

Town of Greenville Select Board Meeting

Wednesday, August 20th, 2025, 6:30 pm, Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present at meeting:

 X Selectman Geno Murray (Chair) X Selectman Bonnie DuBien Police Chief Jim Carr
 X Selectman Newton Pierce (Vice-Chair) X Selectman Burt Whitman X Fire Chief Sawyer Murray
 X Selectman Richard Peat X Town Manager Mike Roy X Town Clerk Tammy Firman

Others: Ron Sarol (Code Enforcement), John Contreni (Planning Board), Jennifer Clark, Don Hodapp, Ed Linz, Joe Luvisi, Joyce Luvisi, Emily Patrick, Whitney Folsom, Angie Madore, Anne Rockwell, Jeri Ann Gilbert, Janet Chasse, Lauren Brinkmann, Michaella Greenwood, Kaley Ottmann, Jaime Knowlton, Leslie Leighton

Via Zoom: Kelly Kenneson

6:30 pm Meeting opened by Chair Geno Murray

1. Pledge of Allegiance was recited by all.

2. Introductions

Everyone introduced themselves.

3. Opening of Meeting & Declaration of Conflicts of Interest: The Chair asked all members of the Select Board to review the meeting agenda and to declare any potential conflicts of interest which members may have with any of the items listed. None were noted.

4. Minutes from August 6th, 2025

A motion was made by Richard, seconded by Bonnie to approve the minutes of August 6th, 2025 as written. Motion passed 3-0. Newt and Burt abstained as they were not present for that meeting.

5. Additions or Deletions to the Agenda

None

6. Don Hodapp – YES Project update

Don's role has been that of project manager. He's here to give a status of where they're at and to make a request of the Board. A bit of history regarding this project. An idea was hatched in Mike Roy's office in 2021. The idea was to combine childcare, recreation center and pre-k under one roof. It would be done on the school grounds in the general area of old elementary school. The Moosehead Caring for Kids Foundation raised a bit of money and had a preliminary study done. It was determined that 9000 square feet would be required at an estimated \$1.5 million cost. They started fundraising which has continued to date. An environmental assessment which done which revealed no issues. The preliminary

architectural plans were drawn up which for which the cost would be too much. An RFP was sent to seven companies with 3 responses received. The responses were over the top. Don did some “value engineering”. A floor plan and architectural renderings were drawn up. There would be three tenants with the rec center moving from their current location at Leisure Life into this new building.

How have we looked at reducing costs? We have removed some overhangs, dormers and balconies. They were nice looking but their removal helped to reduce costs. We asked, could tenants remove anything specific to their area that would reduce costs? They would have to fundraise for these items. For example, childcare needs an expensive fire suppression system in the kitchen for which the cost is about \$40,000. Roof lines were changed and second story storage eliminated. In-floor heating was eliminated as it was not absolutely necessary. Tenant occupancy was changed in order to reduce the square footage. They were able to shave off 1200 square feet.

We received bids from three contractors which ranged from \$4.4 million to \$5.4 million for a wooden building with architectural features. Following the changes we’ve made, we asked the contractors what they could do to help us reduce costs. Two suggested metal buildings such as the public safety building. This drove the cost down to between \$4 million and \$4.8 million.

We reviewed all tenant concessions and are down to where we are today. We need between \$4.1 million to \$4.8 million.

We did add back in a contingency that the contractors took out. This must be a part of the project. We only want to come to the Town once to ask for help.

The group has raised almost \$3.3 million dollars but we’re short. How do we bridge the gap? We don’t feel there are more funding sources that can be tapped into. A large part of funding already is federal funding. There’s not much available. The state money that we received has been reallocated COVID money which is really federal money. We are very fortunate that the Town businesses and individuals have given funds.

Jen’s belief is there isn’t much more money to apply for except for private foundations. We have been denied. They can help with playgrounds but not buildings. Hammond Lumber has offered 16% off the building materials.

We’re left with how do we raise the rest of the money?

Our request to the Board as well as to the Town is that the Town make up the difference.

This building will support all three entities – pre-K, childcare and rec center. We need roughly a million dollars from the town.

Geno asked if the crowd would like to make comments. Janet Chasse stated that they had decided not to ask for taxpayer money in the beginning. She thought that the Town and Rec Dept would be fundraising in addition to the daycare. Jen has written the grants, administered the grants and others have done the volunteer work. She wants them to get into a real building.

Don Hodapp stated that they’ve been fundraising for four years. Inflation has killed us. It’s not that we didn’t have the best of intentions. Inflation is just the reality. If we continue to wait to build the building, the cost will just continue to go up. Inflation is not going backwards.

Whitney Folsom stated that childcare benefits the entire community not just those who have children.

Shauna Burke said that people have asked why can’t we downsize into the budget. The recreation department portion drove the cost up but also helps bring the community together. She feels that it’s the responsibility of the Town to help as daycare has done their part to raise money.

John Contreni reminded everyone that the building will be a municipal building.

Ed Linz asked about cost estimates for annual maintenance of the building. Don stated that they will be funded by the tenants and will be executed by the school.

Mike Roy stated that cleaning and maintenance would not be the responsibility of the school, rather, each tenant will be responsible for their own cleaning and utilities.

Janet Chasse stated that the daycare has been in various locations but none are ideal and kids do not want to spend their summer in the basement of the school. At the Scammon Road location, it's hard to have all ages in one area. It's difficult to nap and soothe. It's a big challenge. They are restricted to 20 children due to the well. Could have 27 children based on square footage.

Shauna Burke shared that licensing requires keeping age groups separate. If we build the daycare, we will fill it.

Janet Chasse further stated that many families have moved out of Greenville due to lack of childcare. The question is what is the process? If the Select Board votes tonight for a Special Town Meeting, we know it takes time. We could collect signatures but it would take longer.

Shauna Burke stated that they need the support of the town

Newt Pierce stated that the Town and the Select Board have supported the program through the entire process.

Jennifer Clark asked Don to explain how soon could we be ready to build. Don stated that all of the contractors have said that they need about a 90-day process to work with their folks. It would take approximately 9-11 months to complete. Ground breaking could be as early as spring.

Geno Murray stated that the work they've done is amazing. We support you and your mission is spot-on. Integration is good and the benefits are immeasurable. However, we're getting beaten up by public opinion. Don has done a wonderful job. We want to thank him on behalf of the Board.

Geno then asked if there were any other comments. Janet Chasse asked what are the next steps?

Richard Peat shared that we all know that enrollment in school is declining. The Town will die without a school. He thinks we should put it to the taxpayers to decide.

Bonnie DuBien asked about the pickleball court. Is it a want or a need? This would be a multi-purpose area where tables could be set up for dances and basically a commons area for athletics or socializing. That did not add to the overall square footage, it just made it more valuable. However, it is a lightning rod for comments.

Mike Roy stated that the pickleball court would be a multi-purpose area for rec. We have a donor for the pickleball floor.

Angie Madore stated that some programs have had to be cancelled due to no space. We need to enrich our rec program.

Bonnie DuBien states that while she doesn't disagree with the program, she just feels that the taxpayers are being squeezed.

Newt Pierce says the Board has supported the project from the beginning. But going forward, it's going to be up to the taxpayers.

Burt Whitman stated that he is 70 years old and it takes time to process all of this. It all comes down to the taxpayers. They are his concern.

Lauren Brinkmann asked if the Board is worried about the burden on the taxpayers or whether or not they will vote.

Don Hodapp says that his group did not come here early in the game – they came late. We are offering you \$3 million and asking that you do your part by contributing \$1 million.

Burt Whitman asked if all avenues been checked out for federal dollars? Jennifer Clark shared that she was advised not to apply for the initial grant as the Town had already received federal funding. She applied anyhow and received it.

Newt Pierce asked if there is any money from the county? Jennifer Clark shared that they received a grant for \$35 k that went for the environmental study from the county. Don thinks we might be able to get a small amount from them, but we're not going to get a million dollars.

Shauna Burke asked if we do get a bond, could we give money back if we could raise part of it?

Janet Chasse asked if any of the Fire Department money come back to the town?

Jennifer Clark stated that if someone moves to town and we can talk them into giving money, we will do that. We will continue to fundraise but we can't raise over a million dollars one concert at a time.

Geno asked Mike Roy to weigh in. Mike stated that the grant expires next year. Janet Chasse asked if we could do this early on? Kelly McFadyen agreed to have a building at the school. The large planning group broke down into a smaller group. We then asked each entity what they needed. Mike was shocked at the prices. We need to leave it up to the voters.

Geno stated that the Board only decides whether or not to move this forward. It's up to the voters. How do we want to proceed? If we have a special town meeting, we will need to see if we can have this at the school. We should not have a special town meeting on a Select Board meeting night.

A motion was made by Richard and seconded by Newt to move forward with planning for a special town meeting. Vote was 4-0-1 with Bonnie DuBien abstaining as she needs more time to process all of this.

7. Ed Jewett – Lewis Street Housing project

Ed Jewett stated that he has been involved in elderly housing for a long time. He saw an opportunity in Greenville to create private elderly housing units of 900 square feet each. This is being done with private money with no subsidies or foreign money coming in. Two frames are currently up and they are doing interior build-outs. He expects four units to be ready for occupancy the end of October. All will feature three-foot doors, designed for someone in a wheelchair. No ramps are being built but could be added later by the homeowner. Ed predicts they will probably have four couples and four singles. He is excited about the opportunity this presents for Greenville but there is one burr under the saddle.

There's a problem at the end of Lewis Street. The property across the street is a mess and more debris is being hauled in and dumped on the property weekly. He believes that there are procedures in place to deal with this. Ed has offered to help clean it up. He and many others would purchase it if were to come up for sale. If the owner continues to resist, he will likely wind up with nothing. He could sell it now and have someone else clean it up.

Ed has had a conversation with someone who realizes that the owner deliberately did not sign for the certified letter from Code Enforcement. He will have trouble marketing these senior housing units unless the property across the road is cleaned up. There is suspect behavior going on over there and it needs to be cleaned up. If not cleaned up, it will devalue the entire area. Ed would like to work with the town.

Ron Sarol stated that he sent a certified notice to the property owner who did not pick it up at the post office. The next step would be to have the sheriff's department serve the owner. The owner does not have the money to clean it up. Ron is looking into how to get the notice served.

Bonnie DuBien asked what the price range would be for the housing units? Ed stated that they would be around the \$300,000 range – fully furnished and ready to go.

8. John Contreni, Planning Board Chair – Vendor's Ordinance Fee Schedule

John shared that the Planning Board discusses the property Ed Jewett referred to on Lewis Street weekly. We are keeping our eye on it. The owner is going to have to be physically served.

The updated Vendor's Ordinance is in the Selectmen's packets. (Attached)

The question has arisen as to what do we mean by “annual”. A one-day fee is \$50 regardless of which day of the week. There is no daily fee for food vendors, rather the fee is \$1,000 per season now. The new ordinance fee for mobile food vendors is \$350 per year. Vendor stands have also been clarified. The fee will be \$10 per day for a table and \$50 if they have a table for several times per year. The Planning Board has been working on this plan for three months. Newt wants to know what about children who have lemonade stands? Burt would like to hear from vendors. Joyce Luvisi says that they plan to have arts in the park next year. If an artist has a display – does he have to pay? The artist would only have to pay if he were selling his art.

Ed Linz sells his book from a table in town. He likes to think of himself as the “ambassador of Greenville”. He talks to people and occasionally sells a book. He feels that the town is not being overrun by vendors and this is not an issue. On a good day, he may sell three books. He is discouraged that he would have to pay a fee when he makes very little. He encourages us to consider some sort of carve out.

Lauren Brinkmann says that this is her 14th season in Greenville. She has paid \$75 per year for the past twelve years. She states that she has done extensive research on the fee schedule from two dozen Maine towns and our fee schedule is more than most towns. She feels that we should be charging no more than \$200-250 per year. John Contreni stated that \$350 per year is the same as what Dover-Foxcroft charges. Some towns charge up to \$2000 per year. The model closest to us is Dover-Foxcroft. Leslie Leighton asked where her flower cart falls on this schedule. She would pay \$50 per year. The Town’s Land Use Ordinance does not require a special town meeting to make a change in the Fee Schedule. A motion was made by Richard to accept the amendment to the ordinance as requested by the Planning Board. The motion was seconded by Burt. Motion carried 5-0.

9. Tammy Firman, Town Clerk – Catering Liquor License Request

Tammy Firman, Town Clerk, presented a request on behalf of Jeff’s Catering for a catering liquor license for events on Lower Lincoln for the Fly-In. She has spoken with Chief Carr who recommended that the request be approved. A motion was made by Bonnie and seconded by Richard that the application for catering liquor be approved. Motion carried 5-0. All Selectmen signed the approval forms and gave them back to Tammy for processing.

10. Sawyer Murray, Fire Chief – Greenville Fire Association Boot Drive

Geno Murray stated that Chief Murray had made a request at the last Select Board meeting for the Firefighters Association to be able to host a boot drive to raise funds for the department. Chairman Murray had felt it better to wait until all Selectmen were present before making a decision.

Chief Murray stated that all surrounding towns have the boot drives to raise funds. They set up traffic cones and give those driving past an opportunity to donate if they desire. Their fund drive would be to fund equipment. For example, a new vent fan is \$5000. Their department has to look for other funding opportunities to help keep costs down for the taxpayers. Chief Murray also announced that the fire department would no longer be able to offer chimney cleaning due to a lack of volunteers, liability issues and wear and tear on the 2001 truck which is aging. A boot drive would be a good opportunity for visitors to donate. A motion was made by Bonnie and seconded by Burt to approve the boot drive. Motion carried 5-0.

11. Mike Roy, Town Manager – Boardwalk Staining Bid

Mike wanted to wait until all Selectmen were present to request a decision on a bid made to stain the boardwalk. The bid does include the floating dock. The bid was for \$11,610. We have \$11,412 available. Mike is asking if the Board would like to accept, reject or rebid. We have not received any other bids and the date has long passed. A motion was made by Richard to offer the contract to the bidder but to request if they would accept a lesser amount. The motion was seconded by Newt. Vote was 4-1 with Geno Murray in opposition. Mike Roy will reach out to the contractor.

12. Manager's Report

There is a photograph of the new sign for the Red Cross Beach in the Selectman's packets. Tom Stade created the sign with Sally Tornquist's assistance. The playship was delivered to the Red Cross Beach this morning. It was purchased with a grant received from Weyerhaeuser. The picnic tables and playground are complete. The garage is almost ready.

The Moosehead Lake Economic Development Council has donated \$2,000 toward the purchase of larger, more appealing trash containers which will replace the metals barrels currently used.

Construction of the stub runway at the airport will begin September 8th, 2025. They will be a keycard access to the new gates. There was a meeting of the committee today.

The FBO, Mike Levesque, paid to have repaving of the sunken area on the road. We thank him for that.

There have been no bids for construction of the warming hut for the iceskating rink.

The county budget committee meetings begin on September 4th and will continue for months. Mike is a member of this committee.

The police and fire chiefs along with Beth are reviewing the MOUs for the county. They are being updated.

A driver intentionally pulled down one of the crosswalk signs on Sunday. We have it on video and the police have been alerted.

I will be meeting with a local security company for the security cameras to be placed at the Red Cross Beach, Wharf and Transfer Station.

We received the first check from FEMA in the amount \$75,524.81 for work done last fall on Shoals Road, East Road (at powerhouse corner) and Higgins Road.

Varney Road is in bad condition. We need to consider what to do about this.

We received a dividend check from the MMA in the amount \$2,241 for loss prevention efforts. Thanks to Chief Murray for the training and to all of our employees for working safely.

Thank you notes are in the Selectmen's packets for the scholarship and from non-profits.

We have received a bill for the damage from the recent vandalization of the bathrooms at the Wharf. The cost for repairs was \$250.37.

The docks at Sawyer Pond are in bad shape and need repair. Inland Fisheries and Wildlife is responsible for those docks. They were contacted on May 19th. They indicated they would check on the docks and get back to us. Another message was received that someone would look at them and give us a full report.

The fuel bids are back. We received bids from CN Brown, McKusick and AE Robinson. The lowest bid was from AE Robinson. Prices have been locked in and include an employee discount for heating fuel.

It was suggested that we consider a shed from Hammond for the Warming Hut at the ice skating rink. Hill View Barns did not bid on the warming hut. We need a 12x24 building that is insulated, can be heated and has running water.

End of the year revenues were 5% above budget. We have a \$377,687 surplus. Copies are in the Selectmen's packets. Nearly all departments made their budget. Only one was over by \$895.00 which was due to ladder truck issues.

The bottom line is \$478,651. We are 6.7% under budget for expenditures. Department heads have done a great job. IT was overbudget due to the hack, costs of licensed software and increase IT support.

13. Public Comment

John Contreni said that the Garden Club met and they have concerns about their benches in Thoreau Park that are leaning and dangerous. We need to do something. Mike Roy states that he will have them removed.

John also stated that the floating dock at the boardwalk has not had the wood replaced when the boardwalk was redone. It is the original dock and should not be stained if it's not in good shape.

14. What's on your mind?

Bonnie Dubien stated that she is concerned about the ATVs. When the ATVs were approved in 2017, the board agreed to allow them during the hours of 8:30 am through dusk. It was changed to 7:00 am through 9 pm to allow riders to be able to have dinner at a restaurant and get home within the allotted time. Bonnie would like to suggest a compromise for those concerned about the ATVs that we return to the original hours of 8:30 am – dusk. Geno stated that we will add this to the agenda for the next meeting.

Burt Whitman asked if the Road Commissioner could look at Preo Street. He is concerned about two large rocks that are coming up in the road.

15. Other Business

None

16. Executive Session

Executive Session was entered at 8:22 pm as motioned by Bonnie and seconded by Burt. Motion carried 5-0. Following discussion, it was motioned by Burt and seconded by Newt to exit Executive Session at 9:09 pm. Motion carried 5-0.

17. Adjourn

There being no further business, it was motioned by Bonnie and seconded by Burt to adjourn at 9:09 pm. Motion carried 5-0.

Minutes respectfully submitted,
Tammy B. Firman
Town Clerk/Select Board Secretary