



## Town of Clinton Selectmen's Meeting Minutes September 10, 2024

1. **Call to Order:** 6:33 pm Chairman Towne called the meeting to order.
2. **Pledge of Allegiance:** Chairman Towne opened the meeting with the Pledge of Allegiance to the United States of America
3. **Selectmen Present/Quorum:** Chairman Jeffrey Towne, Vice Chairman Stephen Hatch, Ronnie Irving and Michael Hachey. Brian Bickford was absent.
4. **Action Items:**
  - Approve minutes from August 27, 2024
  - Motion to approve by Selectman Irving
  - Seconded by Selectman Hachey
  - Correction to the wording on the motion on page 2.
  - Award future contract to Blaine Casey
  - Carried 4-0

**Next Item-** Public Hearing on Special Town Meeting Warrant for November 5, 2024

Motion to enter public hearing by Selectman Irving  
Seconded by Selectman Hachey  
Carried 4-0  
Entered at 6:36pm

**Article 3-** Shall the Town of Clinton (1) Approve a capital project consisting of the construction of a new Fire/Rescue building, including engineering and design costs, transaction costs and other expenses reasonably related thereto; (2) Appropriate the principal sum of \$3,900,000, along any bond premium and investment proceeds, to fund the project, which amount includes grant(s) from the State of Maine Congressionally Direct Spending (CDS) (anticipated \$2,000,000); (3) Authorize the Town Treasurer and the Town Selectboard, through its Chair, to accept said grant from CDS grant(s) to partially fund the appropriation; (4) Authorize the Town Treasurer and the Town Selectboard, through its Chair, to issue general obligation securities of the Town (with or without call provisions and with or without premium, and including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$1,900,000 to partially fund the appropriation; and (5) Delegate to the Treasurer and the Town Selectboard, through its Chair, the authority and discretion to fix the dates, maturities, interest rates, denominations, calls for redemption (with or without premium), form, and other details of said securities, including authority to execute and deliver the securities on behalf of the Town?

Terry Knowles says each member of the Public Safety Building Committee is going to speak on this project.  
Chairman, Jeff Pierce lists all the members and what they have done for the project. He thanked the previous Town Manager, Earla Haggerty, for getting this grant for the town.

Fire Chief, Travis Leary explained why they need a new fire station. He said they have outgrown the current station, they are looking at a 50-year plan for the new station. The town does not own any more property at the current station to expand.

Jenni Tilton-Flood explained the whole process of this project from the beginning. They started planning the new station project in 2020.

Justin Cote spoke about the proposed structure of the new station. It is going to be a metal framed building with a concrete apron around the building for the apparatus. The concrete will be heated so there won't be snow build up. They are using materials in the building that will require less maintenance.

TM Swain explains the financial part of the project. He said they started with a plan of 6+ million. They realized that there had to be a better way to spend less money. They decided to go with a design build to save money.

Blaine Casey came in at 3.9 million. They are asking the town to come up with 1.9 million to go with the grant for 2 million.

He said the amount we're asking for will make the mil rate go up ½ a mil.

Steve Hebert asked how long the bond would be.

TM Swain said 20 years, the interest would be \$872,804.70.

Travis Leary said Blaine Casey is trying to keep all the subcontracting local for the new building.

Chairman Towne thanks the committee for their work with this project.

**Article 4-** Code Enforcement Budget, \$62,906, failed in June.

Travis Leary stood and said that if we don't have a code enforcement officer, it could severely slow down building in this town, and that will impact our taxes.

**Article 5-** On premises consumption of beer, liquor, and wine Monday-Saturday.

**Article 6-** On premises consumption of beer, liquor, and wine on Sunday.

**Article 7-** Solar Ordinance, failed in June.

Paul Killam spoke about adding another article to the warrant. He has been working with the town since March to get this straightened out. He has worked with Garrett Lower, Daniel Swain, and now Brock Frederick. He has been to multiple meetings, including the planning board and board of appeals. He has been given different answers from everyone. The planning board told him to go to the board of appeals, then the board of appeals told him to go to the planning board. He was then told to go to the Selectboard.

He is now asking the Selectboard to add an article to the warrant in November to change the land use ordinance to make this property Industrial Commercial instead of just Commercial. His plan is to put storage units on the property.

He was told it is too late to get this on the warrant for November, but since he has been through a lot with the town since March, he is asking that they get this done tonight to get it on the warrant.

Chairman Towne said they understand the problem. He asked when the deadline is to get this on the warrant for November.

Town Clerk Jessica Harriman said tonight, she needs to get ballots ordered tomorrow to receive them in time for absentee voting on October 3<sup>rd</sup>.

TM Swain said he could run to his office and type it on the warrant tonight so the board can sign it.

Ken Paul in the audience said this is the second person that has come to the board with an issue with other town boards.

Justin Cote read what a hardship is defined as from the Town of Scarborough, Maine.

Selectman Irving said he thinks this should be pushed through since the land is no good for any other type of business.

Motion by Selectman Irving to add Article 8 to the warrant, “amend the land use ordinance to add the property at map 3 lot 16 to Industrial Commercial Zoning”

Seconded by Selectman Hatch

Carried 4-0

Motion to exit public hearing by Selectman Hachey

Seconded by Selectman Hatch

Carried 4-0

Exited at 7:52pm

**Next Item-** Public Information, Community Resilience Grants, KVCOG

Granya from KVCOG spoke about getting grants for Clinton. There are many different options, and they should be coming out mid-end of October.

They decided to focus on getting a grant for the walking trails. She is going to meet with TM Daniel and whoever else to make a plan so they can apply.

**5. Discussion items:**

2023 audit, it is not finished, and it’s still messy, but they are making progress.

**6. Unfinished Business:** None

**7. Town Manager's Report:**

Included in their packets.

He put a hold on the transfer station roof, while doing the audit, it doesn't look like there's enough in the transfer station reserve fund for both the roof and the cement pads.

Household Hazardous waste day, October 19<sup>th</sup>

Constitution Week, September 17<sup>th</sup>-23<sup>rd</sup>

Motion to approve by Selectman Hachey

Seconded by Selectman Hatch

Carried 4-0

**8. Supplements and Abatements:**

There are three, but they are not clear. Tabled until the next meeting.

**9. Next Meeting-** September 24, 2024

**10. Treasurer's Warrant:**

Treasurer's Warrant #7 \$295,059.59

Motion to approve by Selectman Irving

Seconded by Selectman Hachey

Carried 4-0

**11. Questions & Comments:** None

**12. Adjourn:**

Motion to adjourn by Selectman Hachey

Seconded by Selectman Hatch

Carried 4-0

Adjourned at 8:47pm

Respectfully submitted,

*Jessica Harriman*

Jessica Harriman

Town Clerk