

**Minutes
Select Board Meeting
Thursday, February 8, 2024
6:00 PM**

Greg Huang-Dale
Thomas Klinepeter

Jim Tyrrell
Thomas Kingsbury

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 January 25, 2024 Meeting Minutes, which was seconded by Huang-Dale and passed unanimously.

Tyrrell opened the Public Hearing on Application for Liquor License submitted by Lillian Chalifor and Michael Clukey for the Oxford House Inn, located at 548 Main Street. There were no comments and the hearing was closed.

Department Head reports: Public Works Director France provided an update on equipment maintenance and road maintenance. There was a discussion about single-sort contamination; the town has not been made aware of high contamination on non-recyclables in the single-sort. Police Chief Mick provided information on new hires. Library Director Eastman provided January library stats and a review of upcoming programs. There is a new laptop at the library for in-house public use.

Kingsbury made a motion to approve the Application for Liquor License submitted by Lillian Chalifor and Michael Clukey for the Oxford House Inn, located at 548 Main Street, which was seconded by Huang-Dale and passed unanimously.

Haley reviewed the most recent request by Bruce Stuart to tap maple trees at the Transfer Station property. He proposed a long-term lease and will pay the lease fees upfront to offset legal costs of establishing a lease. The Board was in consensus that their previous decision to not proceed with a lease would stand.

Kingsbury made a motion to approve \$2,465 in contingency funds for mold remediation in the vault area at the former Registry of Deeds building on Main Street. The motion was seconded by Klinepeter. The specifics of storing documents offsite was discussed. The motion passed unanimously.

Huang-Dale made a motion to approve the Town of Fryeburg Policy for Seized Property and/or Evidence, which was seconded by Kingsbury and passed unanimously.

Haley reviewed the need for an updated Policy for Tax Acquired Property and provided draft changes that are in compliance with recent changes in statutes. The new process of selling tax acquired property requires the excess proceeds to be returned to the former owner. The Board expressed support of these changes and Haley will prepare a final draft for approval for the next meeting.

Haley then reviewed the recent foreclosures and sought guidance on how to proceed with working with the (former) property owners in a final attempt to get payment so they can retain their property. She noted that verbal agreements have been used, along with formal land installment contracts, but that those are not recommended by legal counsel. They suggest offering a final opportunity for the property owner to make

a lump sum payment. Klinepeter noted that before the previous Town Manager, they required a lump sum payment. There was discussion about notifying mortgage holders; Haley said that is done as part of the lien process. Tyrrell made a motion to proceed with the foreclosure process of offering a final opportunity for the property owner to make a singular payoff of taxes owed. This was seconded by Kingsbury and passed unanimously.

Haley provided a review of the Battleground Monument ownership and maintenance. She was directed by the Select Board to reach out to the property owner and has not yet received a response from them. Haley also sought a legal opinion which said the Town should not be maintaining property that it does not own. After discussion, Tyrrell made a motion to correct the tax records to reflect the correct owner, not to require any back taxes to be paid, and to discontinue any maintenance of the property. The motion was seconded by Huang-Dale and passed unanimously.

Kingsbury made a motion to accept \$160 in D's Pizza gift certificates for the Police Department, which was seconded by Huang-Dale and passed unanimously.

The Board offered recognition of Fryeburg House of Pizza for their donation of food for first responders throughout the evening of January 30, 2024. It was also noted that they often donated to first responders in all of the surrounding communities.

Kingsbury made a motion to accept the following Mulford Fund grants:

- \$8,500 to the Eastern Slope Airport Authority
- \$5,000 for town landscaping projects
- \$5,000 for 4th of July Fireworks
- \$2,600 for Bradley Park Summer Concert Series

The motion was seconded by Klinepeter and passed unanimously.

Haley provided her Town Managers Report. Huang-Dale made a motion to accept the report, which was seconded by Kingsbury and passed unanimously. Tyrrell brought up investments and noted that we pay MSAD 72 \$344,798.42 each month and that there are 4 payments left this fiscal year. Tyrrell suggested that this money be invested. This was discussed. Tyrrell made a motion to invest \$344,798 in Treasury bills for one month, to invest \$344,798 for 2 months, and to invest \$344,798 for 3 months. The motion was seconded by Klinepeter and passed unanimously.

Other Business: Huang-Dale wanted to recognize the recent loss of the family member of one of the Select Board members, noting that it was a loss to the community. Kingsbury thanked town employees. Tyrrell brought up the idea of transitioning from a 5-member, 2 alternate Planning Board make-up to a 7-member Board. The pros and cons were discussed, as was the process to make such a change. Tyrrell noted that the 2 current alternates consistently show up at meetings and do much of the work. Haley cautioned against making such changes based on specific current personnel. Klinepeter commented that the decision should be based on what is best long-term rather than on specific people on the board. He also stated that he would be willing to let the town voters decide if this is a good step. Huang-Dale commented that he is not sure it is the Select Boards business to make these decisions and wondered what the Planning Board thinks of the idea. Haley was directed to determine the process to make such a change.

Public Forum: Stephen Smith asked how the public would stay informed of the updates to the municipal complex process and specifically inquired about a basement in the proposed building. It was relayed that the architects estimated that would cost about \$4 million. Haley noted that there would be attic storage space available. Smith asked if voters would be informed as to how much the project would cost

taxpayers, noting that tax payers should be told the total cost, rather than just the cost of the loan. Tyrrell commented that it is unknown because there are still so many variables. This was discussed a bit further. Smith also asked about the foreclosure process.

Kingsbury made a motion to approve Payroll Warrants #63 & 65 and Accounts Payable Warrants #64, which was seconded by Tyrrell. An error in expense counts used for a payment was noted for a B&L bill that got taken out of the sidewalk account; Haley will get that corrected. The motion passed unanimously.

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

Date: _____







