

Town of Lyman
Select Board Regular Meeting Minutes
Tuesday January 21st, 2025 – Lyman Town Hall

These are summary minutes in nature only and a full video recording of the proceeding is available to view on our YouTube channel at <https://www.youtube.com/@LymanTownHall/streams> or visit our website: <https://lyman-me.gov/committees/board-of-selectmen/agenda-and-minutes/>

Selectboard members present: Jessica Picard, Victoria Gavel, Amber Swett, Joseph Wagner, David Alves (Via Zoom)

Selectboard members absent: none

EXECUTIVE SESSION

1 M.R.S.A §405 (C) Discussion regarding the condition, or acquisition of real property

1 M.R.S.A §405 (A) Discussion regarding personnel matters

Amber Swett – Motions to go into executive session per 1 M.R.S.A §405 (C) Discussion regarding the condition or acquisition of real property and §405 (A) Personnel Matters

Victoria Gavel – Seconds the motion. Motion passes: 5-0-0

Victoria Gavel – Motions to come out of executive session.

Joseph Wagner – Seconds the motion. Motion passes: 4-0-1 (Amber Swett absent from voting)

ITEM #1 **SPECIAL OFFERS / PRESENTATIONS**

a. RFP – Property Equalization Project – Open Bids

One bid received from RCS Assessment Services Inc in the amount of \$150,000. Discussion regarding the bid is not clear whether it is for a full revaluation or for the RFP to update the cost tables. Town Manager will contact the bidder with follow up questions.

Victoria Gavel – Motions to table the item until further reviewed by Town Manager

Joseph Wagner – Seconds the motion. 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. Please use the podium to address the board and please be respectful of others*

Priscilla Ouellette – States she resigns as the General Assistance Director effective January 31st, 2025.

b. Mail • *York County Sheriff Insider Bulletin*

ITEM #3 **UNFINISHED BUSINESS**

a. Franchise Agreement, Updates if any
No new updates

b. YMCA – Discussion regarding 2025 contract

Lindsay Gagne – Explains Contract was sent out December 10th. She met with Andy Orazio last week to go over the contract revisions. Andy discussed at the time he was not in favor of the YMCA collecting entrance fees in lieu of payment as well as paying the field use fees. Item has been placed on the Board agenda for further discussion.

Andy Orazio – States collecting the gate fees as payment would be too inconsistent for the YMCA to plan and budget accordingly for staffing and management of the park. They were not expecting to pay the field use fees as it has always been part of the agreement. Their field use is typically Monday through Friday from 9:30am – 2:30pm. The cost of staffing impacts their budget and they are requesting \$41,000 to cover expenses. They want to maintain exclusivity of the park for their use

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while they run a youth camp. The YMCA would prefer to keep the contract the same as it was before, and they would continue to improve communications with the Town.

Discussion from the board: Amber Swett states the park is in poor condition. Picnic tables and buildings are in disrepair and there's been a lack of communication over several years. She requests Andy to get information from the YMCA as to how much they would be willing to pay the Town to rent the park for private use. David Alves proposes the Select Board review data and calculate a net zero plan, so the Town is not subsidizing a business with taxpayer dollars. He is not in favor of renewing the contract. He also proposes the board consider this further at their next workshop on January 30th. Victoria Gavel proposes the board consider one year contract as it was before with an addition that the YMCA pay for their field use with the newly adopted fee schedule so that the fee structure is fair for everyone. This way the Board has some time to consider other options as they look into improving infrastructure and programs. Joseph Wagner states the board should look into how much it costs to staff the ticket booth. Jessica Picard adds discussion that it would be unwise to continue doing the same thing if it consistently has not been working, however it being January also limits the board with being able to fortify a solid plan for the upcoming Summer.

The Board will add this for their next workshop on January 30th, 2025.

c. [Joe Wagner/Karen Kane – Updates on AARP Age Friendly Survey](#)

Discussion, there were 273 responses collected for the Age-Friendly survey. They propose setting a public roundtable to review the survey report and narrow down manageable initiatives and recommendations for next steps.

ITEM #4

DEPARTMENT AND COMMITTEE REPORTS

a. [Fire Chief – All Hands](#)

Victoria Gavel – States the Fire Commission next meeting will be held on February 9th. GMFR has purchased new vehicles as planned and were able to stay within budget. Next meeting they will discuss facilities overview and budgeting.

b. [IT Committee – Proposal for Internet and Cameras at Bunganut Park](#)

Bill Single and Nigel Sampson propose a plan to install internet at Bunganut Park using Starlink. This will allow the park to have security cameras, POS systems for receipting transactions, systems for reading plate number, and other features. The camera set up can be implemented in a way that provides an eagle view of the entire park and will help deter potential vandalism. Modifications would be needed for the concession stand to allow housing of the system. Ditching and setting up conduits would be needed to run lines across to the other side of the park. They've looked into the Connect ME grants and believe it's three years out before grants will be available. Cost proposal is approximately \$36,000. Board discussion to have the IT committee look into other grant opportunities.

c. [Bunganut Committee – Status update](#)

Holly Wooldridge discusses with the board updates from the committee's last meeting held on January 15th. Bridge construction is complete. Chapel construction is complete. David Alves has been in contact with a mason to get information regarding finishing repairs on the Chapel building. David Alves secured multiple donations of Erosion Control Mix, Gravel, and Lumber. Kevin Veilleux and Holly Wooldridge will be meeting with the CEO to go over permitting and Planning Board review requirements for the construction of the ADA ramps and other projects they are considering. Other projects include repairing the beach area, improving the handicap parking, adding trails and other access to the Pines areas, reviewing grants for recreation trails and other benefits, building a park map, cataloging old, dilapidated buildings and other concerns regarding the park's condition. They are working on finalizing the scope for work for the ADA ramps RFP. Updates on the Eagle Scout

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working on trails: They will be continuing work and will be adding benches and a kiosk. Discussion the committee is an Adhoc committee and per Charter has an end date of April 18th, 2025.

d. [Treasurer - Expense Report](#) – Reviewed in Agenda Packet.

ITEM #5 NEW BUSINESS

a. [Review/ Approve - Committee Handbook](#)

Discussion the board would like to set up a workshop to continue reviewing.

Workshop scheduled February 10th, 2025, at 4pm at the Town Hall.

ITEM #6 MINUTES

a. [Review / Approve meeting minutes 1/6/2025](#)

David Alves – Motions to approve. Amber Swett seconds. Motion passes: 5-0-0

ITEM #7 SIGN WARRANTS

a. [Payroll Warrant #32 in the amount of \\$29,136.88](#)

Victoria Gavel – Motions to approve. Joseph Wagner seconds. Motion passes: 5-0-0

b. [Accounts Payable Warrant #31 \(FY2025\) in the amount of \\$166,432.47](#)

Victoria Gavel – Motions to approve. Joseph Wagner seconds. Motion passes: 4-0-1 (David Alves, Jessica Picard, Victoria Gavel, Joseph Wagner in favor; Amber Swett Abstains).

Discussion verifying work on the loader backhoe has been completed and inspected, Total Comfort is for HVAC services, and Tipping fees: MSW = \$14,470 and Recycling = \$989.92.

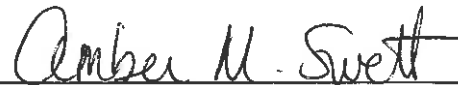
ADJOURN

Amber Swett – Motions to adjourn. Joseph Wagner seconds. Motion passes: 5-0-0



Jessica Picard

David Alves



Amber Swett



Joseph Wagner



Victoria Gavel

I, Lindsay Gagne, Town Manager of the Town of Lyman, Maine, do hereby certify that the foregoing document consisting of 3 pages are the original minutes of the Select Board Meeting dated January 21st, 2025



Lindsay Gagne

