

**Kingfield Selectmen Meeting Minutes**  
**Monday, April 1<sup>st</sup>, 2024; 6:00 PM Webster Hall 38 School Street**

**Attendance**

**Municipal Officers:** Wade Browne, Morgan Dunham, Kim Jordan and Hunter Lander

**Municipal Staff:** Leanna Targett (Town Manager), Travis Targett (Wastewater Superintendent)

**Public:** Jim Boyce, Angela Boyce, Chris Rushton, Claudia Diller, Sue Davis, Jeff Maget, Henry Williams, Fred Nichols, Alan Stewart Brenna Herridge and Bobby Brown

**Via Zoom:** Danielle Mathieu and David Davol

**Absent:**

Chairman Browne calls the meeting to order.

Board reviews meeting minutes from March 18, 2024. Selectman Dunham makes a motion to accept minutes as written. Seconded by Selectman Lander. All in Favor.

**Public Comment:** Henry Williams is recognized first. Henry asks what the board is going to do with the crack sealing. He says the way it works best is when the cracks are sealed and then there is a layer of pavement put down.

Brenna Herridge is recognized. She informs the board that the Sugarloaf marathon is scheduled for May 12<sup>th</sup>. Currently there are 1100 racers that have signed up however they are planning on 1400. Last year they recertified the route which will be good for 10 years.

Fred Nichols informs the board that EMA has provided the town with cots in case a shelter was needed again. Fred says everything was on track for the eclipse until the recent snow storm hit now they are not certain if traffic counters will be installed or speed signs.

**Old Business:**

Board moves into reviewing the budget for fiscal year 2024-2025. TM Targett informs the board that she has corrected arrow throughout; Admin has no changes; Public Works – changed the insurance line item to reflect guesstimated amount for staff replacing Henry. This resulted in a line item decrease of \$8,750.00 and a new total budget increase of \$10,801 instead of the \$19,551.00 previously presented; Wastewater – removed the compost sales revenue. Added option #2 which we discussed to take more of an allocation from TIF to put in reserves; Fire Department – corrected totals for tanker purchase and reserves. Added option #2. This is a one-time purchase the fire department would like from TIF for a compressor and/or recovery tools. *(this comes after our first budget meeting when we were discussing how/where to spend TIF funds this year – the fire department asked if they could request one-time funds.);* Caretaker – added \$1,000.00 to budget for a new equipment reserve account; TIF – added 25k to Wastewater line; added 45k for one-time Fire Department purchase; added 25k to Village Enhancement as this was overlooked (blank) in the first draft; No other changes. She would like to make the board aware of the cost of some new sidewalk equipment and asks the board if they would like to ask the taxpayers for the additional \$100k to purchase the equipment this year or to wait for the credit enhancement

agreement in the TIF to be re written. Following further discussion, it is agreed that we would wait for the TIF.

Board reviews the purchase of a compressor and some life-saving tools for the fire department. Fred Nichols and Alan Stewart explain that the tools they have now are hydraulic ones which pose many challenges and would not work underwater if needed. They have proposed battery operated tools. The compressor works however it is from 1985 in which they can no longer get parts. This compressor takes a lot of time to fill tanks which is not effective. Alan explains that there are more accidents in water, and they fear not being able to rescue someone due to the hydraulic tools they have now. Claudia Diller asks if the tools could be shared with Carrabasset. Fred says no, we really need the equipment on our truck. Following further discussion Selectman Dunham requests the line-item be changed from \$45,000 to \$46,000 which would allow them the money to purchase the compressor and one tool.

### **New Business:**

Chairman Browne indicates that the first item of new business is to schedule work session(s) for TIF, Webster Hall and ARPA funds in May. Board agrees to hold these work sessions ½ hour before selectmen meetings on May 6<sup>th</sup> and 20<sup>th</sup>. Meetings to begin at 5:30.

Next item is to discuss removal speed bumps/tables. TM Targett presents the board with information and the cost that she has secured for four (4) moveable speed bumps that are 20 feet long by 3 feet wide with a cost of \$7,337.25. Claudia asks if the board read the link, she shared that discussed how they are traffic calming devices. She says some are okay for emergency vehicles. Claudia asks why they would be moved. Chairman Browne says so that they could be used in other places and to not interfere with winter plowing. Claudia notes the one in Farmington and how there are no issues with them. Selectman Jordan says she does not believe in them, she has traveled many places including Florida and has not seen them on roads in neighborhoods that would be similar to Riverside Street. Claudia says Riverside Street is a major thoroughway for New Portland. Following additional discussion, it is agreed that TM Targett will look at longer speed bumps that may be mounted in the shoulders and not pavement.

The Town Manager provides an update to the board indicating that she has sent out 17 requests for pricing on crack sealing of all the town roads with School Street and Winters Hill being first priority as they were tarred in the past few years.

### **Old Business:**

**Selectmen Discussion:** None

**Town Manager Updates/Discussion:** TM, Targett says she has provided the board with a meeting calendar for April and is needing the board to meet for a few reasons, one is for recommendations of outside requests, another is for signing of the warrant to call the town meeting. Following discussion, the board agrees to meet at 5:30 on the April 22<sup>nd</sup> for recommendations and the 25<sup>th</sup> to sign the warrant. The other item needing discussion is the legal

costs incurred with the workforce housing. A bill in the amount of \$9,084.70 was sent to Mark Green and the Western Mountain Workforce Housing which included the cost of elections and attorney fees. After Mark Green received the invoice, he questioned the attorney fees and requested that I take another look. I did, reviewed and removed \$180.00 from the bill. Leaving a bill of \$8,904.70

Friday the office received a check in the amount of \$1,267.20 which covers the cost of absentee materials/supplies, postage for absentee ballots and the cost of 2 ballot clerks. It does not include any attorney fees.

The portion in our ordinance about contract zoning reads: All costs related to scheduling and holding the Town Meeting shall be borne by the applicant. It does not say all costs.

The zoning ordinance mentions costs in a few locations to do with appeals board, aquifer dependent industry, and in site plan review. Site plan review reads: The applicant shall be responsible for reasonable legal and other consultant costs to the Town for professional evaluations and advice related to the review of applications for Site Plan Review. The applicant shall provide reasonable security for payment of these costs as required by the Planning Board.

The workforce housing application did not reach the site plan review stage to argue that these costs are due.

First and foremost, we need to correct or better define our contract zoning section. In the meantime, perhaps we should halt any NEW applications? Changes will need to go before the municipal body. I feel this was rushed to begin with and if I remember correctly. Secondly, we have now paid \$7,637.50 in attorney fees that we did not plan for in the budget, and I need the board's direction as to where the money will come from. My suggestion is selectmen contingency. I know we believe we have them on record stating a few times that they would pay costs – but did they say, “all costs”? I would need to check. I did hear two individuals say they didn't want to be a burden on the town. Chairman Browne says that we need to direct the planning board to rewrite the contract zoning immediately. The Board agrees to take the cost from Selectmen contingency by year end if necessary. TM Targett is directed to review recordings and report findings to board.

Selectman Dunham makes a motion to adjourn. Seconded by Selectman Lander. All in Favor.