

Town of Greenville Select Board Meeting

Wednesday, July 15th, 2026, 6:30 pm, Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present:

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

Zoom: No participants

Others: Don Hodap, Lisa Bartley, Woodie Bartley, Angie Madore, Jeri Ann Gilbert, Janice Lavigne, John Contreni, Margarita Contreni, Henry Gilbert, Michaela Greenwood, Janet Chasse, Emily Patrick, Michaela Lavigne, Betty Ryder

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 July 1st, 2026

A motion was made by Burt and seconded by Richard to approve the minutes as recorded. Motion passed 4-0.

5. Additions or Deletions to the Agenda

Mike Roy requested an addition which would become item 9a. Airport Land Lease Agreement for Hangars – Approval. A motion was made by Richard and seconded by Burt to add the addition as requested. Motion carried 4-0.

6. Don Hodap – YES Project Review and Approval to move forward with contract signing to construct building

Don stated that this project has been ongoing for a long time. They now have a design and budget. His goal is to get approval from the Selectmen to move forward. The packets from the contractor are in front of the selectmen. On the back page is the layout with the three tenants – child care, recreation department and school. They have all made compromises and have come up with the layout. There is a detailed scope of work from the contractor in the packet. They are the “guts” of the project. The last page talks about the g-max (guaranteed maximum price) number which includes a 3.75% contractor’s fee; a 10% contingency

made up of a 6% construction manager's contingency and a 4% owner's contingency. This cost is also inclusive of a performance and payment bond.

The next page shows a breakdown of the funding which includes \$200,000 from two donors. They have two people who will give the money for up to \$200,000 for any shortfall. There is nothing for the donors to come back against if the foundation defaults. If the foundation folds, the foundation has no assets. These two people have agreed to pay due to their faith in the foundation and in the town. This means that we have actually been overfunded. This number does not include the rebate from Hammond Lumber. There is \$250,000 in lumber charges which Hammond has proposed. They will give 16% discount on this amount. The foundation received \$100,000 last night from a donor who wishes to remain anonymous. The foundation has the money to fully fund the project.

The last page shows how traffic will be re-routed during construction. It has been reviewed with the school and with the team. It is acceptable to everyone. Is there an amount of time that we can allow the children to move about? Yes, we have agreed that there would be no deliveries before 9 am and no deliveries from 2 pm – 4 pm.

Approval of the project is important to maintain the schedule. The subs are looking for work and we need to get started to maintain this price.

What about the pledged money to the foundation? Is it in writing? Don stated that it is a pledge.

Are there any loans to the foundation? Don stated no. There is nothing on the book for the town. At the end of the project, the town owns the building. There is no way for anyone to come back on the town. The only thing these people could do is to go after the foundation which has no assets.

Someone asked that at one time, there was talk of a loan. Don says that that person will pledge instead of loaning. Moosehead Caring for Kids has their own fundraising. They have raised more funds, but this money is specifically earmarked for the YES building.

How does the town get the money that has been raised in order to pay for the building? Don shared that Benchmark will submit an invoice. 80% of the cost will be paid through grants while 20% comes from private funding.

After the building is complete, it is a town building.

Someone stated that it still needs equipment, insurance, utilities. Is that on the town? Don stated that no, it is on each of the tenants. For example, the recreation department will move their equipment over. The school has surplus equipment that they will move over. Mike Roy stated that the childcare tenant will be signing a lease with the town and pay rent. These funds will help with insurance and other building expenses. Don says that electrical and water will be metered separately for each tenant.

Janet Chasse says that it seems weird that people are just donating money. She says that they have worked hard to raise this money and people don't understand why they are working so hard and just giving the building to the town. Janet told her friend that they needed funds. Her friend sent a \$100,000 check and got a pledge for another \$100,000. They see the value of child care. Janet feels this is the best thing that could happen to Greenville kids.

Janice Lavigne said that the seed money came from a friend of hers who does not live here. She feels that the town needs young people who have decent childcare and decent education. We need to look at the future.

Betty Ryder says the housing project is for families to live and work in the community. We need daycare to make it more attractive.

Bonnie DuBien not downplaying the need for childcare. It makes Bonnie nervous that the money is from a private entity and the town has no control over it. Janet says the foundation is a non-profit. Lisa Bartley says that the building is being relinquished to the town. One of the donors grew up in Greenville and wants to invest in the town and thank the town.

John Contreni stated that his recollection is that the foundation ceded the right to the Town to administer the grants therefore, the Town is administering the grants. The way it works is that when someone submits a bill, it goes to Mike who then gives it to John. John was designated as the administrator of the funds. These are federal funds so he exercises extreme care to make certain all is correctly done. The bills are paid but they go through the Town. The Foundation was the recipient of the HUD grant and of the NBRC grant. Don interjected that the NBRC grant was actually awarded to the Town. So, basically all of the grant funds are administered by the Town while the funds that were raised by the foundation are not administered by the Town.

Mike Roy is listening to Bonnie and hears her concerns. Since this is going to be a town building, what happens when we get a bill for \$100,000, where is the money coming from? There are lots of pieces to the financial puzzle. How will all of this come together? Mike feels that there should be a discussion between himself, Beth Young, John Contreni and whoever controls the foundation's money to work this out and perhaps move to one entity that is controlled by the Town. Lisa Bartley says they are a public charity. There are different buckets of money.

Someone asked how common is this that a private entity would raise money for a town building? We don't know. Lisa Bartley said that this had been done in Old Orchard Beach for their daycare.

Don says that John Contreni had said it well. Most of the authority to dispense the funds has been conceded to the town. Don basically works for Mike Roy. Benchmark has been doing this for a while. They have a great synergy with us. We will work through the hiccups.

Janice Lavigne says that everyone who has worked on this has done so freely and voluntarily. The money is available. She doesn't understand why we are detouring. Geno says that we get beat up because many local taxpayers don't want to pay the portion of the taxes that fund the school and do not want to pay for a new building.

Don wants Geno to be able to say to the taxpayers that the town is not responsible for anything. When we look at this building, it is a community building. Every taxpayer could benefit from this building.

The incoming bills are no longer net-ten. All bills will be net-thirty for this contractor.

Bonnie asked if Mike is concerned about paying the bills when the town is not in control of the funds. Mike says that he just wants to make sure that everything is covered and the town is not responsible. At the beginning of this, Susan Collins approved the grant and we thought the grant would be turned over to the town. Bonnie asked John Contreni if there is some way that the funds can be put into an account that the town does control? Don doesn't think it would be a problem.

Lisa Bartley wants to know if Mike has experience administering grants and how long it takes to get the funds. Mike says that it takes a lot of time to get reimbursed. It is a process which takes time and a lot of paperwork.

Don says that bills have all been paid up until now. Don thinks that it only took “days” to get reimbursed from the grants. He seems to remember 4 or 5 days for reimbursement at the most.

Betty Ryder can’t imagine that our state and our congressional representatives wouldn’t help us. Senator Collins has already lent her support and we believe that she will help to move things along.

Don shared that g-max is guaranteed maximum cost. The cost of the project cannot go above that amount. We have worked closely to get to that number. The next step is to sign the contract and move forward. We have been working on an architectural package. We are now trying to move forward and get this building built. The contractor is actually having an opening in Bangor tomorrow for a child care center that they constructed. Mike says they have been great to work with. Don has been doing this for 40 years and says that they considered three contractors, but this one has been far and above better than anyone he has ever worked with.

Lisa Bartley asked if this contractor would be understanding if we are waiting for reimbursement from the grant. The contractor says that they will mobilize their staff and begin mid-August. If they are used to working with people who have received grants, they must be understanding about payment. Part of this is BABA (Buy American, Build American) and they understand that they must prove that everything is American made.

Woodie Bartley says that the contractor should line up the financial milestones so that there is no scrambling for funds to pay. Don says they have discussed having some “pre-spend dollars”. The contractor will coach us through it. This is not this company’s first rodeo, so we assume they know what they are doing. We obtained everyone’s qualifications in the vetting process. This is Benchmark’s wheelhouse. They do more municipal than private. They have a good reputation. They are currently building a firehouse for the City of Bath. Don’s working with them thus far has confirmed his belief that they made the right decision. They have worked with us to have a building that is within our budget.

Burt says that he has a good feeling about this. Don says that Benchmark knows that this is grant funded and they are accustomed to waiting. They will bill the town for all the subcontractors. Betty asked about pouring concrete in the winter. She was reassured that it can be done in the winter.

Don says the goal is to have the building finished in a year. Benchmark plans to mobilize their staff by August 6th. We have two more years on the CDS grant and we can apply for an extension if necessary which Don doesn’t think that we will need. We did lose a state grant of \$250,000 because we timed out. Geno asked if overages were built in to the price. Don says yes, but we’ve got to move.

Richard offered kudos to Hammond Lumber for their donation of a 16% discount on materials purchased from them.

Richard made a motion to have Mike get together with John Contreni to determine and work out how the town would have control of the funding in order that we move forward on the building and for Mike to sign the contract. Angie Madore says that they need the contract to be signed so that we can move forward with the building. Bonnie asked if there’s not some way that the money can be under the direct control of the town. Don says that he cannot answer that question. Burt seconded the motion. Bonnie stated that she cannot vote in favor until the funding is directly under the town’s control.

Geno asked if Don could call the contractor as he cannot get onto Zoom. Don called the contractor and put him on speaker. His name is Jason Jendrasko who is president of Benchmark Construction. Geno asked Jason to give a briefing from Benchmark. Jason shared that the company started in 1993. They cover all of Maine and some of NH. They currently have several state and federal projects going

and many completed. He gave some examples: a project in Kennebunk for IF&W community space and office space which was a historic renovation. The project was 12,000 square feet and \$10 million dollars. They are working on several projects for the state of Maine in Augusta. They finished Bangor City Hall project which was a 50,000 square foot building.

They understand the logistics of working in Greenville. They will use as many local vendors as possible. Folsom will do the concrete and they have reached out to other local contractors as well.

Lisa asked if Geno should ask Jason about their experience in obtaining funds from grants. Benchmark is obviously accustomed to this. Geno is just trying to help manage cash flow for the town. Jason says they have varied experiences with grants. They have a great controller who has been with the company since its inception. Benchmark is comfortable with billing for grants. Monthly requisitions will be issued. There will be lien waivers for the subcontractors. They will follow all governmental regulations.

Following this discussion, Geno called for a vote. Tammy verified with Richard Peat that his motion is two parts: 1- Mike will work with John Contreni to work out how the town will be in control of the funding for the project and then 2- Mike will be authorized to sign the contract with Benchmark. Richard agreed that this is the motion. Geno called for a vote. The vote is 3-1 with Bonnie in opposition because she is not comfortable agreeing until she is confident that the town will be able to control the finances. Janet Chasse stated that she is having difficulty hearing but wants to make sure that the vote was for Mike to sign the contract. Geno offered thanks to Don and all the committee members. He knows this process has been challenging. We hope they understand why we've done what we've done as we have to represent all the taxpayers.

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

Tammy presented a request from Hero's Sports Grill who will be catering a wedding at the Wildlands Barn on August 8th from 4 pm – 11 pm. All paperwork is in good order and the fire/police chiefs have no issue with the request. A motion was made by Richard and seconded by Burt to approve the request as presented. Motion carried 4-0. Each selectman signed the request and returned to Tammy for processing.

8. Tammy Firman, Town Clerk – Request for approval of septic holding tank

Tammy presented a request from Joe Vinagro for a septic holding tank for a garage apartment at his property on the East Road. His request has been approved by all necessary agencies. He cannot proceed without approval from the Selectmen. Tammy and Tim Post, Code Enforcement Officer, have spoken with John Pullen from the county and all paperwork is in good order. A motion was made by Bonnie and seconded by Burt to approve the request as presented. Motion carried 4-0. There are four original copies of the form that must be signed by the Selectmen. Each Selectman signed each of the forms and returned them to Tammy who will give the forms to Joe Vinagro's staff tomorrow. They will submit them for further approval.

9. Approval to accept bid for reclaiming, reshaping and repaving Scammon Road, Varney Road and six-hundred feet of East Road

Mike shared that at the July 1st, 2026 meeting, we spoke about the six bids that the town had received for reclaiming, reshaping and repaving Scammon and Varney Roads and six-hundred feet of East Road. After all the bids were vetted, the low bid was Roundy's paving. Mike has notified each of the bids. A motion was made by Richard and seconded by Burt to award the contract to Roundy's paving. Motion carried 4-0.

9a. Airport Land Lease Agreement for Hangars

Mike gave copies of the proposed agreement to the Selectmen at the July 1st, 2026 meeting. These had been approved by the Airport Advisory Committee and by Legal. It was decided to wait until now to vote

in order that the Selectmen have time to adequately review the document. A motion was made by Burt and seconded by Richard to approve the agreement as requested. Motion carried 4-0.

10. Manager's Report

Several months ago, Mike mentioned that he would be meeting with ATV and Snowmobile Club officials regarding signage. Mike met with ATV president Marc Cosantine and discussed removing the old signs and replacing with new signs. Marc and his crew removed all the old signs and purchased new signs. They are big. They have done a fantastic job. The ATV club also paid for the recent grading of East Road. The town put down calcium chloride to keep down dust.

We have received four bids which were opened today for the RFP for the new loader. Mike will need to review these and compare before presenting to the Selectmen.

Sealed bids for the Western Star truck will close tomorrow.

We have received applications for 2 library assistants. We will begin interviewing next week. We have also received applications for Public Works – 4 paper applications and some on Indeed. We will be setting up interviews soon. Our Recreation Director will retire on August 29th. We have already received three applications for that position. It's been good to see applications for town positions coming in especially for Public Works.

We have received an email about ATV stickers. IF&W says they will be mailed out soon. People must still re-register online until the stickers have been received.

The Town is hosting a training session for IF&W for town clerks and others that work with MOSES transactions to register boats, snowmobiles and ATVs.

The airport loader is locked out. Antifreeze was found in the base. We have a mechanic coming to look at it. We're not sure how old it is. It was purchased with FAA funds with contributions from the Town. An early repair estimate just under \$20,000. We are lucky that it's not snowing and we don't need it yet.

The airport fuel pump has low flow. It takes 15-20 minutes to fuel a plane. This will be repaired this week. We believe the problem is with the computer board.

We have received donations toward the new public safety rescue boat. The remainder will be paid from the CIP. We have received 5 or 6 boat calls in the past month. The new boat is in Rockwood at the Marina. It was in stock. We will be working with the Warden Service for training. The training includes both classroom and onboard-the-boat training. It will not be operated until everyone has been fully trained.

Our Local Road Assistance reimbursement number came in today and went down from the amount we received last year. We received \$34,172 last year and only \$33,660 this year which is \$512 less than last year.

Mike consulted with Maine DOT this morning about the striping that needs to be done on Pritham Avenue. He was told that the striping will not be done until the paving is complete all the way to Rockwood.

11. Public Comment

Betty Ryder expressed thanks to Public Works for putting calcium down on East Road. She was travelling on the road yesterday and had to pull over because the dust was so heavy that it was blinding.

Betty also wanted to know why Joe Vinagro was installing a holding tank rather than a septic tank. Geno told her that we do not have that information.

Emily Patrick asked where the public safety boat would be docked. It will be kept at the Warden Service dock.

12. What's on your mind?

Burt shared that he was driving into town late last evening and could see the airport beacon as he came into town on Route 15. It was cool to see it.

13. Other Business

None

14. Adjourn

There being no further business, it was motioned by Bonnie and seconded by Burt to adjourn at 8:03 pm. Motion carried 4-0.

Minutes respectfully submitted,

Tammy B. Firman

Town Clerk, Secretary to Select Board