



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, July 12TH, 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 6:03PM.**
2. **Review/ Approve minutes**
Robert Flint moved to accept and approve June 28, 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 July 12, 2022, warrant. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.
4. **Cumberland County Regional Assessing-Abatement:** The Select Board reviewed and signed an Abatement provided by Cumberland County Regional Assessing.
5. **Brian Buzzell Property-Map/Lot 12-3:** Robert Flint discussed that over one year ago Mr. Buzzell made an agreement with the Select Board to redeem his foreclosed property by making monthly payments on back taxes and to clean up his property. Dwight Warren confirmed that he was given one year, but no payments have been received, nor has the property been cleaned up. Robert Flint followed up a recent letter mailed to Mr. Buzzell and returned with unsuccessful phone call attempts. He suggested a stepwise approach, in which the property would need to be cleaned up, all taxes paid, including 2022 taxes within thirty days, and full inspection of the property conducted by the Selectmen prior to any redemption of the property.
Robert Flint moved to follow the thirty-day stepwise approach for Brian Buzzell to redeem his property. Jim Dolloff seconded the motion. The Selectmen voted 3-0 in favor.
6. **Edwin Libby Property- Map/Lot 10-5:** Robert Flint discussed that recently Edwin Libby had contacted the Town Office and indicated that he would like to redeem his foreclosed property by making payments on outstanding back taxes. Ed was advised by the Clerk's office to attend the July 12th Select Board meeting, as he currently does not have a telephone for communication. CEO, Wes Sunderland indicated the the property was beyond salvageable. The Select Board unanimously agreed to hold off on making any final determinations until they went to evaluate the property.
7. **Meeting with Greg IM of Drummond & Woodsum- Independent TIF guidance:** Robert Flint reported that he has a scheduled meeting with Mr. Im tomorrow at his Portland office, and noted that Mr. Im is already trying to calculate our tax shift for us.



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, July 12TH, 2022 6:00 P.M.



- 8. Jessica Wentworth- Farmers/Vendors Market at Baldwin Community Center:** Dwight Warren Noted that Jessica Wentworth had contacted Administrative Assistant, Robyn Anderson regarding holding a weekly market at the Baldwin Community Center. She indicated that there would be approximately ten tents with the possibility of additional vendors being added. Jessica noted that the visibility offered by people visiting the Town Office and parking availability would make it a good location. Dwight Warren expressed concern about the safety of the children being dropped off and picked up for the BAK Program due to the increase in traffic the market would bring. He noted that parking spaces would be occupied by Town Office staff, BAK staff, people conducting business, and vendors, limiting the number of spaces for folks shopping at the market. Parking out behind the school is not an option due to the BAK Program using the playground. The Select Board collectively agreed that the weekend would be the only option available to hold a market. Robyn Anderson to call Jessica Wentworth and advise her.
- 9. Disorderly House Ordinance:** Robert Flint reported that the draft for the Disorderly House Ordinance has been through legal review. He noted that to make it work, there would need to be some involvement by law enforcement. Bob plans to contact the Sheriff to schedule a time to meet and will forward the ordinance draft for his review prior to meeting.
- 10. CEO Interviews:** The Select Board agreed to scheduling additional interviews for the CEO position on Wednesday, July 20, 2022, later in the afternoon. Robyn Anderson to contact applicants and schedule interviews.
- 11. Comprehensive Plan Update Review Council:** The Select Board reviewed and signed an official appointment of individuals to a Comprehensive Plan Review Council. Review Council members were nominated with the goal to have a wide variety of perspectives and geographic representation in working towards updating Baldwin's Comprehensive Plan. Matt Fricker of the Planning Board advised Southern Maine Planning and Development Commission that the Advisory Committee/Core Working group and Review Council were all authorized and set to begin and schedule a kickoff meeting. Matt will send an email to committee members to determine availability.
- 12. Community Center Rental Agreement:** Selectmen Assistant, Robyn Anderson asked about having a deposit to hold rental dates for the Community Center vs. having a non-refundable deposit should someone cancel within fourteen days of rental date. The non-refundable deposit would compensate Paul Thomas whose time is reserved at date of rental reservation to open and close the Community Center for renters. Robyn also suggested that number nine of the Baldwin Community Center Rules and Regulations, which states, "If the event ends after the Town Office Closes, the user must turn off all lights, close window, lock doors, activate the security system, and return keys to the lock box located outside the main entrance", should be eliminated as this is no longer protocol. The Select Board asked Robyn to draft a revision for them to sign as official policy.



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13. **BAK Program:** The Selectmen discussed Program Director, Ariel Nickerson's request to be compensated at the end of the summer for hours earned outside the time worked at the Community Center. The Treasurer, Debbie Wakefield voiced concern about the lack of documented description of the scope of work for auditing purposes. Robert Flint noted that if wages were paid by the end of the fiscal year, he thought it appropriate, and recalled the Fire Department is compensated similarly. Jim Dolloff discussed that it was his understanding that The Department of Labor requires employers to compensate employees all wages owed no later than the determined pay period. The Selectmen agreed to not make any decision until after Robert Flint researches the wage rules. Administrative Assistant, Robyn Anderson made note that Friday evening Ariel stopped in the Selectmen's office to report there being a problem with bees or hornet nests on the snack shack located behind the Community Center. Ariel reported that a child had been stung a couple weeks prior and that a councilor had sprayed the nest. She said she also mentioned it to one of the road crew. Robyn advised Ariel to have all children and staff stay away from the snack shack until the nests were removed. On Monday morning Robyn asked Dwight Warren to confirm that the nests were gone, as Ariel and children were in and around the snack shack. Dwight destroyed any visible nests. Robyn asked if there is an incident report completed when a child is injured or hurt documenting the incident and how it was handled- as a form of record as well as notification for the Select Board. The Select Board agreed to review further with Ariel.
14. **Sand Pond Beach:** Chad Nason reported an incident in which a male subject at the beach who was under the influence of substances became unruly and disruptive. One of the beach visitors called the police and had him removed from the beach. Dwight Warren spoke with the new attendant working the beach at the time of the incident. Dwight noted that the attendant knew the gentlemen, which complicated the situation, but advised him that he should have called the police. Chad stated that the disruptive person will not be permitted to attend the beach for the remainder of the summer season.
Dwight and Robert Flint scheduled a tentative time for Monday morning to put out beach buoys.
15. **Road Commissioner- Chris Harrington:** Chris reported that the road crew has been York raking dirt roads and ditching a section of Mountain Road. Chris stated that it looked like it would be more cost effective to put the salt/sand out for bid to be screened rather than screening it themselves. Dwight Warren remarked that it made better sense to bid it out as the cost of renting the screen and the amount of time the road crew spent working on the salt/sand would keep the two-man crew from other duties.
Chris also noted that he is in the process of reviewing a bid just received from O'Conner for a Mack truck and will look into the lease agreement.
Chris received emails from Southern Maine Planning and the State, (which is Eastern Salt) for salt bids. The two bids were competitive. Dwight Warren noted that stockpiles of salt are currently low. The Select Board collectively agreed to lock into a contract for salt.
Chris reported that all fuel tanks were topped off prior to fuel contract expiring at the end of June. No fuel orders have been placed since then.



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, July 12TH, 2022 6:00 P.M.



Reminders:

Maine Home Schoolers Meeting- Wednesday, August 3rd 1:00pm-4:00pm

Sand Pond Beach Meeting- Thursday, August 4th @ 6:30pm.

Public Question and Comment:

Jo Pierce remarked that the Planning Board after a very busy spring, has nothing on the agenda for the next meeting. The CUP for Baldwin Solar is due for renewal on 7/28/22.

Jo asked to obtain copies of the new Maine Housing and Land Use Law books Robyn to order twelve copies for Planning Board members.

Robyn Anderson reported that Jo Pierce confirmed naming the right of way driveway easement for the recently approved Firefly Ridge subdivision for Mr. Blais to be acceptable.

Robyn noted that she is working with custodian, Randy to sort through and dispose of unsalvageable items in storage sheds behind the Community Center. She noted that items will be reviewed by the Select Board prior to disposing or donating them.

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