

## **Minutes**

### **Select Board Meeting – Hastings Community Center**

**Thursday, September 14, 2023**

**4:30 PM Workshop/Legal Training**

**6:00 PM Regular Meeting**

Greg Huang-Dale  
Thomas Klinepeter

Chiye Harper  
Thomas Kingsbury

Jim Tyrrell

Following the Workshop/Legal Training Tyrrell called the Select Board Meeting to order and declared a quorum. The Pledge of Allegiance was conducted.

Kingsbury made a motion to approve the August 24, 2023 Meeting Minutes, which was seconded by Klinepeter and passed unanimously.

Department Head reports: Library Director Eastman provided August library stats and a review of upcoming events and programs.

Kingsbury made a motion to appoint Tom Rebmann to the Economic & Community Development Committee, which was seconded by Huang-Dale and passed unanimously.

Haley provided a review of the draft revised Mobile Vending Ordinance. She noted that this effort was the result of a resident/business owner expressing concerns about mobile vendors at a recent public hearing, and his subsequent effort to provide potential revisions to the ordinance. Haley noted that many of the suggested changes could not likely be incorporated but that she tried to address the main concerns by revising some of the existing language. Kingsbury asked what precipitated the changes; Tyrrell responded noting that the business owner felt that mobile vendors do not have to adhere to the same rules as other restaurants in terms of septic capacity, parking and taxes. Harper noted that mobile vendors still have regulations to adhere to. This led to a discussion about tables being present at locations where mobile vendors locate and frequency of mobile vendors operating. Haley noted that there are numerous successful local vendors and ordinance revisions should not negatively impact those vendors. The fees were also discussed. Rebmann commented that numerous restaurants do take-out, similar to mobile vendors, and that food trucks are not a threat to local restaurants. Klinepeter made a motion to table the topic, which was seconded by Kingsbury and passed unanimously.

Tom Rebmann and Keli Ryan presented Upper Saco Cultural Alliance's proposal to use the Former Registry of Deeds building on Main Street. Rebmann explained the history of USCA and the desire to have space to further expand USCA's offerings and to allow for continued success. The brick building is currently not being used and is an optimal space for USCA to utilize. Ryan believes that a 1-year lease would be a good starting point and reviewed some potential means to raise funds (grants, fundraising, building rentals). They confirmed that they are a 501.C.3. There were discussions about the code compliance issues of the building and about the finances of paying for building expenses. Library Director Eastman noted that the long-term plan for the building is to utilize it for library space. There was discussion about the regulations related to historic building renovation. The need for the safe to remain under control of the town for records storage was mentioned. The potential of other town buildings being for sale once the new municipal complex is constructed was noted. There was continued discussion about the necessary repairs needed.

The need for a town meeting vote for a lease was debated. Klinepeter made a motion to preliminarily approve the concept and that pending the sorting out of specific details, the lease of the building to USCA

could be a question on next year's town meeting warrant. Kingsbury seconded the motion and it passed unanimously. Haley will draft a letter of intent to formalize the path forward.

Haley provided a brief overview the of draft revised Investment Policy. There were no comments and a final version will be prepared for the next meeting.

Klinepeter made a motion to amend the 2/23/2023 motion to use \$7,200 in Credit Reserve funds for the Atlantic Valuation Services proposed "bridge agreement" to complete April 1 listings to use Contingency Funds. The motion was seconded by Kingsbury and passed 3-0-2 (Harper & Huang-Dale abstained since they were not present during the original vote).

Kingsbury made a motion to approve 2023 carry-forwards of sidewalk maintenance, catch basin cleaning, and tree removal, which was seconded by Klinepeter and passed unanimously.

Haley explained the process of the social service agency request process; agencies request funds which is reviewed by the budget committee and included in the town meeting warrant for approval. The select Board get final say in which agency gets what allotment, but it is usually based on the request or on historical distributions. Huang-Dale made a motion to approve FY 2024 social service agency distributions, which was seconded by Kingsbury and passed unanimously.

The Board reviewed the letter from Stantec on behalf of Blue Triton regarding Evergreen Spring 2022 Biological Monitoring Results and Recommendations. Haley said that this will be posted to the website, if it has not already been. Huang-Dale pointed out that the biological monitoring will be completed every other year.

Haley provided a review of proposed work at Eastman Grove, noting that the work will be similar to recent undergrowth clearing work done at Bradley Park. The non-existent grove committee was briefly discussed. Haley reported that she has had numerous conversations with Tree Warden Richard Andrews about this property. Klinepeter made a motion to proceed with the work, which was seconded by Huang-Dale. Harper commented that the deed restrictions are overly restrictive and are hindering the potential of the park; she suggests looking into revising the deed to better use the property.

Haley provided her Town Managers Report. Huang-Dale inquired about the amount of time it took to respond to the recent FOAA requests. It was noted that there would be an executive session following the next meeting for the town manager's annual review. Kingsbury made a motion to accept the report, which was seconded by Klinepeter and passed unanimously.

Other Business: Klinepeter made suggestions about the library using seedmoney.org for garden seeds. He noted that the Dinner Bell is back to serving on Wednesdays, and that the sound on the meeting recordings has been poor; Haley reported that a new mixer was just installed and the sound should be better. It was also noted that the Select Board do have email accounts and use them. Tyrrell followed up on that and stated that the contact form on the town's website can be used to contact Select Board members and that if someone has difficulty reaching a Select Board member it might be because they have an incorrect email address. Kingsbury requested that the bid for Oxford St sidewalk repairs include traffic control measures.

Public Forum: Daymond Steer asked numerous questions.

Kingsbury made a motion to approve Payroll Warrants #19, 21, 22 and Accounts Payable Warrants #20, 23, which was seconded by Huang-Dale and passed unanimously.

Kingsbury made a motion to adjourn, which was seconded by Klinepeter and passed unanimously.

Date: 9/28/23

Ann C. Jones

Thomas Kingsland

John R. Jones

Gregory H. Jones

William

