

Kingfield Selectmen Meeting Minutes
Tuesday, September 16th, 2024; 6:00 PM Webster Hall 38 School Street

Attendance

Municipal Officers: Wade Browne, Hunter Lander, Chris Rushton, Morgan Dunham, Kim Jordan

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

Public: Sue Davis, Lynn Burnell, Dennis Burnell, John Goldfrank, Rhoda Boettcher, Meryl Nelson-Lee, Robert Lightbody Jeff Maget, Chris Doucette

Via Zoom: Dee Menear, Danielle Mathieu

Absent: None

Chairman Browne calls the meeting to order.

Board reviews meeting minutes from September 3rd, 2024. Selectman Dunham makes a motion to accept all minutes as written. Seconded by Selectman Jordan. All in Favor.

Old Business:

Chairman Browne recognizes Engineer Bob Lightbody to provide an update on the West Kingfield Road Construction. Bob says the current construction on West Kingfield Road is drainage, which is halfway completed, he believes it will be a few more weeks due to waiting on delivery of the larger culverts. Riverside Street is complete with a few punch list items. Chairman Dunham says she would like to acknowledge how nice Riverside is. Bob says that he sent a letter of concern to the selectboard to address his concern with downsizing the culvert at the Lander stream crossing. Bob says that drain is a wide area, and it is his obligation to express that lining the culvert is concerning, he is not proposing a solution at this time he just feels that relining is not an option. Chairman Browne says in your email you express that we were throwing you under the bus again, we don't know where that came from, you are the engineer however sometimes we need to punt back some.

Chairman Browne says maybe we don't do it now, if we don't have the money – lets do it when we do. Selectman Jordan says she agrees. She says that she travels up the road everyday and it is not fast moving water. Selectman Jordan says she feels this is too big of a project to just add onto the existing contract this went from an 18" culvert on the engineer plans to a \$260,000.00 project. It is currently working so maybe we get some money down the road and fix it then, if she understands correctly there may be grant funds that may be able to help.

Chairman Browne suggests that is go out to bid. Selectman Rushton asks if the plan is to slip line it as he understands it would actually take on more water. Bob says it is a large culvert to slip line. Bob says that er just do not have enough information on this and there are no calculations. He suggests if the board is going to slip line it to get the appropriate information. The board agrees that they do not want to consider it as an add on and that it should go out to bid. Upon further clarification it is stated that it will not be slip lined this year that the board will revisit in the spring and will make a plan then.

Next item is to follow-up on Memorandum of Understanding. TM Targett explains that the Town Attorney does not support the MOU and instead suggests that the wastewater change form is completed so that it can be documented accordingly. TM Targett says during this conversation it

was clear that the five units that Whitney Rhodes refers to has been forfeited due to no payment to secure them for future use. TM Targett says there was an agreement with the Oland's that they would not be billed a few quarters until they rebuilt in the spring. The Oland's were allowed to discontinue paying their utility bill by action of the board and this should never have been done. The ordinance states that if a reduction is determined to be only temporary in nature you shall not grant the request. The billing was never reestablished and therefore Whitney has never paid. This is not necessarily her fault but this needs to be corrected immediately. This plays into what we are trying to resolve with Maine Rural Water for rate setting. We also need to enforce the application for sewer changes to document everything going forward. We have lost out on \$7,669.60 in Wastewater revenue. TM Targett says she will contact Whitney, will be certain she has the form and will discuss units with her to reestablish prior to the October billing.

New Business:

Chairman Browne moves the discussion into Mill Street/Dam with John Goldfrank. John Goldfrank talks about the flood last December and how FEMA had no interest in addressing the issue at first however a few months later Leanna convinced them to reconsider. TM Targett explains how she has been working with FEMA every Thursday since last December and was able to get a crew from FEMA on site to review both areas that were damaged by the river. They came up to evaluate and provide reports.

Up until now FEMA has taken the stance that it is the responsibility of the property owners to repair it as it is private property. Two weeks ago, we discussed the possibility of mitigation measures encompassing the area from our land over to the dam – this would involve placement of rip rap to stabilize the riverbank only. Following another lengthy conversation with FEMA many possible preventative measures were discussed; maps were reviewed and more, but it all comes down to FEMA determining the legal responsibility for this. They will contact MEMA as well. Tm Targett says, if it can be repaired under mitigation then the most FEMA will be able to pay is \$37,000.00 which means there would be no mitigation funds left for Island Road or Blanchard Hill. The cost to fix the area from the town lot to the dam with riprap only is over \$80,000.00.

John Goldfrank says Leanna has requested they also include the last fifty feet that would fix the damage to the sluice wall as it is 2-3 feet lower than it was before. John says Mill Street did not flood when the other side of the river did. In the 1980's it did not do anywhere near the damage it did in this storm. In December there were thirty inches of water over Mill Street if we can convince FEMA then it will fix the damage. John says property owners did pay for the damage to their property. The problem is the water coming down the hill from the road reconstruction that is washing out Pat Bucks property and parking area. There needs to be good, crushed gravel placed there.

John says we should get Mill Street fixed with the TIF grant program funds. It is the only off-street parking. The grant program has \$105,000.00 that could be used. There was a much bigger project 120 years ago that was paid for by taxpayers, on private property to save properties, the downtown area and the bridge. John says these floods are going to continue. We have \$800k in TIF reserves for future projects and streetlights, the \$360,000.00 in the VEC account would pay for what we need. John says I have calculations that we will need to spend 8 million or it will go back to Augusta. The lights will be paid off in 8 years, the bond payment soon and that adds additional funds to spend. We need to start spending today and the Mill Street area is a focal point in town.

Selectman Lander says he understands that TIF funds can not be spent on private property. John says he will give an easement or a lease for the area, that way it will give the town area for a wall, the grist mill and signage about the dam being historic. John says Chris will continue to maintain and pay taxes. The town could build stairs to the river. John says as it is now he has ribboned off the section of lawn that is deteriorating but kids do not seem to care. John says next year we will need to put up a fence if there is no proper repair.

Selectman Jordan says she remembers that the opposite side of the river near Sue Davis's where stairs were placed was not to be used for parking and she remembers John offering his side of the river for this. Selectman Jordan says there is a lot of activity there during Kingfield Days and they want to keep growing the water activities. The Town does benefit from it.

Selectman Rushton asks what happens when you change the river on the Mill Street side, will it affect Sue Davis property, or Bobby Browns – we need someone to look at it like an engineer.

Chairman Browne reminds John that he was not willing to sign off when the town was interested in spending TIF funds in that area for parking. John says he was mad that the town didn't buy the Grand Central building and tore it down for parking. Chairman Browne asks why owners in the downtown area did not do it. John says I know the TIF can work for this. Chairman Browne says he wants to know legally what can be done. Selectman Jordan says she is all for it however suggests we wait for FEMA first. John Goldfrank says if not he asks that we let people know that they are shutting it down due to liabilities and that people will not be allowed to go there.

The board is provided a first draft of changes to disposition of tax acquired property. TM Targett explains that this is what she has been discussing with the board and asks that the board review it for future acceptance.

Town Manager Updates/Discussion: TM, Targett states she has been working with a crack sealing company recently for quotes to fix the town roads. Travis took the gentleman around and he noted that Christian Road and Mt View are beyond crack sealing, and he would only be able to seal the bottom portion of Maple Street. Tm Targett says we are awaiting the costs however she strongly suggests the board consider having this work completed as it can save our roads another five or ten years. She also reminds the board of the road closure on West Kingfield Road on Thursday that affects Bradbury Road and beyond to include Rapid Stream Road and Blanchard Hill.

Lastly, she provides an update on her work with Maine Rural Water. She would like the board to know that she has not been the hold up on the rate setting that in fact Maine Rural Water had been waiting on Peter Manning to provide them with water readings for 2023. TM Targett says that she has been working with MRWA in reviewing financials, revenue, and expenses since 2021 and has already provided the water data for all 4 quarters of 2023 by adding to the spreadsheet they were provided by Peter Manning. She also corrected a few accounts along the way.

Selectmen Discussion:

Selectman Dunham asks for an update on crosswalks from Nillo. TM Targett says he will get one. The board wants to stress to Nillo that this needs to get completed before winter. She also requests that the Transfer Station meeting for the 26th not get postponed or skipped.

Selectman Rushton asks about the vandalism. Tm Targett explains that there are no cameras to capture and made the post to simply make people aware in the hopes that they will pay attention to their surroundings. Selectman Jordan suggests installing a ring camera.

Public Comment:

Sue Davis is recognized. She says that she walked to Tranten's the other day and really wished there were a bench to sit and rest on. She asks what the update is for the benches. TM, Targett says she will need to follow up with Justin on this.

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.*