

GREENWOOD SELECTMEN'S MEETING MINUTES

April 2, 2024 – 5:00 pm

Item 1: Call Meeting to Order - Chair Chapman called the meeting to order at 5:00 pm.

Roll Call: Chair Amy Chapman, Selectman Norman A. Milliard, Selectman Robert Oickle, Ken Cole, Fire Chief and Kim Sparks, Town Manager.

Item 2: Pledge of Allegiance

Item 3: Review and approve:

Expenditure Warrant # 41 - \$ 27,957.99, Covering period Mar. 27 – Apr. 2, 2024

The Board reviewed Warrant # 41.

Selectman Milliard motioned and Selectman Oickle seconded to approve Warrant # 41 as presented. Vote: 3-0. Motion passes and Warrant # 41 is approved.

Item 4: Review and approve minutes of March 26, 2024

The Board reviewed the minutes of March 26, 2024

Selectman Oickle motioned and Selectman Milliard seconded to approve the minutes as read. Vote: 3-0. Minutes are approved.

Item 5: Comments from the Public - None

A. Selectmen contacted outside of meeting

Selectman Oickle stated that Brian Dunham contacted him to let him know that he was disappointed that the Greenwood Highway Department didn't have Dunham Road plowed out in time for their Maine Maple Sunday weekend. Bob stated that he believes that Brian also spoke to Kim about this and everything has been worked out.

Item 6: Open Mowing Bids

Chair Chapman opened the one bid that was submitted.

Countryside Landscaping/Austin Westleigh and Asa Milot
Total Bid = \$ 18,000.00

Kim explained that last year Countryside Landscaping did our mowing and stated that there had been no complaints about their work.

Selectman Milliard asked what did we pay them last year. Chair Chapman stated that on their bid they noted that we paid them \$ 17,405.00 last year.

Selectman Milliard motioned and Selectman Oickle seconded to accept the bid from Countryside Landscaping. Vote: 3-0. Motion passes.

Item 7: Update of implementing LD2003

Kim explained that the Planning Board had met with Erica Bufkin from AVCOG last night to go over the LD2003 regulations that are being included in the Town of Greenwood's Land Use Ordinance. Kim explained that the Planning Board had several questions for Erica. Kim explained that Erica needed to do some research on a few of the questions and will get back to the Board. Kim stated that she didn't think that the amended Ordinance would be ready for a vote for our Annual Town Meeting. Selectman Milliard asked what happens in that case. Kim explained that they are in hopes to have it ready for a Special Town Meeting before the July 1st deadline. Kim explained that if the ordinance is not ready by July 1st, LD2003 will become law and the Town will have to honor that law when issuing any permits. Kim explained that once the Town's amended Land Use Ordinance is approved by the Town voters, the Town can then start issuing permits under the amended ordinance. Chair Chapman asked that Kim keep the Board updated on the progress.

Item 8: Update on Codes Officer/LPI/Health Officer opening

Kim updated the Board that she will be advertising the Codes Officer/LPI/Health Officer opening in the local paper and on the Maine Municipal Association's website. Kim stated that two of our Planning Board members have offered to be on the interviewing team.

Item 9. Review and discuss rate of Fire & Rescue Impact Fee

Kim stated that the Attorney is still reviewing the draft Ordinance but asked that the Selectmen determine what the fee should be. Selectman Milliard stated that the Board would need to determine what the fee will be for value over \$ 100,000. Chair Chapman stated that this is a one time fee at the time of building or time of remodeling. Selectman Milliard stated that he would be in favor of going \$ 3.00 per thousand. Selectman Oickle asked if Ken had any examples. Ken explained that they reviewed several ordinances and found that the fees were all different. Chair Chapman asked if they had a flat fee. Ken stated that the thought that the fees ranged from \$ 800.00 to \$ 1,000.00. Selectman Milliard stated that he reviewed the housing data packet from AVCOG and that it states that the median house purchase price in Greenwood is \$ 434,000.00. Selectman Milliard stated that we need to consider why we are doing this. He explained that the impact fee is for revenue for the Fire Department in order for them to respond to more homes and we should set it fairly high. Chair Chapman stated that maybe they need to look at what we need to generate for revenue and set the rate based on that. Selectman Oickle asked Ken if there was a number in his mind that we should be generating on an annual basis to have this be meaningful. Ken explained that the Fire Department Budget increases about \$ 20,000 per year and then we have Capital Improvement items like Truck and Equipment upgrades and updated buildings to consider. Selectman Milliard stated that the AVCOG report shows us that the median income for Greenwood was \$ 54,000.00 in 2023. Selectman Milliard asked us to consider if someone builds a house for \$ 500,000.00 and we charge an impact fee, that will reduce the burden on someone who is making \$ 54,000.00. Chair Chapman stated that the more one can spend on building their house the more they can afford an impact fee. Selectman Milliard stated that this will help the Fire Department to offset the added calls and added expense from all of these calls. Ken stated that their calls do increase every year.

Chair Chapman suggested a rate of 1% of the construction cost less the \$ 100,000. Selectman Milliard stated that he would be fine with 1.5%. Selectman Oickle stated that he would be ok with 1% but would be ok for more. Selectman Milliard stated that he is ok with it being higher as it is a one time fee. Selectman Oickle stated that he would be good with 1.5%. Chair Chapman stated that she is still concerned about the folks with an income of \$ 54,000.00 but would be ok with the 1.5%. Selectman Oickle stated that they could amend the ordinance if this number isn't working. Selectman Milliard referred to the proposed ordinance Section 8. B.: *If the Select Board finds that the anticipated cost of the public safety capital improvements has changed or that the identification of capital improvements subject to this impact fee is no longer appropriate, the Select Board may make recommendations to the Town of Greenwood voters for any appropriate amendments to this ordinance.*

Selectman Milliard stated that the Board will review this and if need be, will take it to the voters for an amendment. Selectman Oickle stated he thinks the Board should revisit this every year. The Board agreed to set the rate at 1.5%. Kim stated that she will get the draft updated and ready for the Public Hearing and Town Meeting vote.

Item 10: Comments from the Public - None

Item 11: Executive Session per 1 MRSA 405 (6) (A) – Personnel Matter, Fire Department

Selectman Milliard motioned and Selectman Oickle seconded to go into Executive Session at 5:45 pm. Vote: 3-0.

Selectman Oickle motioned and Selectman Milliard seconded to come out of Executive Session at 5:55 pm. Vote: 3-0.

Chair Chapman stated that no decisions were made and no votes were needed.

Item 12: Meetings and Events

Apr. 9th – Meeting with Firstlight, 1:00pm Bethel Town Office

Apr. 16th – Selectmen Meeting & Public Hearing, 5:00 pm GTO

May 6th – Planning Board Meeting, 5:30pm

May 7th – Selectmen's Meeting, sign discontinuance by abandonment of Horseshoe Trail.

May 18th – Annual Town Meeting, 9:00am Legion Hall

May 20th – Planning Board Meeting, 5:30pm GTO

May 21st – Selectmen's Meeting 5:00pm GTO

June 3rd – Planning Board Meeting, 5:30pm GTO

June 4th – Selectmen's Meeting, 5:00pm GTO

June 11th – Election Day, 8am – 8pm, GTO

Item 13: Adjourn - Having no further business, Selectman Oickle motioned and Selectman Milliard seconded to adjourn the meeting at 5:56 pm. Vote: 3-0. Meeting is adjourned.