

**Kingfield Selectmen Meeting Minutes**  
**Monday, May 20<sup>th</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:** Terry Coffin, Jane Deely, Audrey Tague, Sue Davis, Judy Bemis, Jan Royall, Annie Twitchell, Chris Rushton, Claudia Diller, John Goldfrank, Ben Davis, Jeffrey Maget, Diane Christen, Dee Menear, Melissa Hoisington, Katherine Donnelly, Rob MacMichael, Polly MacMichael, Dennis Burnell and Lynn Burnell

**Via Zoom:** David Davol, Shelby Banks, Julie Swain

**Absent:**

Chairman Browne calls the meeting to order.

Board reviews meeting minutes from May 6, 2024. Selectman Dunham makes a motion to accept all minutes as written. Seconded by Selectman Lander. All in Favor.

**Public Comment:**

John Goldfrank asks about purchasing vacant buildings and the electrical service as they are items on the agenda. Selectman Jordan explains that she wondered if there were vacant buildings owned by the town if it could be used for workforce housing and the electrical service would be something necessary for Kingfield Days as they need more amperage. More details to follow.

**Old Business:** None

**New Business:**

The first item of business is a discussion with the Village Enhancement Committee on duties/responsibilities. TM Targett leads the discussion with a list of items that are concerning to include a recent meeting that the VEC had with DOT that the town was not made aware of and how communication might be the issue. Chairman Susan Davis says as the book prepared by the Town Manager states that the VEC is advisory only. They are to guide the expenditures of the TIF. She says we have a list of items and have accomplished a lot already. It does say that the TM and Selectmen will provide the committee with information when reasonably available. Susan says that with the replacement of members it says that consideration will be taken with whom the committee recommends. Susan says I believe a sincere thank you is necessary. Sue says we need to deliver plans to the Town Manager for the board. Susan says we do have a lot on our agenda, and it took three weeks to meet with the Town Manager to go over items. As far as meeting with the DOT guy we talked to him about traffic calming. Claudia Diller says we have all taken on projects and I was the one who took over Robin Konieczko's project of planting trees, I knew I needed to talk to a professional. It happens quickly in that the licensed architect with DOT met with me the next day after skiing. He wanted to take a walk down Route 27 to talk, I did not know it would be four hours later. Claudia says I had no idea it would develop into this. Jan Royall says she believes the problem was that it was posted on Facebook. Jan says we need to do our research and present it to you first. Selectman Jordan says send an email – even if you get no response it is making the Town Manager aware. Polly MacMichael feels that the selectboard and Town Manager should be

aware of what is happening with the committee upon review of the meeting minutes. TM Targett says yes; however, we have not been getting them. It was a better system when the chair of the board came to a selectboard meeting and provided an update quarterly. Chairman Browne says bottom line is we should have known about it prior to it happening.

Jan Royall states that the TIF funds are not clear to her and has asked for a training. She also asks if the mission statement could be less vague.

The board discussed a dual meeting for one hour with the VEC and Selectboard. TM Targett will follow-up with timing for this.

Next item on the agenda is for Claudia Diller to discuss crosswalks, speed tables, speed radar and sign ordinance. Claudia says when she met with the DOT architect he noted the need for painted crosswalks and that signs needing to be installed in each crosswalk. Claudia wonders if Tim Soucie has been contacted from the State yet. TM Targett says yes, she is awaiting a response. Claudia says with the speed tables we need to clarify what the devices are as they are not speed bumps. We should also clarify what town roads are. Might be good for the town to make an informed decision. Claudia asks when the speed radar will be on rotation. TM, Targett says it has been fixed, previous data downloaded, and it will begin its set rotation soon. Claudia asks why there is a delay with the sign ordinance. Chairman Browne responds that the planning board has two other ordinance changes to complete prior to the sign ordinance.

Board review the MSAD #58 Warrant and Notice of Election. Selectman Dunham makes a motion to sign as presented. Seconded by Selectman Lander. All in Favor.

The next item of discussion is for Kingfield's future costs of MSAD #58 School District. Selectman Jordan notes that she asked that this be placed on the agenda. She would like a discussion to make the cost of the school equitable for all towns, she says in my experience this is not an option with the state. However, one item that she has had concern over is VRBO's (vacation rentals) and how this is impacting towns. People are buying properties for VRBO's instead of families that would have kids joining the school system. Selectman Jordan asks if there is a way to contact the state to discuss this impact and if they have any solutions or ask Maine Municipal Association if they see anything on the legislative side. Claudia Diller states that in Portland their requirement is that the owner must live in the building that is being used for rental. Susan Davis states that both Kingfield and Carrabassett have been looking at the LD2003 and with the stipulations of building a second unit we could place restrictions that the rental be a limit of a six-month rental which would help the season rental crisis for the people that work lifts at the mountain.

Chairman Browne states that we might want to look at a committee to look at the whole process, to get all the numbers and to look at everything. He says, we need to be informed. There cannot be a biased view on this.

Selectman Jordan says another option might be looking at additional usages for parts of the school that are not being used such as elder care or day care. Selectman Dunham asks if a professional should be hired for this.

Polly MacMichael says you don't need a committee you already have the school board. They need to force the conversation. Polly says you just vote no on the budget. There is a huge discrepancy. Vote no, to show them we are serious, to make a statement, to force a conversation.

Selectman Jordan indicates that a few people have asked her about the vacant buildings that the town owns and the possibility of placing workforce rentals in them. TM, Targett indicates that the town is not in possession of any vacant buildings.

Selectman Jordan states that she asked for a discussion with the board for electric service installation near Skowhegan Savings. She indicates that there is a need for a greater amperage than what is on the sidewalk lights for the bands that are hired for Kingfield Days and would like permission to contact CMP for the cost. Selectman Jordan indicates that the Kingfield Days committee would pay for the cost. The board discusses future costs, usage, lock box, rental costs and more. Following further discussion, no further decisions are made.

**Selectmen Discussion:** The board reviews a written update from the town's engineer that indicates that the plans are 90% complete. TM, Targett is tasked with getting another update as to when this will go to vote.

**Town Manager Updates/Discussion:** TM, Targett notifies the board of the upcoming strategic planning meeting scheduled for Wednesday at 9:00am with Franklin County.

Chairman Browne recognizes Judy Bemis. Judy talks about the properties on West Kingfield Road that are horrible, there are trailers crashed in, doors open with trash thrown out on the lawn and more. She asks if there is a way to get it under control, or maybe condemned. Selectmen Browne states that once condemned it becomes the town's problem. He says that we can not control what people put on their lawns. Selectman Jordan says she had a suggestion of doing a town clean up in the spring and fall. Polly MacMichael states that there needs to be an ordinance to enforce it. People need to do their job, if there are ordinances then code enforcement needs to follow them.

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

\*The minutes provided above are a summary. The Town meets record management requirements and retention schedules by maintaining permanent records of electronic recordings of meetings to satisfy the requirements of §403-A. Minutes by Leanna Targett.