

**Minutes  
Select Board Meeting  
Thursday, February 22, 2024  
6:00 PM**

Jim Tyrrell      Thomas Klinepeter      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 February 8, 2024 Meeting Minutes, which was seconded by Klinepeter and passed unanimously.

Department Head reports: Fire Chief Dufresne reviewed January calls for service, fleet and equipment maintenance, and training. He also provided details on new burn permit specifics. Recreation Director Buzzell provided a review of programs that recently took place and that are upcoming.

Haley reviewed the Upper Saco Cultural Alliance proposal to lease 511 Main St and letter of intent to lease. Tyrrell inquired about the proposed \$1 rent; Klinepeter said that this was the same practice as the former rent to the Historical Society. Tom Rebmann noted that USCA's intent is to improve the building and return it to the Town in better condition. Keli Ryan noted that they will also take the lead in grant writing to fund building improvements. She outlined the plan to complete a formal professional inspection of the building, if approved by voters. The inspection report will be the basis for which improvements are made and grant funds are sought. Kingsbury believes that this is a win-win for the Town and USCA. Tyrrell questioned various points in the "Intent to Lease" document. Insurance was discussed as was USCA's status as a 501.c.3. Tyrrell asked if the intent to lease had been reviewed by legal counsel. Haley noted that she thought her directive was to simply formalize the intent to ask voters to approve a lease and to sort through some of the basics in preparation of working with legal to establish a formal lease if warranted, following town meeting. Klinepeter supports proceeding. The resulting legal fees was discussed and the Town will pay for those. USCA confirmed that they will pay for the inspection. It was confirmed that the next step is town meeting approval to lease the building. Klinepeter made a motion to approve the Intent to Lease, which was seconded by Kingsbury and passed unanimously.

Kingsbury made a motion to approve the revised Town of Fryeburg Policy for Tax Acquired Property, which was seconded by Klinepeter and passed unanimously.

Tyrrell reviews the legal opinion from MMA confirming the process to amend the Planning Board membership from 5 members to 7 members. Kingsbury relayed his thoughts that despite the influx of members currently, the Planning Board membership should remain as it has been. He agrees that there should be a process by which alternates who participate in an application review should be able to participate in all proceedings related to that application. Stephen Chase asked if the ordinance section can be worded to allow for either 5 or 7 members. He believes that having more members and opinions is better and that the current alternates are experienced, knowledgeable and are doing more work than some of the regular members. There was a discussion about quorum. Tyrrell suggested tabling the conversation and made that a motion. Klinepeter wants Planning Board feedback. Tyrrell confirmed that Planning Board alternates can participate in the conversation. Kingsbury seconded the motion to table and it passed unanimously.

Kingsbury made a motion to appoint John Weston as the Warden for the March 5, 2024 Presidential Primary Election, which was seconded by Klinepeter and passed unanimously.

Klinepeter made a motion to appoint Diane Gushee as the Deputy Warden for the March 5, 2024 Presidential Primary Election, which was seconded by Kingsbury and passed unanimously.

Haley provided her Town Managers Report. Klinepeter made a motion to accept the report, which was seconded by Kingsbury and passed unanimously.

Other Business: Klinepeter commented about the Municipal Complex Building Committee meeting the previous evening. Kingsbury thanked town employees, notably first responders. Tyrrell made a motion to invest an additional \$1 million in Treasury bills for a 6-month period, which was seconded by Klinepeter and passed unanimously. Tyrrell made a motion to give the Town Manager and Bookkeeper discretion to not reinvest the T-bills that come due each week if the funds are needed to keep our bank balance positive. Kingsbury seconded the motion and it passed unanimously.

Public Forum: Daymond Steer asked for a copy of the "Intent to Lease" for 511 Main St. Chief Dufresne thanked mutual aid partners for their help during recent incidents.

Klinepeter made a motion to approve Payroll Warrants #66 & 68 and Accounts Payable Warrants #67, which was seconded by Kingsbury and passed unanimously.

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

Date: 3/14/24

James C. Klinepeter

Thomas Kingsbury

John R. Haley