

REGULAR TOWN COUNCIL MEETING
AGENDA
August 10, 2026
7:00 PM

The Zoom Link to the meeting is provided below for those wishing to attend virtually:

<https://us02web.zoom.us/j/7495106748>

This meeting is being held at Northern Penobscot Tech Region III at 35 West Broadway

1a. Call to Order

Council Chair; Stephen Clay _____, Vice Chair: David Ireland _____.

Councilors; Cathy Moison _____, Gordon Street _____, Sheldon Hanington _____, Eric Rojo _____, and Lee Rand _____.

1b. Pledge of Allegiance

- 2. Approval of Minutes:** From the Council meetings on June 15th at 6pm and 7pm, June 22nd, June 29th, July 6th, July 13th, July 15th, and July 22nd 2026. If no objections are registered the Council Chair shall approve the same as written.

3. Approval of the Warrants (0104)

SUGGESTED MOTION: To approve and sign Warrants # _____ through # _____ in the amount of \$ _____.

MOTION: _____ SECOND: _____ VOTE: _____

4. Acceptance of Gifts/Donations and Grants (0104)

SUGGESTED MOTION: Move to approve and accept the following Gifts, Donations and Grants in the amount of \$196.75, as detailed below.

Organization	Type of Gift	Amount / Value	Department
Denise Lynn Moore & Nancy Christensen	Monetary	\$50	Library
Can Donations		\$146.75	Library

MOTION: _____ SECOND: _____ VOTE: _____

5. Chairman's/Town Manager's Comments:

6. Monthly Reports:

7. **Open Forum:** The Council will allow Lincoln residents and/or Lincoln taxpayers to comment prior to Council action on agenda items. Individuals wishing to be heard by the Council will be recognized by the Council Chair. The individual must identify themselves to the Council by first and last name and/or business owner. After identifying themselves, the speaker may make brief comments regarding items on the agenda that do not have a public hearing. The Council Chair may set a time limit on the length of public comment and/or a time limit for individual speakers.

8. **Executive Session (0100)**

SUGGESTED MOTION: Move to retire into executive session pursuant to Title 1 MRSA Section 405 (6) (E) with the Town Attorney to consult with the Town Council as to its rights and duties concerning pending matters (including contract rights and duties, litigation, and pending claims where premature public knowledge would place the Town at a substantial disadvantage).

MOTION: _____ SECOND: _____ VOTE: _____

TIME STARTED: _____ TIME CLOSED: _____

9. **Approve Contract and Authorize Town Manager (0100)**

SUGGESTED MOTION: Move to approve the Hauling Contract and any other related agreements with Municipal Waste Solutions and authorize the Town Manager to sign the Hauling Contract and/or other related agreement(s).

MOTION: _____ SECOND: _____ VOTE: _____

10a. **Public Hearing-** Establishment of Zones 1311.3 (0106)

SUGGESTED MOTION: Move to open a public hearing for the purpose of hearing oral and written comments on the proposed revisions to the Lincoln Town Ordinance 1311 Establishment of Zones to amend intended uses of the Industrial Development Zone to an Industrial Mixed-Use Development Zone.

MOTION: _____ SECOND: _____ VOTE: _____

TIME STARTED: _____ TIME CLOSED: _____

10b. **Approve (0106)**

SUGGESTED MOTION: Move to approve the revisions to the Lincoln Town Ordinance 1311 Establishment of Zones to amend intended uses of the Industrial Development Zone to an Industrial Mixed-Use Development Zone.

MOTION: _____ SECOND: _____ VOTE: _____

11. Approve Closure (0100)

SUGGESTED MOTION: Move to approve closing all town departments on Wednesday September 17, 2026 for the annual employee safety training day.

*Emergency personnel will be responding directly from the training location.

MOTION: _____ SECOND: _____ VOTE: _____

12. Award Bid-Winter Sand (0406)

SUGGESTED MOTION: Move to award the winter sand bid to SAG Realty in the amount of \$4.25 per cubic yard.

MOTION: _____ SECOND: _____ VOTE: _____

13. Award Bid-Roadside Mowing (0406)

SUGGESTED MOTION: Move to award the roadside mowing bid to King's Seasonal Solutions in the amount of \$9,100.

MOTION: _____ SECOND: _____ VOTE: _____

14. Authorize Transfer (0100,0104)

SUGGESTED MOTION: Move to authorize the transfer of funds in the amount of \$228,800 from the FY26 budget to reserve accounts at Bangor Savings Bank as listed below:

ACCOUNT	DESCRIPTION	Description at Bangor Savings	Amount
0406-0108	PUBLIC WORKS CONTRACTUALSERVICES	PW Contractual Services	\$ 140,000.00
0900-0435	PWD – EQUIPMENT	PWD – EQUIPMENT	\$ 39,000.00
0900-0512	TS TRAILER	TS Trailer	\$ 14,000.00
0900-0515	TS BAILER	TS Bailer	\$ 8,000.00
0104-0309	AUDIT FEES	Audit Fees	\$ 27,800.00
			\$ 228,800.00

MOTION: _____ SECOND: _____ VOTE: _____

15. Appoint Members (0105)

SUGGESTED MOTION: Move to appoint the following individuals for a one-year term on the Appeals Board:

Stacey Williams, Susan Laffey, Lisa Gagnon, Mary Lomonaco, George Edwards,
Gilberte Mayo, and Allison Porter.

MOTION: _____ SECOND: _____ VOTE: _____

16. Approve Term Agreement (0103)

SUGGESTED MOTION: Move to approve the Term Sheet Agreement for workforce housing between the Town of Lincoln and Kara Wilbur dba Dooryard and Brian Souers; authorized agent for Treeline.

MOTION: _____ SECOND: _____ VOTE: _____

17. Authorize Economic Development Team (0103)

SUGGESTED MOTION: Move to authorize the economic development team to move forward with the development of TIF agreements with potential developers at the mill site.

MOTION: _____ SECOND: _____ VOTE: _____

18. Appoint Addressing Agent (0103)

SUGGESTED MOTION: Move to appoint Denton Trotter as the Addressing Agent for the Town of Lincoln.

MOTION: _____ SECOND: _____ VOTE: _____

19. Appointment (0101)

SUGGESTED MOTION: Move to appoint Maine Consulting Group of Maine as contractual primary Assessor for the term of one-year in the amount of \$85,000; per the attached proposal, and accept the additional hourly rates in the attached memorandum.

MOTION: _____ SECOND: _____ VOTE: _____

20. Direct Town Manager- Table of Organization (Councilor Rojo)

SUGGESTED MOTION: Move to direct the Town Manager to develop a Table of Organization for each town department outlining each required position to include professional requirements or experience.

- a. A complete description for each position.
- b. Assigned pay level for each.
- c. Optional training to be listed separately.
- d. Concurrently, develop or create a pay scale for each position based on level of responsibility and seniority.

MOTION: _____ SECOND: _____ VOTE: _____

21. Direct Town Manager- Listing of all Events in the Town (Councilor Rojo)

SUGGESTED MOTION: Move to direct the Town Manager to ensure that a listing of all events in the town is developed, constantly updated, to be included in the town page and all appropriate media; aimed at promoting Lincoln as a destination.

MOTION: _____ SECOND: _____ VOTE: _____

22. Direct Town Manager- Audit Findings (Councilor Rojo)

SUGGESTED MOTION: Move to direct the Town Manager to update the Council on findings by the auditors.

MOTION: _____ SECOND: _____ VOTE: _____

23. Direct Town Manager- Bid and Spending Update (Councilor Rojo)

SUGGESTED MOTION: Move to direct the Town Manager to provide the Council a bid and spending update from the Lincoln Lakes Innovation Corporation.

MOTION: _____ SECOND: _____ VOTE: _____

24. Accept Property Offer- Hofer property on Stump Pond (Councilor Rojo)

SUGGESTED MOTION: Move to accept the donation of property offer for Map 071 Lot 028 owned by Julia and David Hofer, per attached offer.

MOTION: _____ SECOND: _____ VOTE: _____

25. Set Dates- Fire/EMS Ad Hoc Committee (Councilor Rojo)

SUGGESTED MOTION: Move to set dates for the Fire/EMS Ad Hoc Committee to continue planned work sessions.

MOTION: _____ SECOND: _____ VOTE: _____

26. Discussion & Update: Loonfest being Self-Sustaining (Councilor Rojo)

27. Direct Town Manager- Bid and Spending Update (Councilor Rojo)

SUGGESTED MOTION: Move to direct the Town Manager to provide the Council a bid and spending update on Federal funds used for remediation and development of the former mill site.

MOTION: _____ SECOND: _____ VOTE: _____

28. Future Agenda Items

29. Adjourn

SUGGESTED MOTION: Move to adjourn the meeting at _____pm.

MOTION: _____ SECOND: _____ VOTE: _____

Upcoming Meetings and other Noteworthy Items:

Aug. 6 th	Finance Committee- Warrant-4:30pm
Aug. 10 th	Regular Council Meeting 7pm-Northern Penobscot Tech Region III
Aug. 11 th	Events & Tourism Committee Meeting- 5:30pm at the Library
Aug. 12 th	Finance Committee-Payroll- 4:30pm
Aug. 18 th	Planning Board- 6:00pm
Aug. 19 th	Finance Committee-Payroll Warrant- 4:30pm
Aug. 19 th	Council Work Session 6pm to 8pm (open time for residents to come speak with the Council; questions and/or concerns in an informal setting).
Aug. 20 th	Finance Committee-Warrant-4:30pm
Aug. 26 th	Finance Committee-Payroll Warrant- 4:30pm
Sept. 2 nd	Finance Committee-Payroll Warrant- 4:30pm
Sept. 4 th	Nomination Papers due at 5:00pm
Sept. 7 th	Town Office, Library, Public Works, Transfer Station, business office at Police Department CLOSED for Labor Day
Sept. 9 th	Finance Committee-Payroll Warrant- 4:30pm
Sept. 10 th	Recall Petitions Close at 5:00pm
Sept. 10 th	Finance Committee-Warrant-4:30pm
Sept. 14 th	Council Meeting at 7:00pm
Sept. 16 th	Finance Committee-Payroll Warrant- 4:30pm
Sept. 17 th	All Town Departments CLOSED for Annual Safety Training Day (Emergency Personnel will be responding directly from training location)
Sept. 22 nd	Planning Board- 6:00pm
Sept. 23 rd	Finance Committee-Payroll Warrant- 4:30pm
Sept. 23 rd	Council Work Session 6pm to 8pm (open time for residents to come speak with the Council; questions and/or concerns in an informal setting).
Sept. 24 th	Finance Committee-Warrant-4:30pm
Sept. 30 th	Finance Committee-Payroll Warrant- 4:30pm

*Meetings and other noteworthy items are subject to change without notice. *