

Stockton Springs Select Board Minutes

July 28, 2025 Meeting

Attendees:

Select Board Members Present	Betsy Bradley (BB) Elizabeth (Liz) Lenharr (LL) Marsha Shute (MS) - Chairperson Sadie Lloyd Mudge (SLM) – Town Manager
Select Board Members Absent	
Recording Secretary	Sarah Hardy
Community members	Approximately 11 community members were in attendance for some or all of the meeting. Speaker names were captured in the notes as best as possible. No attendance list was captured.

#	Agenda	Notes
1.	Roll Call: Call to Order	Marsha Shute called meeting to order at 6:01 pm roll call – see attendance above
2.	Adjustment to the agenda	The town manager distributed a new version of the agenda before the meeting which included clarification to #9 Paving Bid Openings, where Public Works will select a bid and the board will award the bid if possible. Also new item was added as #13: Select Board sign updated Town Funding Requests form (amended June 23 rd)
3.	Approval of minutes from July 14, 2025	No changes were suggested for the minutes in today’s meeting. Prior to the meeting the secretary had made two changes in wording based on feedback from the town manager. Motion to accept the minutes for July 14 th as amended was made by Marsha Shute, seconded by Liz Lenharr, and approved unanimously.
4.	Open to the public	Susan Henkel – She noted and had previously emailed about a person that seems to be staying in their truck in the upper parking lot at Sandy Point for several weeks. Their presence makes her feel unsafe when walking her dogs in the early morning. Will signs prohibiting overnight parking be put into place? Sadie Lloyd Mudge – George Russell has ordered signs to be placed at the Sandy Point parking lots and at the Town Harbor. It takes about a month for signs to be printed/delivered. SLM has requested that George call the sheriff next time he notices the person at Sandy Point. Jerry Altoon – does the town have any plan to stem the loss of retail in the town or to attract new businesses? Cutterman’s is gone, the resale shop “Have To Have It” in downtown seems closed. Does Stockton offer tax breaks to businesses? Liz Lenharr – what used to be “Have To Have it” will be opening occasionally on weekends as a consignment store by the folks who own Robin’s Nest in Belfast. Marsha Shute – noted there are no available properties for businesses in the town center. SLM –If we had an anchor business it might pull in other businesses. There has been some discussion in the resilience committee to put in electric car

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		<p>chargers in which might draw people into the town. SLM has also considered starting a “Main Street program” which could make Stockton more enticing for business in the future.</p> <p>Jerry Altoon – several weeks ago he was at a meeting and asked if there was a policy for town police to work with immigration officials. Did anything come of that? what would happen if Darren would pull over someone and their immigration status was unclear?</p> <p>SLM – he must have raised this before she came on board. We only have one police officer and she’s not sure that the town has authority to influence the behavior of police force. If Jerry has a specific concern that he’d like the board to look into then please present it.</p> <p>Jerry will do some research and will bring it back to the board</p>
<p>5.</p>	<p>Town Manager Report and Update</p>	<p>1. Sadie Lloyd Mudge was asked by a towns person to pursue a Trails grant for the area on the right side of Hersey Retreat Rd going toward French’s Point. It looks like a good program and she will look into it this week. The grant would be for a contractor to design and implement a new trail system.. The grant is due in mid-September, she doesn’t think it’s worth it to pay a contractor to write it for us, however she is concerned she may not have time to write the grant. If the select board wants her to prioritize this over her regular work, they should let her know. She suggested if there was an available admin, she could ask for that person to do the necessary research, get estimates, or draft a grant so she would only have to review it.</p> <p>Betsy Bradley – As was discussed in a previous meeting, weren’t we already concerned about the work public works is doing that might not be state approved?</p> <p>SLM – Diane pulled a document about sandy point beach/park that answers that question. The state purchased the land to protect it as public land, it was acquired with funds from Lands for Maine Future. It was clear from the contract that there is no money given to the town by the state to maintain the park, that it falls to the town for maintenance.</p> <p>Angie Porter – we get a check from the state for parks each year. It’s \$7,000 approximately, she doesn’t think it’s specifically for Sandy Point, but she’s not sure what it is for.</p> <p>SLM – would have to look into that further</p> <p>BB – is the Trails grant a one shot grant or will it be available in another year?</p> <p>SLM – Indicated she will find out more about the grant for potential future pursuit.</p> <p>There was additional general discussion about how public works currently implements a few thousand dollars of improvements each year with the help of community volunteers.</p> <p>2. SLM – called Sundog Solar last week in preparation for the buyout of the Public Works Solar as approved by the town referendum. It is hard to get ahold of Danny. The actual buyout price is actually more than the contract amount, it’s \$367 more. She found out there is no negotiation on the price despite what we were told before. Sadie is concerned because there were a few inverters that have been replaced already, and Danny is going to provide a maintenance plan. They had only been monitoring once a month and Sadie</p>

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		<p>asked that we get access to the monitoring software to better understand production and issues.</p> <p>BB said she wished they had been informed about what sort of maintenance has been done.</p> <p>SLM – provided guidance that when considering the town roof solar bids, need to be sure it includes warranty for the inverters, that we have a good understanding of the maintenance plan. We want this to work well for 25 years or more so need to plan for the maintenance over time for that – like replacing inverters at 10 years for example. We can ask the questions about this before selection.</p> <p>3. SLM – talked to the Harbor Master and Assistant Harbor Master about the needs of the harbor, the docks and their boat which doesn't properly serve its purpose. Vern Thompson also filled in some details about how the boat is shallow and is susceptible to sinking under certain conditions. There is a bank account with \$86,000 from fees accumulated over the years. Amber is going to see if there are any restrictions on the account and how it can be used. What was communicated to Sadie was that the harbor had to keep their budget very tight and it was challenging. Sadie indicated that there are grant opportunities for additional docks and pilings and maybe a boat too. She will talk to the Harbor Committee about grants they are pursuing and will continue conversations with Dave and Al and they will figure it out.</p> <p>4. SLM is still working on the newsletter and plans to get it out this Thursday especially now she has photos from community builders event last weekend.</p>
6.	Select Board reports or updates	<p>Marsha Shute - The past weekend's event (street dance and harbor days) went great, great weather and participation. She especially wanted to acknowledge the efforts of the Mason's who hosted the cookout.</p> <p>Betsy Bradley – the sailing camp and lobster bake went very well. Lots of kids are learning to sail and swim.</p>
7.	Vote for County Budget seat	<p>The county sent a copy of a ballot asking for the select board to vote for the remaining seat on the county budget committee for district 2. Brandy Bridges from Prospect is the only candidate running.</p> <p>Marsha Shute made a motion to vote for Brandy Bridges for a 3 year term in the county seat. Seconded by Liz Lenharr. The motion passed unanimously.</p>
8.	Solar bid openings	<p>Sadie Loyd Mudge distributed sealed envelopes with the bids that had come in via email from Sundog Solar and Solar Logix which is now "Logix". There are two different proposals each for Sundog and Logix. Each document was many pages. Tonight, there will not be a vote to award the contract so that the resilience committee and the select board has time to do a through review.</p> <p>Printed copies will be made available to select members in the morning. The resilience committee will be reviewing on Tuesday the 29th and making recommendations.</p>

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		<p>SLM – asking the resilience committee and the select board to define questions by next week so they can be submitted to the companies for questions.</p> <p>Angie Porter – can we know what the amount of the bids are? Betsy Bradley – both of them indicate “up to \$30,000”.</p> <p>There was discussion about how the resilience grant which is paying for the rooftop solar provides \$30,000 so as was discussed at the overview meeting with the contractors, the real competition will be who can provide the most bells and whistles for the money, i.e., what is the best value. There was also some discussion about the tax credits the town may qualify for, more research on this is required.</p> <p>It was noted that both contractors included options to add battery backup solutions as an add-on.</p> <p>Kathy Kamzelski – is use of a battery allowable under current ordinances? At the solar committee they were told batteries was a toxic material. She didn’t remember who said that. SLM – it’s town property not a commercial install so she doesn’t think so. We can check ordinances. This is essentially a modern version of fuel storage (like propane tanks).</p> <p>Sarah Hardy – asked that the select board become familiar with the RFP so they can better understand the requirements of the project before making any decisions.</p> <p>SLM – notified the select board aware that Sundog Solar didn’t submit their proposal on time, it was about 1.5 hours late. The RFP indicated a specific time/date requirement. The select board can still allow the proposal to be reviewed but with that acknowledgement. When selecting, we must be very clear why each contractor was selected or not and how that lateness plays a part. Not doing this could be an issue in court.</p> <p>Marsha Shute made a motion to accept both solar bids noting that one bid came in after the deadline which may affect the decision making process, seconded by Liz Lenharr. All vote in favor of the motion.</p>
<p>9.</p>	<p>Paving bid opening Review with Public Works and Award Bid if possible</p>	<p>The envelopes were opened and the select board reviewed the documents. There are 5 bids, each is a one-pager. Bids are for town parking lot and Cape Jellison Rd.</p> <p>George is also going to review and decide tonight.</p> <p>Northeast Paving - \$301,372 Blacktop Paving - \$190,272 Hopkins Milling and Paving - \$189,650 B&B Paving - \$207,683 Paving Professionals - \$178,177.10</p>

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		<p>Marsha to make a motion to accept all 5 paving bids, seconded by Liz, all approved.</p> <p>George left the meeting to review the proposals. Upon return he notified the board his selection is Paving Professionals because they have the lowest material and overall costs. He's also worked with them in the past.</p> <p>Marsha Shute made a motion to accept the paving bid from Paving Professionals for \$178,177.10, seconded by Liz Lenharr, all voted in favor.</p>
10.	Code Enforcement update	<p>SLM has received a few applications, only one with previous experience. The position will be posted in Midcoast weekly and Bangor daily news. She has been talking with Winterport about sharing resources. If we can only find someone who needs to train then we'll have to pay for that training.</p>
11.	Resilience grant writing update	<p>Meg from Midcoast Counsel of Governments who has been working with the Resilience committee on vulnerability studies has money to write a grant for us. She connected SLM to an engineering firm to do a cost proposal for erosion plan and Geotech work. Depending on how that goes, the select board may need to approve a project for a grant in the future.</p>
12.	Public Works staffing, hours, hiring	<p>SLM – reviewed the applications and plan to interview the candidates. Need someone to fill the vacant seat, maybe this person or another part time person who can do some email for that dept.</p> <p>By the next meeting she hopes to have an update on hiring.</p>
13.	Select Board sign updated Town Funding Requests form (amended June 23 rd)	<p>SLM – on 6/23 the select board voted on the amended wording on the form. At this meeting, the select board just needs to sign the final document.</p> <p>The select members signed the document.</p>
14.	Treasurers warrant and report	<p>The select board members reviewed the warrants.</p> <p>There was some discussion about the cost of trash disposal services provided by the town. While it is costly overall it is seen as a positive for the town, with less trash dumped on the road and residents regularly mention to town staff how happy they are with the service.</p> <p>Marsha Shute made a motion to approve the accounts payable warrant 84 and accounts payable warrant 6, seconded by Liz Lenharr, motion was approved unanimously.</p> <p>The select board signed the warrants.</p>
15.	Open to the public	<p>Kathy Kamzelski – what is the status of the comprehensive plan?</p> <p>SLM – the contractor they considered was not a good fit. Another contractor needs to be identified. This is not at the top of her list right now but it can be if the select board indicates she should prioritize it over her other duties.</p> <p>Vern – there needs to be a safety meeting. Monday at 9 or 10 was proposed for that. There will be an inspection coming in the next week.</p> <p>SLM reminded staff to make sure they were up to date on safety trainings.</p>

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		<p>Jerry Altoon – based on conversations in tonight’s meeting, is he understanding correctly that they are hiring another person for administration?</p> <p>SLM – No they are not. Sadie explained as a hypothetical, if they had someone in a position like this it would allow the town to focus on different tasks like grants or comprehensive plan etc. The staff capacity if very full.</p>
16.	Adjourn	<p>Marsh Shute made a motion to adjourn at 7:20pm, seconded by Liz and passed by unanimous vote.</p>