

Town of Lyman
Select Board Regular Meeting Minutes
Monday January 3, 2023 – Lyman Town Hall

Selectboard members present: Ralph “Rusty” Blackington (Chair), Thomas Hatch (Vice Chair)
David Alves (Via Zoom), Jessica Picard, John Tibbetts
Selectboard members absent: None

ITEM #1 **SPECIAL OFFERS/ PRESENTATIONS**

- a. Select Board Public Hearing – Present information and allow public comment on Article questions to be voted on at Special Town Meeting scheduled January 18th, 2023
- Rusty Blackington** – Opens the public hearing at 6:00 pm. He gives a brief overview of Article two.
- David Alves** – States in regards to Article 2, he has been working on a preliminary report. This report will identify properties that may be of future use for the Town and other properties that may be potential to sell. There are several lots already identified as future use including a snowmobile club and several lots for fire department use. Twelve lots are identified as landlocked and three lots identified as unbuildable. Other lots have not been identified for future use and review is pending. He suggests to the board of looking into putting in place right-of-way’s to protect local trail systems. In regards to using a Real Estate Broker, he proposes the Town would hire a broker that has the ability to complete a market analysis for each parcel the board deems worthy to sell; the board would vote on a price at which to advertise the property, and by using a Real Estate Broker this profession has a responsibility to conduct themselves ethically. The board functions as a majority and no one member at any time could make a decision on anything.
- Brian Dulong** – States he disagrees with selling the land the Snowmobile Club currently uses. He asks if the Broker would have to go with the highest price.
- David Alves** – Explains the broker would present to the board any and all offers for the board to decide.
- David Dulong** – Asks the board how they will choose the broker.
- John Tibbets** – States they would put out a request for proposal to hire a broker.
- Susan Briggs** – States a sealed bid or public auction shows more transparency where the bids and auction is done publicly. She’s not in favor of a broker because she believes the public will never see the transaction between the board and the broker. She asks the board what they are raising the money for and if there is an absolute need to sell off the property.
- John Tibbetts** – States the Town committed \$60,000 to the cemetery to come from land sales already and with the new charter they will need to look at expanding the Town Hall.
- David Dulong** – States when the Town sold the Cousins School they used a broker to do the market analysis but proceeded with sealed bid.
- Roger Roy** – Asks the board if doing sealed bid do they have the authority to pick whichever bid they want no matter the amount. He states the snowmobile club shouldn’t be sold.
- Thomas Hatch** – The board would have to decide on setting up the parameters for sealed bids.
- David Dulong** – States the board should renew the lease for the snowmobile club.
- Josh Eon**- He asks the board if they would ever sell parcels of land to developers and favor developers over other buyers. He asks if the board would consider just hiring a broker for appraisals first before considering using a broker for sales.
- Thomas Hatch** – States the board would decide as a board.
- Nicole Eon** – States a lot of the parcels are subdividable and asks the board how they would handle urban sprawl.
- Lindsay Gagne** – States the planning board reviews subdivisions and would be the ones to consider any detriment to the Town.
- John Tibbetts** – Suggests putting land locked parcels out to bid and offer to abutters to bid on them.

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Thomas Hatch – Reads a comment into the meeting emailed to the board from Ann Tardiff.

Brian Dulong – States each parcel should go to a vote to the Town before its sold. He asks the board what their plan is.

David Alves – States the plan is to identify which parcels could be used for future growth of the Town and using a Real Estate agent to potentially sell what is deemed unnecessary for the Town and get the best market value, and the money collected could go towards infrastructure and keeping the tax base down. There will likely be multiple meetings to discuss the process and provide information as the project develops.

Susan Briggs – States the article question should be rewritten to do a feasibility study

Thomas Hatch – States the board already voted David as the liaison on this project to conduct a feasibility study.

David Alves – Suggests when the data is collected the board can do another public hearing.

Brian Dulong – States the board could sell the land locked parcels and use the money to fund a study.

Michelle Felicitti – Asks if the board would consider if the time came to it, to put to a vote to the Town the offers they receive.

No other comments on Article 2. Discussion moves to Article three.

David Dulong – States the revised charter outlines the responsibilities of the Town Manager which includes policy revision and drafting of job descriptions.

- b. Close public hearing and open regular Select Board meeting

Public hearing is closed at 7:18 pm.

- c. Vote to approve warrant for Special Town Meeting.

Discussion on Article three. Budget committees' recommendation was to take \$15,030.50 out of surplus and add to the existing \$5,000.00 HR job study as opposed to the select board recommendation to take \$9,630.50 from the Town Hall Feasibility study and \$5,400.00 out of surplus and add to the \$5,000.00 HR job study. Select board discussion, they are in favor of taking out of surplus as the Budget Committee recommends.

John Tibbetts makes a motion to support the budget committee's recommendation on Article three

Jessica Picard – Seconds the motion. Motion passes 5-0-0

Discussion on Article two and consideration of removing it until a plan is developed.

Jessica Picard – Makes a motion to remove Article two from the warrant and work towards solidifying more data

Thomas Hatch – Seconds the motion.

Discussion on revisiting the article question and the process at Annual Town meeting

Motion passes: 5-0-0

ITEM #2 HEARING OF DELEGATIONS / PUBLIC INPUT

- a. Public Input – *Public in attendance will have up to 5 minutes to address the Board*

Pauline Weiss – States Harry's and Jacksons corner don't do postings so the board can't post the warrant at either of those places. She suggests the board can use Lyman's Pizzeria or the Maine Homestead Market.

Thomas Hatch – **Makes a motion to rescind locations of Harry's and Jacksons Corner and replace it with the Lyman Pizzeria and homestead market.**

Jessica Picard – Seconds the motion. Motion passes: 5-0-0

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- b. Mail
- o Historical Society o FCC Letter o MBH Letter o RSU #57 Annual Report
- c. Complaints - None

ITEM #3

MINUTES

Review/ approve meeting minutes 12/19/2022

David Alves – Motions to approve minutes. Thomas Hatch seconds the motion. Motion passes: 5-0-0

ITEM #4

SIGN WARRANTS

a. Payroll Warrant #29 in the amount of \$25,342.96

Jessica Picard motions to approve. Thomas Hatch seconds. Motion passes: 5-0-0

b. Accounts Payable Warrant #30 (FY2023) in the amount of \$595,509.10

Thomas Hatch motions to approve. Jessica Picard seconds. Motion passes: 5-0-0

ITEM #5

UNFINISHED BUSINESS

a. Health Officer. Discussion from last meeting.

Jessica Picard - makes a motion to table the item to next meeting

John Tibbetts – Seconds the motion. Motion passes: 5-0-0

ITEM #6

DEPARTMENT AND COMMITTEE REPORTS

a. Road Commissioner –

Brad Nikel – States all storm damaged has been cleaned up. We have not reached the threshold for FEMA support for the storm damage so they will not be applying for FEMA. He has one quote for the transfer station expenses on repairs. He is continuing to solicit more quotes.

b. Fire Chief – None

c. Kennebunk Pond Beach Committee – Dave Alves Liaison Report/update – No updates

d. Treasurer – Expense Summary Report 12/29/2022

e. CEO – No updates

f. Tax Clerk – No updates

g. Other -

Pauline Weiss – asks the board to appoint Barbara Hull and Irene Single as Ballot Clerks

Thomas Hatch – Motions to appoint Barbara Hull and Irene Single as Ballot Clerks for the Special Town Meeting.

Jessica Picard – Seconds the motion. Motion passes: 5-0-0

ITEM #7

NEW BUSINESS

a. Discuss scheduling Budget Workshops

Workshop is scheduled for Thursday January 12, 2023 at 6:00pm.

b. RFP – Open sealed bids for Mowing Contract

Two mowing bids received. One from KCB Landscaping and one from LA Lawncare Inc.

Jessica Picard – Makes a motion to award the contract to KCB Landscaping

Thomas Hatch – Seconds the motion. Motion passes: 5-0-0

c. RFP – Open sealed bids for Winter Maintenance of Town Roads

One bid received from Dayton Snow Fighters.

Jessica Picard – Makes a motion to award the contract to Dayton Snow Fighters

John Tibbetts – Seconds the motion. Motion passes: 5-0-0

d. Auditing Services Contract Expires 6/2023. Review quotes for services

One quote was received from our prior auditor. Board agrees to solicit more quotes.

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e. EcoMaine Grant Application Letter

Lindsay Gagne – Explains this came from the EcoMaine Rep. This is a letter EcoMaine drafted in support of them receiving grant funding. This letter does not obligate the Town to anything other than to offer its support.

Jessica Picard – **Makes a motion to accept the letters in support of EcoMaine**

John Tibbetts – **Seconds the motion. Motion passes: 5-0-0**

OTHER

Lindsay Gagne – Received an email from the Tree service that will be cutting trees for the cemetery. They are asking the board if they can store their equipment on Town Property while they conduct work and if so, where they can store it.

Jessica Picard – **Makes a motion to allow them to store their equipment on the Property off of Davis Road.**

John Tibbetts – **Seconds the motion. Motion passes: 5-0-0**

EXECUTIVE SESSION

1.M.R.S.A §405 (E) Attorney/ legal matters

Thomas Hatch – **Makes a motion to go into executive session 1.M.R.S.A §405 (E) Attorney/ legal matters**

Jessica Picard – **Seconds the motion. Motion passes: 5-0-0**

The board goes into executive session


Jessica Picard – **Makes a motion to come out of executive session**

John Tibbetts – **Seconds the motion. Motion passes: 5-0-0**


ADJOURN

Jessica Picard – **Makes a motion to adjourn.**

John Tibbetts – **Seconds the motion. Motion passes: 5-0-0**



Ralph "Ralph" Blackington (Chair)



Thomas Hatch (Vice Chair)

David Alves

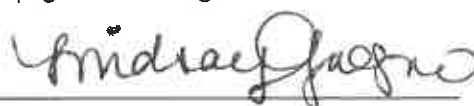


Jessica Picard



John Tibbetts

I, Lindsay Gagne, Clerk to the Select Board of the Town of Lyman, Maine, do hereby certify that the foregoing document consisting of 4 pages are the original minutes of the Board of Selectmen Regular Meeting dated January 3rd, 2023



Lindsay Gagne