

Town of Weld
Select Board Minutes

Date: Tuesday, July 15, 2025

Time: 5:30PM – 6:30PM (1 hour)

Call Meeting to Order:

1. Pledge of Allegiance
2. Roll Call, Determination of Quorum
3. Housekeeping

Minutes of Previous Meeting and Communications

- Accept Minutes from SB meetings June 17, 2025 into the Town's records. All Board members present. Steve Conant moved to accept the June 17th minutes into the record, Lisa Miller seconded the motion and it passed unanimously.

UNFINISHED BUSINESS

1. Update on results of State Park Season Pass applications and lottery
(Colleen Stewart/Dina Walker)

The Town received 20 applications of which all 20 met the criteria for the season passes and all will receive them for 2025.

Applications will be available in late August on the website for the 2026 season.

Lisa Miller, Board Member moved to accept the applications for State Park passes and authorize Colleen to purchase the passes. Steve Conant 2nd the motion and it passed unanimously.

2. Discuss and vote – Brent Daugherty Donation (In-kind \$19,412.22; In-cash 587.78)

- RESOLVE: To accept the cash donation of \$587.78 to the 2025 Fire Department/Public Safety Budget Line-Item.

Steve Conant moved to accept the cash donation of \$587.78 to the 2025 Fire Department/Public Safety Budget Line-Item. Lisa Miller 2nd the motion and it was passed unanimously.

RESOLVE: To call for a town meeting to accept the in-kind donation of \$19,412.22 from Brent Daugherty.

Steve Conant moved to call a special town meeting combine the acceptance of in-kind donation of \$19,412.22 from Brent Daugherty and the Site-Plan Review Ordinance. Lisa Miller 2nd the motion and it was passed unanimously.

3. Update on Draft Site-Plan Review Ordinance Adoption Process To-Date (**Dina Walker**)

The draft of the Site-Plan Ordinance will be sent back to the Committee next Wednesday to be accepted then schedule a public meeting.

4. Update and Discussion: Unknown Lot (Map 3 Lot 90) issues – assessment and collection of property taxes (**Dina Walker**)

a. Facts:

- Uncollected Taxes Assessed on Map 3 Lot 90 to “Owner Unknown” for 2023 (\$343.90) and 2024 (\$321.72) = **Total: \$665.62**
- Town “Due Diligence” – Pratt Title for search and opinion “heirs of Olene Colton”: **\$659** (Jan 2025)
- If engage, Town Attorney rate: \$250-\$320/hour

b. Issue: Who to send 2025 tax bill to? How to collect taxes on property for 2023, 2024?

Dina reported that the Town has done their due diligence through an abstractor for Map 3 Lot 90 which contains 6 acres. The abstractor indicated that the Olene Colton was the last know owner, therefore a supplemental tax commitment will be

done for 2023 and 2024 real estate taxes and will be sent to the Heirs of Olene Colton.

Chair Recommendation (MMA Legal's advice):

- *MMA Legal's advice/explanation:*
 - *Selectboard = Assessors*
 - *Assessors assess taxes, we DO NOT make legal determination of legal title to property, only courts can do that.*
 - *When assessing taxes, assessors must do their best ability to direct the tax collector to send the tax bill to one who is most likely to pay the tax bill (e.g., owner, person occupying property, last known heir, etc.)*
- Town has performed "reasonable due diligence" on the matter using title company to determine last known owner is Olene Colton, property is 6 acres, not 7.5 acres.
- Recommended Procedure for Assessment of Taxes for Map 3 Lot 90:
 - 1) 2025 taxes: Tax Collector to send tax bill to the "heirs of Olene Colton" (all known heirs)
 - 2) 2024 taxes: Assessors to complete Supplemental Tax Certificate and Supplemental Tax Warrant for the amount of \$343.90 assessed to the "heirs of Olene Colton"
 - 3) 2023 taxes: Assessors to complete Supplemental Tax Certificate and Supplemental Tax Warrant for the amount of \$321.72 assessed to the "heirs of Olene Colton"
 - 4) Both 2023 and 2024 taxes bills to be sent to "heirs of Olene Colton"
 - 5) Going forward, assessors are to continue to assess property tax on Map 3 Lot 90 to "heirs of Olene Colton" until probate court has determined a new owner.

RESOLVE: The Selectboard adopt the procedure applicable to the assessment of taxes of Map 3 Lot 90 as recommended above by the Chair of the Selectboard. Steve Conant moved the resolve with it being 2nd by Lisa Miller which passed unanimously.

NEW BUSINESS

5. Discussion and Vote of Agreements with Franklin County

a. Solid Waste Disposal Agreement (FY 25-26)

Lisa Miller voted to accept the agreement with Franklin County for solid waste disposal with a 2nd from Steve Conant was passed unanimously.

b. Mutual Fire Protection Agreement with Perkins Township (FY 25-26)

Steve Conant voted to accept the agreement for Mutual Fire Protection with Perkins Township with a 2nd from Lisa Miller was passed unanimously.

6. Discussion and Vote of Amended Facility Use Policy and Agreement (**Dina Walker**)

Steve Conant moved to amend the Facility Use Policy and Agreement to allow Alcohol at a celebration, Lisa Miller 2nd the motion and it was passed unanimously.

Casella changes closing monitor fees that we would be paying
Subject to review for 2025/2026

7. Discussion: Whether to renew the Town's membership with Maine Power Options (a program created by Maine statute, managed by both the Maine Health and Higher Educational Facilities Authority and the Maine Municipal Bond Bank) from July 2025-June 2026, for \$50/year. (**Steve Conant**)

Background: Maine Power Options counsels its members about their energy options and negotiate favorable pricing for members (public-serving and non-profits) based on their combined purchasing power.

The Town has not used services from Maine Power Options during the free trial year of 2024-25. Steve said that he saw not savings for the Town of Weld at this time.

Steve Coant moved not to renew MPO for a fee for this year with Lisa Miller's 2nd and was passed unanimously.

(If SB decides to renew the Town's membership, membership dues are to be paid from the General Government Current Expense Account - E-10-100-72.)

8. Update and Discussion: Transfer Station (**Steve Conant**) -- status of biennial recycling report

It seems that the Select Board has been doing the biennial recycling report. Steve is working on the report and will send it into the State. There are not fines for not doing the report.

9. MISC Matters

Lisa – FEMA Officially the deadline is now September 30 – Lisa was given more directions on photographing each site before and after work has been done.

Robert Jackosn, Road Commissioner said that the work would be done by September, depending on the traffic.

Robert will turn in a record of time for all work done and time spent doing the spreadsheet,

WLA – Steve Conant gave the completed paperwork to Carol for the Parade on July 12.

Temple Bridge will be done during the week of July 28th.

Lisa Miller moved to accept \$900 in cash donations with Steve Conant's 2nd and passed unanimously.

Excavator – Robert Jackosn, requested that an article to purchase an excavator be included in a Special Town Meeting. The one the Town has a quote on will end on July 30th.

There is not date for a Special Town Meeting at this time, so Robert would like it in the warrant for the Special Town Meeting in September.

Lisa suggested that when the STM is held for the commercial ordinance that at the same time, present the information on the Excavator with an updated price.

Michelle Bellemare was given an update by Dina on Map 3 Lot 90 that was discussed before Michelle was at the meeting.

Public Comment (15 mins)

Next Selectboard Meeting: Tuesday, August 12, 2025

Adjournment

Lisa Miller moved to adjourned with Steve Conant's 2nd and was unanimously voted.

Respectfully submitted,

Carol J. Cochran