

Garland Select Board  
Meeting Minutes  
January 24, 2024, 6:00pm  
108 Corinth Rd

1. Opening Ceremonies:

- a. R. Fick called the meeting to order at 6:00pm
- b. R. Fick and J. Sears attending, which is a quorum of the select board. L. Keefe, Administrator, also in attendance.
- c. R. Fick motioned to accept the agenda as presented, J. Sears seconded, All Aye.

2. Public Comments:

Attending: S. Giles, S. Berryhill, N. Pitts

R. Fick motioned to open to public comment at 6:00pm, seconded by J. Sears – All Aye. R. Fick reminder of the Public Hearing scheduled for 2/14/24 at 6pm for review of the Solar Array Ordinance and to discuss a moratorium on camper use as a permanent residence. There being no public comments, R. Rick motioned to close to public comment at 6:06pm, seconded by J. Sears – All Aye.

3. Consent Agenda: skipped as there were no items presented

4. Motions/Discussions:

- a. R. Fick motioned to approve and sign the January 10, 2024, meeting minutes as presented, seconded by J. Sears – All Aye.
- b. Motion to move to “c” as Mr. Simko had not arrived yet. Seconded by J. Sears – All Aye.  
  
This was followed by R. Fick motions to move d-l up while waiting for Mr. Simko, seconded by J. Sears – All Aye.
- c. N. Pitts spoke on MMA Guidelines for the State’s housing ordinance mandate. After many discussions, the Planning Board has concluded that a revision of our building permit is needed to address the concerns that Garland is or will experience due to the housing shortage. They have put a pause on an ordinance. P. Stevens is working on updating the build permit to address concerns.
- d. Annual DEP inspection of the Transfer Station is scheduled for February 8 at 8:30am with Dominique DiSpirito.
- e. R. Fick motioned to skip discussion tonight and to bring it to the 2025 Town Meeting. R. Fick motioned to do research and bring back to the first meeting in April for discussion. Seconded by J. Sears – All Aye.
- f. R. Fick motioned to approve and sign the renewal contract (April 1, 2024 – March 31, 2025) with Maine Assessment & Appraisal Services, Inc. Seconded by J. Sears – All Aye.

- g. R. Fick motioned to approve the Garland Days Committee using the Transfer Station as a drop off for redeemable bottles being donated to the Garland Days Reserve Fund for 2024. Seconded by J. Sears – All Aye.
- h. R. Fick motioned to allow L. Maynard, Tax Collector, to mail the foreclosure letters mandated by LD 101. Seconded by J. Sears – All Aye.
- i. R. Fick motioned to table to allow time for P. Stevens to meet with S. Giles to access the trees at the swim front. Seconded by J. Sears – All Aye.

With the arrival of J. Simko, R. Fick motioned to return to “b”, seconded by J. Sears, All Aye.

- b. J. Simko discussed the steps of applying for a bond loan for road improvements.

Planning and understanding the scope of work that needs to be done is key  
You will need to know your overall project cost then determine what you can afford  
You will need to contract a bond attorney who vets the project and then drafts the bond letter. (Garland’s Town Attorney’s office has a very good bond attorney)  
The bond loan paperwork goes to the bank and then is presented to the bond loan committee, if approved it is then sold to the bond bank. First payment of just interest would be due in 6 months, then again 6 months later. Payment on the principal occurs once per year.

Mr. Simko applauded us for addressing the issue and doing the planning ahead of time. He said many municipalities don’t plan and end up with missing steps or incorrect filings that the bond attorney won’t sign off on. He was thanked for his presentation and taking the time to drive from Lewiston.

- j. R. Fick read the notice from Maine State Revenue – due to shortfall in the State budget, municipalities will only receive 56% of the Tax Stabilization Reimbursement in February rather than the stated 100%. In late Spring once the Legislature has approved a supplemental budget to cover the shortfall, we will receive the remaining 44%.
- k. The select board reviewed the 2024 Town Meeting warrant articles for final approval. R. Fick motioned to approve L. Keefe to create the draft for the Annual Report with the edits discussed. Seconded by J. Sears – All Aye.
- l. R. Fick motioned to accept the donation of 9 Hannaford gift cards from the Garland Trail Hawks ATV Club and to approve L. Keefe to give them to food box recipients. Seconded by J. Sears – All Aye.
- m. R. Rick motioned to move to Executive Session under M.R.S.A. 405 (6)(A) Personnel - employee behavior - at 8:46pm. R. Fick motioned to adjourn Executive Session at 9:06pm.  
  
L. Keefe and R. Fick to work on a draft letter. Invite the Chief & Asst. Chief to the 2/14 meeting.

R. Fick motioned to adjourn the Select Board meeting at 9:07pm. Seconded by J. Sears – All Aye.

Respectfully submitted,

Regina M. Eick

Regina Eick, Select Board Chair

John P. Sears

John Sears, Selectman

February 14, 2024

Date

Clay M. Clark

**A TRUE COPY**

