he would like to create a committee that would be comprised of members from the Joint Board, Lion's Club, Town Office, and the public that could steer the direction of the planning process and Complex layout. It was also mentioned that a partnership would be needed when applying for grant funding. A motion was not needed, this was informational only.

Town Manager Report - Clerk Department

The Municipal Clerks are gearing up for the School Budget Validation Referendum which has been scheduled to take place on Wednesday, May 31st.

Code Enforcement

Aaron has started reaching out to residents on dilapidated buildings in the area. He has provided a list of locations to the Assessing Agent to review for value assessment of the properties. He will provide the Boards a monthly update starting in May. This will remain on the agenda for Mapleton and Castle Hill until the properties have come into compliance.

Grant Updates

Chris and I met with Maine DOT in April to discuss the Sidewalk Project. Maine DOT has agreed to Administer the project, will perform ROW research and the Environmental Review, which is required for HUD. HUD is administering the grant through the Congressional Funding received through Senator Susan Collins office, \$150,000 towards the Sidewalk Project. This is in addition to the \$450,000 from Maine DOT.

I am working with Shelley Winchenbach, Director of Government Affairs at Charter Communications. She is will provide an outline of the remaining areas in Chapman (95 homes) and Castle Hill (110 homes) that were not included in the Rural Digital Opportunity (RDOF) federal grant auction that Providers applied for in 2020-21 for broadband funding.

The RDOF grant was awarded to Consolidated Communications and Pioneer Wireless for the Mapleton/Castle Hill/Chapman area. I am in the process of reaching out to these Providers to see if any plans are in the works for the funding, they were awarded for internet expansion. Shelley will also be our liaison for applying for the larger funding source through Connectivity Authority. I will keep the Board's posted as we proceed forward with this project.

I am also working on a local CDBG grant for a local business in Mapleton. The CDBG program is administered through NMDC. I sent down with Bob Clark and the local business owner regarding options, funding sources, and filing deadlines. Chris and I met with Jay Kamm at NMDC regarding the \$125,000 culvert replacement grant received from Maine DEP for the culvert near Alder Lake on the West Chapman Road. Maine DEP has granted us the authority to downscale the project to better fit the community needs. Originally, this project was expected to cost close to \$540,000. However, since the Town was not awarded the additional funding through NBRC for this project, we must remeasure the stream bank width. Utilizing the downstream only, to find an average of 9.2 ft wide this will allow for a large 12ft wide culvert replacement. The estimated cost for a 12ft culvert

replacement is predicted to be \$150,000.

PERSONNEL YEARLY PROCEDURES

Employee evaluations have been completed for the 2022 year. We have started to received applications for the 2023 summer recreation program. I will be providing the annual training to employees at the end of June.

Set Next Meeting Date(s): Joint Board meeting tentatively scheduled for Tuesday, July 18, 2023 at 6PM.

The Joint Board meeting was adjourned at 7:13 PM.

Respectfully submitted by,

Sandra L. Fournier
Town Manager