

STATE OF MAINE

At a meeting of the County Commissioners, begun and holden in Wiscasset, within and for the County of Lincoln, on the fourth day of August 2026 by adjournment from the twenty-first day of July 2026.

Present: Evan Goodkowsky, Acting Chair
William B. Blodgett
Excused: David Levesque, Chair

Meeting was called to order at 9:00 AM by Commissioner Goodkowsky in the absence of Commissioner Levesque, followed by the Pledge of Allegiance.

Public Forum

None present.

Minutes

July 21, 2026 – Commissioner Blodgett moved to accept the minutes as written, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Finances

Warrants – In the absence of Finance Director, Michelle Kane, County Administrator Carrie Kipfer presented Warrant #66 in the amount of \$250,8951.79 for approval. Commissioner Blodgett moved to approve the warrant as presented, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Administrator Kipfer presented Warrant #67 in the amount of \$345,737.48 for approval. Commissioner Blodgett moved to approve the warrant as presented, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Payroll Warrant – Administrator Kipfer presented Payroll Warrant #2026-15, paid on July 24, 2026, in the amount of \$287,356.70 for approval. Commissioner Blodgett moved to approve the warrant as presented, seconded by Commissioner Goodkowsky; 2-0 vote approved.

FY2026 Budget Adjustment (EMA Department) – Administrator Kipfer explained a proposed fiscal year 2026 budget adjustment for EMA. The adjustment is net zero because both the EMA capital expense budget and EMA revenue would increase by the same amount: \$63,742.93. These are grant funds that were awarded but not originally budgeted, and an additional capital expense was approved at a prior meeting. Because revenue and expenses increase equally, there would be no impact on tax commitments to the towns; the change simply records the grant funding and expense properly for audit purposes. Commissioner Blodgett moved to approve the adjustment as proposed, seconded by Commissioner Goodkowsky; 2-0 vote approved.

EMA

Recap of recent event in Damariscotta – EMA Director, Emily Huber, updated the Commissioners on the fire and explosion at Chasse Marine in Damariscotta on Friday, July 31, 2026, which prompted a large multi-agency response involving Lincoln County departments, state fire officials, and other public safety partners. Lincoln County EMA supported the incident by assisting with traffic control, closing roads with cones and barricades, bringing water to responders, and helping track firefighter accountability on scene. Director Huber emphasized that accountability—using firefighter tags and assignment boards—was a key safety practice and an important lesson learned from the Robbins Mill Lumber fire. She praised the coordinated response, noting that roughly eight to ten departments were involved and that agencies worked together smoothly to protect the public, support responders, and keep the fire under control. Traffic delays were significant because hose lines had to cross the road, but those measures were necessary for safety and water supply. Director Huber also noted that coverage continued elsewhere in the county during the incident, despite limited weekday volunteer availability, and expressed relief that no one was seriously hurt.

Sheriff's Office

Jail Count – Sheriff Todd Brackett presented the jail count from this morning as follows: Lincoln 32, Sagadahoc 15, Knox 38, and Penobscot 53 for a total of 138.

Payment Authorization – Island Tech Services \$6,449.35 – Sheriff Brackett presented a Payment Authorization to Island Tech Services in the budgeted amount of \$6,449.35 for safety equipment, including a light bar, to be installed in cruisers. Island Tech Services purchased our former vendor, Coastal Electronics. Commissioner Blodgett moved to approve the Payment Authorization as presented, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Payment Authorization – Key Chrysler Dodge - \$39,521.00 – Sheriff Brackett presented a Payment Authorization to Key Chrysler Dodge in the budgeted amount of \$39,521.00 through the bid process for a new Dodge Durango. Commissioner Blodgett moved to approve the Payment Authorization as presented, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Purchase Authorization – SymbolArts LLC - \$7,587.50 – Sheriff Brackett presented a Payment Authorization to SymbolArts LLC in the amount of \$7,587.50 for purchase of 250 anniversary badges for the Deputies. Approximately \$6,000 of that will be repaid through the purchase of the badges by the Deputies so they can keep the badges. Commissioner Blodgett moved to approve the Payment Authorization as presented, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Renewal of Behavioral Health Liaison Contract with Sweetser – Sheriff Brackett presented a renewal of the Behavioral Health Liaison Contract with Sweetser to extend the contract through December 31, 2026, to allow the next renewal to be in line with Lincoln County's fiscal year. Danielle Pierce has been in the position for about a year now and the collaboration is going well. Ms. Pierce is increasingly responding to or following up on mental

health calls without law enforcement when it is safe and appropriate, which frees deputies to focus on other work. The Sheriff estimates deputies handle about one mental health-related call per day, but many situations are better managed by a mental health professional because there is no immediate threat. The program is a positive step that is gaining momentum and supporting local police departments in nearby communities. Commissioner Blodgett moved to approve extending the contract with Sweetser to December 31, 2026, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Out of State Travel – Sheriff Brackett presented a request for approval of Out of State Travel for the two K-9 Officers, Deputy Sam Alexander and Sergeant Jonathan Colby, to travel to Nashville, without their dogs, to attend a national K-9 Training program which includes both classroom and hands-on training. The total cost, including lodging, airfare and the registration fees will be approximately \$3,264. The Alford Training Grant should assist in covering approximately \$350 of the registration fees. Commissioner Goodkowsky moved to approve the out of state travel request as presented, seconded by Commissioner Blodgett; 2-0 vote approved.

LCRPC

Newcastle Planning Services Contract – In the absence of the LCRPC staff, Administrator Kipfer presented a temporary planning services contract with the Town of Newcastle as they work toward hiring a replacement planner for their open position. The contract gives them temporary services at a contracted rate, nearly identical to the one the LCRPC has with the Town of Damariscotta. This is for a set period from now to March 31, 2027, or earlier if they hire someone into the position. Commissioner Blodgett moved to approve the contract as presented, seconded by Commissioner Goodkowsky 2-0 vote approved.

ARPA housing funds transfer – Administrator Kipfer presented a recommendation from the LCRPC on the use of ARPA Housing Funds. The previously approved Volunteers of America project in the Town of Waldoboro was completed at a lower cost than estimated. The remaining \$81,041.91 is available for another approved project that needs additional funds. The Town of Newcastle has a need for their Mills Road affordable housing project, which is already started, and have committed to using these additional funds, on top of what we have already granted, to help with the engineering and utility expansion piece of the project. Commissioner Blodgett moved to distribute the ARPA funds in the amount of \$81,041.91 to the Town of Newcastle for their Mills Road affordable housing project, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Second Quarter LCRPC Snapshot – Administrator Kipfer presented the Second Quarter Snapshot of what the LCRPC has been working on with the communities.

Administrator

Payment Authorization – Courthouse heating control valve replacement - \$3,025.32 – Administrator Kipfer presented a Payment Authorization for our HVAC vendor, Siemens, for the completed work of replacing valves in the older portion of the Courthouse in the amount of

\$3,025.32. Commissioner Blodgett moved to accept the Payment Authorization as presented, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Purchase Authorization – HVAC Configuration of LCRPC lower level \$3,250 and Electrical upgrades \$9,800 – Administrator Kipfer has been working with LCRPC Executive Director, Emily Rabbe, on the potential offering of a regional code enforcement service as well as the Floodplain Manager position. One of the challenges is office space for these positions to work out of. The lower level of the LCRPC building has been identified as the best location for this work. There is a tenant currently occupying that area, and their agreement expires in September. They have been informed that the space will be used for a different purpose starting October 1, 2026. We need to make sure the space is suitable for offices, which means upgrading the HVAC system as well as the electrical system to allow for more computers. The plumbing and HVAC work will cost \$3,250. Commissioner Blodgett moved to approve the Purchase Authorization for the HVAC reconfiguration at the LCRPC office by Stewart Plumbing and Heating in the amount of \$3,250, seconded by Commissioner Goodkowsky; 2-0 vote approved.

Administrator Kipfer presented a Purchase Authorization for electrical work in the lower level of the LCRPC to DiMauro Electric for up to the amount of \$9,800 for upgrading the electrical work adding lighting, outlets and upgraded circuit breakers. Commissioner Blodgett moved to approve the Purchase Authorization as presented, seconded by Commissioner Goodkowsky, 2-0 vote approved.

Hibbert's Gore Road maintenance agreement renewals 2025/2026 and 2026/2027 – Administrator Kipfer presented a maintenance agreement renewal with the Town of Palermo for having the town road vendors plow and grade the road as needed as well as the traditional maintenance. The agreement for 2025/2026 was never received and the new contract was just sent out. She also presented Payment Authorization for the invoice for the 2025/2026 season in the amount of \$8,250 and the contract for the 2026/2027 season in the amount of \$8,750 of which \$7,000 is for plowing, sanding and salting and \$1,750 is for grading of the road. Commissioner Goodkowsky moved to approve the road maintenance agreements for the 2025/2026 season as well as the 2026/2027 season and the Payment Authorization for the \$8,250 for the 2025/2026 season, seconded by Commissioner Blodgett; 2-0 vote approved.

Old Business

Public Safety Building Project – This will be discussed under Executive Session.

Tax Abatement Hearing – DePietro v. Westport Island – Administrator Kipfer asked for some dates for scheduling the hearing for the recently received Tax Abatement Appeal from Mario DePietro vs. Town of Westport Island. The Commissioners suggested either September 1st or September 15th after the regular Commissioners Meeting. Administrator Kipfer will contact the parties to confirm the date.

Tax Abatement Hearing – Dismissal of JLLD Trust v. Town of Bremen – The previous year Abatement appeal which was remanded by the Superior Court and the most recent one received for this year have been resolved through a Stipulation of Dismissal by both parties. Commissioner Blodgett moved to issue a Dismissal of both abatements, seconded by Commissioner Goodkowsky; 2-0 vote approved. The Dismissal will be shared with the Superior Court for their records.

Commissioners Updates

CCWI – Commissioner Goodkowsky let the Commissioners know that there will be a Coastal Counties Workforce Incorporated meeting on Friday, August 14th, 2026, at 8:45 AM on Zoom.

LCRPC – Commissioner Goodkowsky let the Commissioners know that there will be a full Board meeting in person for LCRPC on August 18th, 2026, at 6 PM at the Planning Commission Offices.

Jail Discussions - Commissioner Goodkowsky let the Commissioners know that there will be another meeting with Knox County and the Jail Authority to discuss future collaborations on Wednesday, August 19th, 2026, at 2 PM in the Planning Offices.

Executive Session

Discussion of Real Property – 1 MRSA 405 (6) (C) – Commissioner Goodkowsky moved to enter Executive Session for Discussion of Real Property per 1 MSRA 405 (6) (C); seconded by Commissioner Blodgett; 2-0 vote approved.

Commissioner Goodkowsky moved to come out of Executive Session for Discussion of Real Property per 1 MSRA 405 (6) (C), seconded by Commissioner Blodgett; 2-0 vote approved.

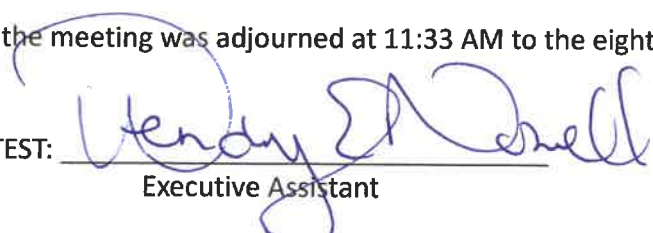
Commissioner Goodkowsky moved to authorize Administrator Carrie Kipfer to engage with Associated Appraisers for up to \$5,000 and to contact the property owner to schedule a date for an appraisal, seconded by Commissioner Blodgett; 2-0 vote approved.

Commissioner Goodkowsky moved to authorize Administrator Kipfer to prepare and execute a transfer of assets to the property owners at the Hunt Hill radio site to include a shed and solar panel system, seconded by Commissioner Blodgett; 2-0 vote approved.

Commissioner Blodgett moved to adjourn the meeting, seconded by Commissioner Goodkowsky; 2-0 vote approved.

There being no further business, the meeting was adjourned at 11:33 AM to the eighteenth day of August 2026 A.D.

ATTEST:


Executive Assistant