

## Stockton Springs Select Board Minutes

September 8, 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 6 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	none
3.	Approval of minutes from August 25, 2025	No changes made to the minutes.  Motion to accept the minutes for August 25 <sup>th</sup> was made by Marsha Shute, seconded by Liz Lenharr, and approved unanimously.
4.	Open to the public	Q: Sarah Hardy – can we get an update on the rooftop solar project that was approved on August 11? Start dates etc.? A: Sadie Lloyd Mudge – she has one planned in the manager’s update.  Q: Sarah Hardy - How about the door project? Was George able to make any progress talking to Hammond lumber? A: George Russel - he didn’t need to reach out to Hammond because Viking came through. He had a meeting with the contractor today, doors are ordered. Things are rolling  Linda Meadows wants to share two dates – Sunday September 28 for the community garden there is going to be a harvest celebration at 2-4pm. The community is invited to celebrate the first year. More details to follow.  Resilience committee will be holding a community information sharing session on October 23 <sup>rd</sup> . In the meeting the committee will review the vulnerability study outcomes and give an update on the grant’s projects and maybe some other stuff. This meeting and others like it in the future is part of the community engagement portion of the grant.  Q: Jerry Altoon – at the last meeting, the topic came up about the keys to the office building. How many keys are still floating around? A: George Russell – the office staff tracks the keys so the folks present in the meeting don’t have the specifics. The keys are printed with do not copy so no additional copies should be circulating.
5.	Town Manager Report and Update	SLM - met with Logix – they were happy with our selection of the “more panels” option. They also discussed safe battery storage for the future if we go that route (which is do-able). While the batteries themselves do not pose a

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		<p>fire risk, if there is another fire (from a furnace for ex.) then involving the batteries would make it worse, separate outside storage would decrease any risk of fire. Logix indicated that there would be several reasons to have battery storage – to act as a generator in an outage, but also because we could program the system to draw from the batteries during peak usage times (daytime) as well. If the town were to add an electric car charger, the output of the charger can also be throttled so that the charger never pulled more than what is generated by the panels (so it would be free power only). Regarding timing for installation, they are currently working on projects that must be done in 2025 because of tax reasons so ours will be done in the winter of 2026. SLM reinforced how impressive it is that we’re going to be able to meet the electrical need of the town without it being a cost to the town people because this installation is fully funded by the resilience grant.</p> <p>In October, if there isn’t a full meeting due to holidays then there will at least need to be a short meeting just to sign the accounts payable warrant.</p> <p>Soon she will also be pulling together a detailed treasurers report for review by the select board.</p>
6.	Select Board reports or updates	Liz Lenharr – on the 26 <sup>th</sup> the county commissioner budget committee, that she is part of, will be meeting to set the plan for the coming effort.
7.	Listing tax acquired properties	<p>SLM - We have a number of tax acquired properties, there’s a newish federal law requiring towns to sell those properties but to give any proceeds above the unpaid taxes and fees back to the former owners. This is a burdensome requirement for towns to deal with that may be modified in the future as a result of litigation.</p> <p>Jim Nealy an agent for Eagle Real Estate – has people interested in two town properties.</p> <p>In the past Jim has sold two similar properties under the new federal law, one in Waldo and one in Searsmont. In his experience, town attorneys want the property listed for at least a month. If we are able to get the previous owner to sign a quit claim deed then it can be transferred to the new owner, without that, title insurance can’t be issued.</p> <p>The two properties are:          610 RT 1 – it’s a half-acre lot, there are some question about the septic          14 School Street – it’s an odd shaped lot, supposedly has right of way, also a question about septic. And the neighbor has put a lot of stuff on the lot. Per Marsha Shute the septic has a pipe onto the property on 20 school street where it just runs out onto the ground.</p> <p>Per Jim – he has found the heirs to the previous owners of the two properties. They are willing to sign off on the deed. There is probably \$20,000 work required for the septic. The house if full of stuff.</p> <p>Jim explained the process – usually the select board selects someone to list the property, would include a due date for offers just before a select board meeting. For these properties, Bill Kelly has included several additional</p>

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		<p>requirements to the contract. The Jordans will sign off on the quit claim deed so that property can get title insurance.</p> <p>Jim warned about pricing it's possible that a previous owner could sue if the property doesn't sell for enough (in their minds) for example if taxes are \$10,000 and it's fair market value is \$200,000 but it sells for \$12,000.</p> <p>SLM – she is going to talk to the town attorney. Today she is looking for approval from the board to proceed with working with Jim. She is concerned that if they don't sell for enough then it won't be worth the effort and expense from the town (like attorney fees and real estate commissions). She asked if any realtor fees need to be prepaid, Jim confirmed that it would come out of closing.</p> <p>Betsy Bradley – we need to make sure the issues with the properties are well understood by any buyer.          SLM – it will be Jim's job to find and list the issues with properties.          Jim – most of these types of deals are cash deals, no contingencies.</p> <p>Q: SLM – what happens when properties are very dirty. Does the owner have to clean it up first?          A: Jim – no, and it's not unusual - every farm used to have its own dump so it would probably be left as is and the buyer would deal with it. It will be in the disclosure and purchase and sale agreement.</p> <p>Jim mentioned that both of these properties are listed already, they just aren't on MLS yet. When a property is listed on MLS, it will be posted onto the other websites like Zillow, realtor.com etc.          Q: SLM– how can they be listed if they don't own them?          A: Jim – the former owners have a vested interest in the property and may even pursue back taxes to get the property back.</p> <p>SLM – will consult with the legal team to see what language they feel should be in the bill of sale, and the length of the sale.</p> <p>SLM – per the federal law we need to begin this process. If the board is comfortable with this, she will work with Jim and the legal team</p> <p>Marsha Shute made a motion for the town manager to work with the legal team and Jim to sell the tax acquired properties at 610 Rt. 1 and 14 School St. Seconded by Liz Lenharr, the motion passed unanimously.</p> <p>When it comes time to go forward with the sale, the offers will be brought before the select board.</p> <p>Q: SLM - Who signs the closing documents? Select board or town manager.          A: Jim - suggests asking the town lawyer how they think it should be handled.</p>
8.	Tax Commitment	<p>SLM – doesn't have much update, the initial response she got from the attorney was different from the options under consideration. Sadie and</p>

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		<p>Amber will be meeting with the attorney on Wednesday. She suspects he's going to recommend we use the valuation from the referendum that didn't pass.</p> <p>She will make a formal recommendation in the select board meeting on the 22<sup>nd</sup>. If a decision is needed sooner she will be in touch with the board members for a quick meeting.</p>
9.	Holiday schedule	<p>SLM – Thanksgiving: the state closes for 2 days around thanksgiving, the town closes the same number of days as the state so since our office is normally closed Friday, an adjustment must be made. SLM suggest closing Wednesday and Thursday instead for office staff. George asked if road workers can take Thursday and Friday and Sadie agreed.</p> <p>For Indigenous Peoples day in October, which is on a Monday, the office will just be closed that day. Also, that is a select board meeting day, Sadie indicated we have choices, we could cancel but must pay the monthly bills so could hold a short one on Tuesday just to sign the warrant. This will be decided at the next meeting.</p> <p>For the Christmas schedule, SLM would like to give Christmas Eve off in addition to Christmas day which they normally have off. There was no opposition from the select board to give Christmas eve off. This will allow the town to publicize the day off and the public will know in advance if they have business with the town.</p>
10.	Treasurers warrant and report	<p>The select board members reviewed the warrant.</p> <p>Marsha Shute made a motion to accept the accounts payable warrant 16, seconded by Liz Lenharr, motion was approved unanimously.</p> <p>The select board signed the warrants.</p>
11.	Open to the public	<p>Q: Sarah Hardy – related to the sale of properties, to confirm - even though two people are interested in these properties, that doesn't mean that they alone will be able to buy it? How did these people even know these properties were available since a list of properties hasn't been published (it has come up as past topics for select board meeting agendas)</p> <p>A: SLM – it will go through standard sales process and will be available for anyone. They probably learned about them via word of mouth.</p> <p>Q: Jerry – Solar project question. Will the town office still be connected to CMP after it goes live?</p> <p>A: SLM – yes.</p>
12.	Meeting Adjournment	<p>Marsha Shute made a motion to adjourn at 6:51pm. Seconded by Liz Lenharr. The motion passed unanimously.</p>