

WARRANT

TO: Alan D. Mulherin, Interim Town Manager, Town of Limestone, Aroostook County, Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Limestone, in said county and state, qualified by law to vote in Town Affairs, to meet at the LIMESTONE COMMUNITY SCHOOL AUDITORIUM in said Town on WEDNESDAY the 18th day of SEPTEMBER 2024 at SIX O'CLOCK (6:00 P.M.) in the evening, then and there to conduct a Public Hearing on MUNICIPAL REVALUATION, and then a Public Hearing on a proposed ATV ORDINANCE; and then a Public Hearing on RECREATION, and then a Public Hearing on the PURCHASE of a PUBLIC WORKS GARAGE, and to thereafter conduct a Special Town Meeting to act on Articles 1 through 3, all of said Articles being set out below, to wit:

ARTICLE 1 To, by Written Ballot and in accordance with the Maine Revised Statutes, as Amended, as found at Title 30-A, § 2524, choose a moderator to preside at said meeting.

ARTICLE 2 Shall the voters of the Town of Limestone authorize \$4,000 to be appropriated from the Recreation Department Reserve Account to, as may be deemed appropriate by the Recreation Director, expended within the Recreation Department appropriation to support Recreation programs and equipment acquisition?

SELECT BOARD RECOMMENDS:	YES
TOWN MANAGER RECOMMENDS:	YES
RECREATION DIRECTOR RECOMMENDS:	YES

NOTE: Prior to the Annual Town Meeting in June, 2024, the Budget Committee and Select Board recommended adoption of Article 34 as presented. That Article recommended funding be approved for a full-time Recreation Director. Whereas the Budget Committee and Select Board could not know whether the Town Meeting would approve or reject their recommendation, neither recommended an increase in the remainder of the Recreation Department budget to support full-time operations and equipment purchases. The new Recreation Director is, by all accounts to date, doing a remarkable job of bringing recreation programs back to life

for all age groups within our community. However, she lacks necessary finances to fund several programs and equipment requested or otherwise required to support the community's wishes. There is currently a balance of \$8,000 available in the Recreation Department Reserve Account. The Select Board, Town Manager, and Recreation Director respectfully request the Special Town Meeting to approve appropriation of \$4,000 of those funds to supplement the Recreation Department's current expenditure authorization. We note utilization of Recreation Department Reserve Account funds in the amount of \$4,000 will raise the Department's total expenditure authorization from \$86,933.26 as approved by the June 2024 Town Meeting to \$90,933.26. However, whereas the funds are being appropriated from the Recreation Department Reserve Account, there WILL NOT be any adjustment to this year's tax bills or additional monies to be raised through this year's real estate or personal property taxation.

ARTICLE 3 Shall the voters of the Town of Limestone authorize the Select Board to enter into a Purchase and Sales Agreement with Caldwell's Auto, LLC for the purpose of purchasing the Caldwell's Auto, LLC mechanical repair shop located at 72 Long Road, Limestone, Maine, therefore to repurpose the location as the Limestone Public Works Department garage?

SELECT BOARD RECOMMENDS:	YES
BUILDING COMMITTEE RECOMMENDS:	YES

NOTE: The current Public Works garage is on the order of 60 years aged. It is such poor structural condition the Maine Municipal Association's Property and Casualty Insurance Program has now dropped our collapse insurance and raised the deductible to \$10,000. If the building were to collapse, there would be no insurance on the building or anything inside that may be damaged or destroyed. Further, the building's support walls are now slanted and crumbling, a rear overhead door is irreparable and being held in place by bracing and plastic, there are numerous holes in the siding, and the roof is in a very questionably sustainable state. The cement floors are cracked and heaving, presenting additional insurance concerns due to uneven and unsafe working surface conditions. Finally, due to lack of adequate insulation and several breaches in the building's seams and siding, we spent \$12,321.70 last year to heat it.

Following the June 2024 Town Meeting, a Building Committee was formed to study how we might best build or purchase a new Public Works garage. Numerous ideas for new construction were discussed; however, it was quickly learned a building to minimally meet our town's requirements would cost well over a million dollars to as high as four million. It was further determined there are no grants available for Public Works garages, or the like, and that, even if such a building were available at the Loring

Commerce Centre, the distance and logistics involved would make such an option untenable.

Further discussions and considerations led to an offer being made to the town by Caldwell's Auto, LLC. Caldwell's offered to sell their current mechanical repair shop at 72 Long Road for a base price of \$650,000, plus any additional cost incurred if the town requested additional work to be done to the building prior to sale. The Building Committee inspected the building and determined it would adequately meet the Public Works Department's needs with some minor modifications. Those modifications included installation of two (2) 14-foot high by 24-foot-wide insulated overhead doors – one in the front of the building and the other in the rear. The estimated cost of those improvements is \$24,000, thus bringing the anticipated total purchase cost to an estimated \$674,000.

Caldwell's Auto, LLC has also offered to leave an existing vehicle lift, air compressor, heating system, tire changer, tire balancer, various cabinetry, a 48-foot storage trailer, to clear the property of all debris, and to turn the building over in swept condition at no additional cost above the sale price. The purchase would also include approximately 6.47 acres of land that would be separated from the Caldwell's Auto, LLC Body Shop by a barricade fence. This alignment would permit the Public Works vehicles entry to and exit from the garage via Long Road and Burliegh Avenue.

The Assessor's Agent has valued the building at \$1,199,234 with a currently depreciated value of \$887,433, plus an additional \$40,000 for the 6.47 acres of land that will be included in the Purchase and Sales. The building itself measures 60 feet wide by 140 feet in length divided into two bays measuring 60 feet by 60 feet in the "unheated" rear section and 60 feet by 80 feet in the front section being heated via radiant, in floor forced hot water.

The terms of sale are being finalized. Currently proposed is as follows:

10-year loan to be financed by Caldwell's Auto, LLC
\$50,000 cash down payment for year 1, plus relief of \$39,227.30
Interest Rate of 4.5% per annum
Conveyance by Quitclaim Deed With Covenant
Title Free and Clear of all liens and encumbrances
Sale is "As Is" and void of any warranties, real or implied
Proposed closing date is November 1, 2024

ARTICLE 4: Shall the voters of the Town of Limestone approve an amount not to exceed \$700,000, plus interest and all necessary legal and closing costs related to the purchase from Caldwell's Auto, LLC of the building at 72 Long Road, Limestone, Maine, which shall include 6.47 acres of land, more or less?

SELECT BOARD RECOMMENDS: YES
BUILDING COMMITTEE RECOMMENDS: YES

NOTE: The Building Committee and Select Board agree that -- given the absence of viable funding grants, rate of inflation, and so forth -- if we were to raise taxes enough to place \$100,000 per year into a building reserve account, it would be 15 to 20 years before we could hope to construct a building of the type being considered here, let alone purchase land and have all the other amenities required. The condition, un-insurability, safety hazards presented, and cost to heat the current town garage demand we do something far sooner than 15 to 20 years. The Building Committee and Select Board have considered the fact town purchase of this building and grounds will result in a reduction of real estate and property taxes. However, that loss of revenue to the town is far greater offset by multiple benefits to be realized by not having to locate a suitable property; have a building designed, engineered, and constructed; have environmental and related studies accomplished; getting necessary paving, grounds work, and utilities work accomplished; reduced insurance rates; and lower heating bills. Likewise, the added protective cover for new, as well as aging, equipment and the superior facility to perform maintenance and repairs cannot be overstated.

Given under our hands this 4th day of September 2024 by the Limestone Select Board.




Randall Brooker, Select Board Chair

Irma Labreck, Vice Chair



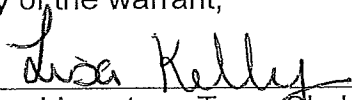
Steven Brooker, Member

Troy O'Bar, Member



Tim Busse, Member

A true copy of the warrant,

Attested: 

Limestone Town Clerk