

Town of Stow

Selectmen Meeting Minutes DATE 12.12.2023

Opening: The Board of Selectmen meeting was called to order at 6:05 pm in Stow, Maine by Jim Wilfong.

Present

Selectmen: Jim Wilfong, Ray Ryan,

Town Clerk: Christine Carone **Treasurer:** Nancy Boros **Deputy Clerk:** Kathleen Panno

Road Agent: NA

Residents/Guests: Rob Flint, Candice McElroy

Approval of Agenda: Agenda approved

Approval of Minutes: Minutes Approved from 11.21.2023 **Selectman approve 2-0**

Treasures Report: (Nancy Boros)

Cash Balance \$ 411,050

Warrant # 84 \$109,769.97 Approved **2-0**

We have received almost 87% of real estate tax payments. This is consistent with prior years' activity. The Tan note was paid off – we incurred interest of \$4,442, the interest rate was 5.65%. We had applied for a TAN note of \$300k and were able to draw down on only \$200k, this resulted in significant savings on interest charges. I recommend we do the same in 2024. We are only charged on the balance we draw, therefore there is no cost for applying for the \$300k and it is good practice to have funds available to cover any unforeseen expenses that might have an impact on our cash balance.

I am working on year end activity and preparing for the audit.

FEMA - I emailed FEMA re table top meeting regarding unfinished road repairs at Stone House Rd, and confirmation from C. Cardozza regarding mitigation submission. I have heard from B. Doyle regarding our submission, he confirmed he does not need any information from us at this time. I have not heard back regarding the mitigation submission or the table top conference call.

Foreclosures on 2021 property will be initiated soon.

Clerks Business: (Christine Carone)

We have about \$130k left to collect in 2023 RE taxes.

Deputy Clerk: (Kathleen Panno)

Ray Ryan has reviewed the General Assistance report. Jim Wilfong will read it and both will sign off. Kathleen Panno will submit it to the state.

Kathleen will check the propane tank as we are not on automatic delivery.

Selectman's Reports:

Policy Contracts and Insurance (Ray Ryan) - NA

Maintenance Report: (Carl Lindblade) -

Jim Wilfong has bought a snow blower and has hired a resident who will clear at the town hall. Jerry Boucher donated his time to put up the lights for the town at the town hall at tree. Blossom Farms donated the large wreath on the building.

Road Report: (Jim Wilfong)

Steve Dupuis has agreed to clear the trees around the local roads. The engineering contract terms will be sent to the town in late winter, the contract will be around \$37k. Calderwood Engineering will put the bridge work out to bid on the town's behalf. This will occur in 2024.

New Business:

Other: Jim Wilfong stated an anonymous donor has reached out to help Stow residents. Kathleen Panno will post on Facebook that people can call the town for more information or message her directly.

Broadband - Rob Flint – The franchise agreement will be discussed by the broadband team on 12/13. The four towns involved are Sweden, Stoneham, Stow, and Brownfield.

Planning Board - So. Barber Road is not a town road, the town ordinance does not allow new buildings to be built on that road. Currently it is not a private road. A private road must meet certain criteria. Rob Flint stated we need to have a clear listing of all town roads, private roads and abandoned roads. There are many ambiguities regarding the roads. Campsites require code enforcement approval before a camper can be placed on a piece of land. The biggest concern is disposal of waste water. Jim Wilfong stated the code enforcement officer needs to inform the Select board when these issues arise. Jim Wilfong suggested a meeting with the Select board, the CEO and Planning board.

Open Items

Policy Contracts and Insurance (Ray Ryan)

Volunteer Insurance for FY 2024

Snow Contract – bidding to occur around May 2024

General Assistance Policy – completed and passed to K.Panno for submission

Property Insurance – confirm with MMA building value is up to date, inform MMA of square footage

Maintenance Report: (Carl Lindblade)

Deferred Maintenance schedule for Salt Shed and Town Hall will be completed January and will be used for the 2024 budget. CL to include estimate for sound proofing.

Sealcoating of parking lot – tabled until spring 2024

Ordinance regarding lots with trailers on them and no septic system – planning board is overseeing this

Sale of foreclosed property –Articles in the town report will be updated and the property will be placed for sale in spring 2024

MMA grants –will be reviewed in January to determine if the town can apply for any funding

Road Report: (Jim Wilfong)

Ezra Heald Bridge/Stone House Bridge – awaiting contract from Calderwood Engineering, it will be paid in installments.

J. Wilfong will contact F. Wilson to install a septic cover and to move some rocks to top the culvert.

J. Wilfong to set up meeting with Select board, CEO and Planning Board regarding road and building issues

Select board to determine who will make an inventory of all roads in town – town maintained, private and abandoned roads.

Town Office

Rob Flint will configure the new modem for the town office he needs to buy an additional piece of hardware.

K.Panno to collect documentation that FOAA training has been completed

Next meeting will be Tuesday 12/26/ 2023 at 6:00 pm.

Adjourned 7:35 pm