



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, JUNE 28TH, 2022 6:00 P.M.



Note: This meeting was recorded and can be viewed on the website www.baldwinmaine.org.

Attendance: Selectmen: Jim Dolloff, and Dwight Warren, Robert Flint, as well as members of the Public.

1. **Dwight Warren called the Selectmen meeting to order at 6:00PM.**

2. **Review/ Approve minutes**
Robert Flint moved to accept and approve June 14, 2022, minutes as written. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to accept the minutes.
3. **Review/ Approve warrant**
Robert Flint moved to accept and approve June 28, 2022, warrant. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.

4. **CEO position applicant status:** Dwight Warren raised question of whether to continue interview process with two additional CEO candidates. Dwight noted that both applicants have CEO experience, which is a plus, but pay compensation may be an issue.
Matt Fricker asked if references could be requested to inquire as to how they work with others and to measure as to whether they would be a good fit.
Current CEO, Wes Sunderland, noted that other towns nearby do have a higher pay scale. He also noted that availability and flexibility is a criteria when working with contractors in the field that need inspections done in a timely manner.
Robert Flint moved to continue the interview process. Jim Dolloff second motion. Vote in 3-0 in favor.

5. **Planning Board applicant status:** The Selectboard discussed and made the decision to proceed wait and proceed with Planning Board applicant interviews once CEO applicant interviews are complete.

6. **Comprehensive Plan Committee Appointments:** Robert Flint noted that it had been previously decided to have a Baldwin Comprehensive Plan Update Advisory Committee to be chaired by Matt Fricker. The members of the board are comprised of; Robert Flint, Jo Pierce, Tracy Grisee, and Don Sharp. Robert Flint moved to make the Committee appointments official. Jim Dolloff seconded the motion. Selectmen voted 3-0 in favor.

7. **Greg IM of Drummond & Woodsum Agreement for independent TIF guidance:** Robert Flint reported that the Town has received an agreement and rates from Mr. Im. He is ready to begin 7/1/22. Robert Flint moved to go forward with the agreement for independent consulting on TIF for the Glenvale Solar project. Jim Dolloff seconded the motion. Selectmen voted 3-0 to sign and return agreement back to Drummond & Woodsum.



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- 8. Peoples Perch:** Dwight Warren indicated that the Select Board received an anonymous letter siting multiple concerns about the Peoples Perch. CEO, Wes Sunderland spoke to having met this week with State of Maine Public Health Inspectors after they stopped by the Town Office. Wes advised them of his meeting with the owners of the Peoples Perch approximately three weeks prior, at which time, they signed an agreement of what then can and can not do. Wes made particular mention that a food menu and fees for food could not take place per state regulations. A one-day pot-luck meal with donations earmarked for a specific project would be acceptable. The Health Inspectors said all questions were answered and everything is fine.
- 9. Water System Repair:** Robert Flint discussed that water test results are on the edge of indicating a need for a filter system. Ward Water, who designed the system originally, looked at the system and laid out a stepwise process for repair. The first step would be to remove the charcoal tanks, which would be treated as hazardous material. The second step would be to replace the well pump. There is no data on well depth to tell what kind of pump is needed. A constant pressure pump with digital controller was recommended. Ongoing leaks are causing rotting sills and there are issues with frozen valves. Much will need to be redone. Once the system is rebuilt, the charcoal tanks could be put back in. Dwight Warren asked if there were quotes available and Robert Flint said that companies were hesitant to give estimates due to fluctuating costs of materials and uncertainty as to what the job will entail. The Selectmen agreed that Ward Water would be best suited for the project as they originally designed the system. Robert Flint moved to begin the project by completing steps one and two. James Dolloff seconded the motion. Selectmen voted 3-0 in favor.
- 10. Exterminator for Town Office & Community Center:** Dwight Warren confirmed the initial bid plus maintenance provided by Chris Burnell and concluded his bid to be the best price. Any ant issues would be taken care of by the Select Board. Robert Flint moved to go with Chris Burnell for extermination. Jim Dolloff seconded it. Selectmen voted 3-0 in favor.
- 11. Roof Repair- Description of work for bid:** Robert Flint discussed that he had compiled a description of work, pictures, and diagram of roof areas in need of repair as well as requirements for insurance, warrantee would also be included in the bid request. Robert Flint moved to advertise for bids. Jim Dolloff seconded it. Selectmen voted 3-0 in favor.
- 12. Water Test- Sand Pond Beach:** James Dolloff reviewed an email received by SRCC reporting that they had performed a water test at Sand Pond Beach with good results. Jim noted that weekly tests would be done through Labor Day. Robyn Anderson asked if the results are to be posted on the Town's website. Dwight Warren noted that typically the Town performed two water tests, one in the spring and the second in August. All agreed SRCC handling the water testing was a good plan.



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- 13. Fire Chief, Bruce Crawford:** Fire Chief Crawford reported that the road crew helped put in the hydrant at Wood's Mill. At last night's Fire Department Meeting, the Department talked about the Fire Department study. The Department would like to have a meeting with the Select Board to discuss what the Department would like to see happen. Chief Crawford said ultimately, they would like to have an informational meeting for the Town's people to educate everyone on what needs to be done and why it needs to be done. Bruce said he is working on mutual aid and hydrant agreements as well as continues to work on the ISO study. The Select Board agreed to join the next Fire Department Meeting on July 25th at 6:30pm.
- 14. Road Commissioner, Chris Harrington:** Chris Harrington noted that he has sent out emails with specs for estimates on new truck lease. He has purchased new cutting edges for the grader and a pressure washer. Robyn Anderson received a call from Casco Bay Ford confirming the truck repairs are complete.
- 15. Chad Nason, Sand Pond Beach Patrol:** Chad states that he is still looking for additional beach patrol help. Chad will try to meet with Mike Twomey to put out buoys at the beach.
- 16. Robert Flint- Disorderly House Ordinance:** Robert reported that the Town's attorney, David Laurie, reviewed the draft of the Disorderly House Ordinance, and not many changes were made. Robert will forward the amended copies to the Select Board as well as Matt Fricker, who helped in the writing of the ordinance to track changes made.

Reminders: Connie Warren noted that there were twenty-one attendants for June's Senior Lunch. They fed a total of thirty people including staff and helpers. She is looking forward to trying to have a monthly lunch.

Public Question and Comment: CEO, Wes Sunderland discussed an incident where a neighbor of Chris Burnell's blocked Chris's right-of-way with a vehicle to prevent removal of soil by a local contractor. The contractor hauls dirt out for two-three days per year per CUP agreement. Mr. Burnell's lawyer advised that he had perfect right to and total use of right-of-way. Wes recommended a friendly conversation with his neighbor. Otherwise, it was a matter between lawyers and the Sheriff.



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Adjournment: Jim Dolloff made a motion to adjourn the scheduled Selectmen meeting at 7:12 PM. Robert Flint seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,

Jim Dolloff

Dwight Warren

Robert Flint