

TOWN OF CUSHING  
SELECT BOARD  
Minutes of Meeting  
Monday, April 24th, 2023  
Cushing Community Center

**Select Board Present:** Select people Tracey Bally, Cheryl Stackpole, Mike James, Dan Staples, Craig Currie

**Select Board Absent:**

**Staff Present:** Lisa Young

**Public Present:** Andrew Blanchard, Bill Aboud, Annette Naegel, Hannah Blunt

**1. Call to Order:** Chairperson Danny Staples called the meeting to order at 6:00 P.M. and a quorum was determined.

**2. Pledge of Allegiance** was recited.

**3. Approve and sign the Warrant:**

**ACTION:** Chairperson Danny Staples made a motion, seconded by Tracey Bally, to approve 2023 Warrants 16 & 17

**Discussion:** none

**Motion Carried 5-0-0**

**4. Review and approve the minutes of the April 10th ,2023 meeting.**

**ACTION:** Selectperson Cheryl Stackpole made a motion, seconded by Mike James, to approve the minutes of the April 10th, 2023, meeting as written

**Discussion:**

**Motion Carried 5-0-0**

**4a. Review and approve the minutes of the April 14<sup>th</sup>, 2023, meeting.**

**ACTION:** Selectperson Cheryl Stackpole made a motion seconded by Mike James, to approve the minutes of the April 12<sup>th</sup>, 2023, meeting as written

**Discussion:**

**Motion Carried 5-0-0**

**5. Additions and Changes to the Agenda**

**ACTION:**

**Discussion:** Craig said that they will be meeting on the resilience plan on April 25<sup>th</sup>, 2023 to start the process. They have 4 members so far.

**Motion Carried 5-0-0**

**6.Unfinished Business**

**6a. Sand Shed**

**Action:**

**Discussion:** Jim Kalloch agreed to bring his loader down and take out the sand to be able to see the crack more and see if it can be fixed from the inside. This is where they believe the water is coming in.

**6b. Fire Station**

**ACTION:**

**Discussion:**

**6c. Rental of Town Garage**

**ACTION:** Mike James made a motion seconded by Danny Staples to do a one-month lease for the Town Garage to J.K. Kalloch for \$500.00

**Discussion:**

**Motion Carried 5-0-0**

**7. New Business:**

**7a. Annette Naegel and Hannah Blunt from the Georges River Land Trust to update the Board on the Langlais Preserve**

**ACTION:**

**Discussion-** The Langlais Preserve was selected for a legacy grant program. They will be receiving an annual grant in perpetuity from this foundation in support of the Langlais Preserve. She has started a board with Cushing Residents. Hannah will be circulating a survey to Cushing School families to gather more feedback on how the Langlais Preserve could be more of a resource to families in town. The goal of the future for the preserve is to have a place that continues to evolve and be a destination for creative people. Danny and Craig suggested presenting their presentation to the Historical Society and Library Committee as well to get more people involved.

**7b. Deputy Clerk Update**

**ACTION:** Mike James made a motion seconded by Danny Staples that we terminate her probation period and make her a regular office personal and increase her pay by \$1.00

**Discussion –**

## **Motion Carried 5-0-0**

### **7c. Accept resignation letter from Bruce Bickford Chairman of the Harbor Committee**

**ACTION:** Danny Staples made a motion seconded by Craig Currie to accept resignation from Bruce Bickford Chairman of the Harbor Committee.

#### **Discussion-**

## **Motion Carried 5-0-0**

### **7d: Revaluation of Cushing**

#### **ACTION:**

**Discussion-** As chairman of the Board of Assessors, Bill Aboud proposed to the Select Board that he'd like to make a case for a whole town property re-evaluation. He said, our professional Assessor's Agent, Garnett Robinson, estimates that this year we'll be able to certify at 86% instead of 100%, which means we'll get state re-imbursements reduced by 14% this year. While this is not good, the real bad news is next year if we do nothing, we will fall below 70% and that will be very bad for state reimbursements. An additional issue is our quality rating, which is moving towards 20. This is a statistical evaluation of how our assessments deviate from a norm and measures the internal fairness of our assessments. At a quality rating of 20, there will be many property owners paying more than their fair share and many less. We need to fix this for the sake of our property owners.

Bill offered and discussed several possible options to forestall a whole town reassessment but recommended as the best option to take the hit coming from certifying at 86% this year but hire a firm to begin the re-evaluation immediately after we certify our property values in July and have them finish next June in time for us to recertify at 100%. That way we make only one adjustment as appropriate for all properties instead of piecemealing and making several adjustments which upsets taxpayers.

Mr. Aboud then offered to prepare an RFP for the Select Board to approve and send out for bids. He estimated that there are approximately 1,300 taxable properties in Cushing and the cost for re-evaluating them will be in the neighborhood of \$100 each.

### **7e: Spirit of America award recognition at Knox County**

#### **ACTION:**

**Discussion-** May 9<sup>th</sup>, 2023 Honoring Charlene Benner @ 2pm at the Court House.

**8. Comments from Citizens-** Andrew Blanchard informed the board that the Ball field was in rough shape. Gretchen has reached out to the only company in the state, and they are so backed up that she wasn't even able to get in the books for them to come and do the field repairs. Cheryl will reach out to Gretchen again and see if there is any other plan in place for this issue. May 6<sup>TH</sup> ROADSIDE CLEAN-UP @ 8am. Must wear safety vest and be 16 years old or older or accompanied by an adult.

**ACTION:** Craig Currie made a motion seconded by Tracey Bally to have Danny Staples sign the Road Entrance permit for Waters Edge subdivision based online of site.

#### **Discussion-**

**Motion Carried 5-0-0**

**9. Adjourn**

**ACTION:** Selectperson Danny Staples made a motion, seconded by Tracey Bally, to adjourn at 6:46 p.m.

**Motion Carried 5-0-0**

Respectfully submitted,  
Danika Poland  
Recording Secretary