

TOWN OF ADDISON

Selectmen's Meeting Minutes

January 5, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: VJ Lenfestey, Ronnie Gray, Joshua Stubbs
Meeting Open: 5:30 p.m.

1. Motion to accept minutes from the December 29, 2025 Selectmen's Meeting:

Joshua motioned to accept the minutes from the December 29, 2025 meeting, Ronnie seconds' motion. No discussion. Motions carries.

2. Complaint – (given to Alf Wakeman 12/30/2025)

Complaint given to Alfie, no further information at this time. Will plan to follow up for next meeting.

3. Harbor Master Position:

Irene Yaws is present at the meeting and requests to be considered for the Harbor Master position. After resigning in the fall of 2025, Irene has reconsidered and would be interested in returning to the position if the Select Board/Harbor Committee approves. Currently, Dean Cirone has taken over the interim Harbor Master position. V.J. Lenfestey recommends we follow up with Dean Cirone to see if he is interested in continuing as the Harbor Master or if he wishes to resign.

4. Hot Water Issue:

It was noticed this a.m. that there is no hot water throughout the town office. Amy spoke to Josh Stubbs and he recommended calling Dead River Company. Amy attempted several times to reach Dead River Company but was sent to a voice mail each time, was unable to make contact today. With warmer weather coming in overnight, Selectmen recommend to wait and see in the morning; if still no hot water, continue to try to contact Dead River Company.

a. Odor in Ladies Room

It was noticed this a.m., sewer smell worsening throughout the day, worse in the restroom. No clogs or sewer back up. Amy spoke to Josh Stubbs, he recommended adding the issue to the agenda for tonight. At this time, the odor has subsided. Discussion was if a valve was stuck or frozen in the stink pipe, if issue continues the valve may need to be replaced.

5. Correspondence:

a. Letter

Kevin Brodie, CEO mailed a letter to the occupants of a property in regard to town ordinances and compliance, giving a 30-day compliance deadline. An occupant of the property dropped off a letter in response to the CEO letter for the Selectmen to review and advise. The occupant's letter expressed understanding of the areas of concern and his plan of action to remedy the issues.

Selectmen reviewed CEO letter and occupant's response letter. V.J. questions if the Select Board even has any part in this matter, Josh agrees stating if they have any part in it; it is to make sure the deadline is met and the property is cleaned up. Discussion about amount of time needed to clean up and with the winter months, 30 days may not be enough time to complete all the work that needs to be done. Selectmen will give a recommendation for Kevin Brodie, CEO to extend the deadline to 06/01/2026. If Kevin Brodie, CEO is in agreement a new letter should be mailed to occupants via certified mail. If occupant is non-compliant by the deadline it will be presented back to the Select Board for further action.

6. Motion to enter into an Executive Session per 1 MRSA §405 (6)()A pertaining to personnel matters (Employee Reviews):

V.J motions to enter into an Executive Session per 1 MRSA §405 (6)()A, Josh seconds. No discussion. Motion carries. Entered into session 5:55 p.m. Estimated time of exit 6:45 p.m.

Other:

1. Sign AP Warrant 82:

Josh motions to sign AP warrant 82. Ronnie seconds. No discussion. Motion carries.

2. Sign Payroll Warrant: 81

Josh motions to sign warrant 81. Ronnie seconds. No discussion. Motion carries.

3. Sign the approved Minutes:

Selectmen signed the approved minutes.

Public Comment:

Per Chris Chartrand buoy tree will be reconstructed shortly if weather allows and resources are available.

Josh Stubbs acknowledges Marcus Norton is in attendance and a road commissioner report is typically on the agenda. Marcus has no new information in regard to roads.

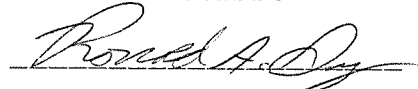
Marcus Norton inquired if re-evaluation is still being worked on. Amy states they have completed the initial visits and Barbie Cirone has seen some changes within the Trio accounts, so work is being done. Discussion of what we will receive at the completion of the project. Per Selectmen reach out to Garnett for an update on assessment for the next meeting on 1/20/2026.

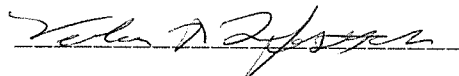
Chris Chartrand asks for budget information. He asks where we are at in the budget planning for 2026 town meeting. Chris has the Addison Days information, financial request and a statement for the town book. Unfortunately, with staffing issues, illnesses, holiday schedules and lack of training this has not been the priority. On Friday 1/9/2026 Sue Lessard, financial consultant, will be in the office and we can start a plan and move forward, making this a priority.

Motion to adjourn meeting made by Josh. Ronnie seconds. No discussion. Motion carries. Meeting adjourned at approximately 6:50 p.m.

Selectmen:

Joshua L. Stubbs


Ronald A. Gray


Verlan R. Lenfestey Jr.

Administrative Assistant\Clerk

TOWN OF ADDISON

Selectmen's Meeting Agenda

January 20, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J Lenfestey, Ronald Gray
Meeting Open: 5:30 p.m.

1. Motion to accept minutes from the January 5, 2026 Selectmen's Meeting:

V.J. motions to accept minutes from January 5, 2026 selectmen's meeting. Ronnie seconds the motion. No discussion. Motion carries.

2. Harbor Master Position:

At January 5, 2026 meeting Irene Yaws had voiced an interest in returning as Addison Harbor Master. Irene had resigned from that position early last fall, at that time Dean Cirone stepped up as the interim Harbor Master. Select Board wanted to hear from Dean if he wished to keep the position first before moving forward with any further discussion with Irene. Dean is in attendance for the meeting tonight and voices his interest in keeping the position. Select Board is in agreement to keep Dean on as the Harbor Master. V.J. thanks Irene for her interest. Stephanie explains there is an upcoming training conference sponsored by the Harbor Master's Association. Dean will plan to attend this conference and the fees of \$830.00 will be taken from the Harbor Committee account.

3. Increase in municipal filing fees at Registry of Deeds:

a. Two Liens Discharged w/out increase

As of 1/1/26, the increase has gone from \$19.00 to \$25.00 for filing fees at the Washington County Registry of Deeds. Amy states she has e-mailed MMA twice as well as Trio. MMA response was a little grey, states we can add the fees per state law, if you so choose. Amy explains there was 2 lien discharges processed with the \$19.00 fee, tax payors came in to pay and at that time there was no answer as how to add the fees. V.J. questions the MMA recommendation; we can add it according to state law, if we so choose. Amy explains she spoke with Trio who encouraged her to reach out to MMA a second time. MMA's answer the second time was not as clear as the first answer. The e-mail chain was available for the selectmen to review. We have approximately 44 accounts that have liens requiring discharge, which is about \$250 loss to the town if we do not change the charge from \$19.00 to \$25.00. The fees have to be documented on the liens when filed, which they were documented as \$19.00. V.J. states anything that is filed, charge the \$25.00 filing fee, the town should not have to pay these additional costs. V.J. agrees with MMA if we are legal to add the fees, we need to do so, Ronnie is in agreement. Trio has advised how to add the fee to the accounts. Amy questions what to do about the 2 that have already processed. At this time, they have been processed and we can not

recoup those lost fees. V.J. and Ronnie both agree that moving forward is the best plan.

4. Foreclosed properties – need to insure and/or post no trespassing signs?

Select Board was presented with an e-mail from MMA from a previous situation that a foreclosed property had a tenant renting there. Discussion focused on placing trespassing signs, if insurance is required, and the best course of action to make sure no one gets injured on the town's properties. V.J. and Ronnie agree that trespassing signs need to be posted. Amy suggests we go back to MMA for further info, V.J. agrees that we should gather more info and bring it back to them.

5. MSB Fire Department Signers (fire dept account?)

Gary Stanley came in last week, at the request of MSB, to get documentation that he had been hired as the new fire chief and Matthew Alley had resigned. Stephanie gave him the minutes from the 12/01/25 selectmen meeting, a copy of his oath and a letter written stating the above info. Gary returned to the office; after a further discussion, we realize the account he is trying to add his name to, is the fire departments personal account. Selectmen agree they do not have any authorization on that account.

6. Update from Garnett Robinson of Maine Assessment and Appraisal:

Stephanie has been in contact with Garnett Robinson for an update at the request of the selectmen from the 1/5/26 meeting. Garnett e-mailed the updates and feel they are on track to complete the assessments by 7/1/2026. He states they have approximately 86 parcels left to inspect, most of which are island parcels. There are 30 calls back on the list, requiring a follow up visit. They have updated a good portion of data in Trio (our office database). Final steps will be in May when they will mail a letter and a copy of the taxpayer's property card to the tax payor for review. Maine Assessment will be available for appointments in June, including at least one weekend day for tax payors to meet and discuss the updated information. Each selectmen received a copy of the letter from Garnett Robinson, Maine Assessment & Appraisal Services. Inc.

a. Increase in monthly payment (and process check)

Stephanie after speaking with Garnett and corresponding via e-mail, discovered the original contract had an end date of 10/01/2026 and the fee schedule had been completed based on that date. However, an addendum was done to the original contract, to change the end date to 07/01/2026, but the fee schedule was not revised. At this time, monthly payments will need to increase from \$10,552.94 to \$15,829.41 for February-July and then the final payment of \$22,425.00 will be due 14 days after their commitment. Select Board in agreement with this fee schedule. February payment is in tonight's warrant which will finish out our fiscal year. A total of \$7,322.07 will carry forward in the re-evaluation fund. The amount we will need to raise for the 2026-2027 fiscal year is \$94,249. March payment will need to be addressed because the carry forward amount is not enough and town meeting is not until 03/10/2026. V.J. suggests when the time comes for that payment he would like to

review the surplus account, however Amy voiced that Sue Lessard has concerns about the amount of money used out of the surplus account this year. It was discovered that the carry forward amounts had not been added into the accounts, Amy states we must get our beginning numbers in order to move forward with the budget plan. The hope is for Sue to be available on Friday to shift her focus from check reqs to budget. Once we get the beginning and end numbers, we will have a better standing as where we are at. V.J. tables the March payment for now.

7. Payment in lieu of taxes:

Pleasant River Wildlife Foundation mailed a check for \$2500.00 in lieu of taxes. V.J. makes a motion to accept the check from the Pleasant River Wildlife Foundation in lieu of taxes. Ronnie seconds. No discussion. Motion carries.

8. Worker's Compensation Contribution Calculation:

The selectmen are presented with the worker's compensation estimated contribution calculation for 01/01/2026-01/01/2027. Amy has current wages for ACO, CEO, Fire Chief, Harbor Master, Shellfish Warden and Janitor for the selectmen to review and advise if they wish to re-evaluate any of these positions/wages prior to setting a payment schedule. V.J. and Ronnie agree no re-evaluations are needed at this time.

9. Early Office Closure – January 30th for Fiscal Year End Processing:

V.J. makes a motion to close the office on 01/30/2026 at noon for fiscal year end processing. Ronnie seconds. No discussion. Motion carries.

10. Generator Monitoring contract (s):

The town office received a call from a citizen that there was a red light on at the Fire House generator. Ben from Riverside Electric states we do have a maintenance contract, however yearly maintenance was missed by them in March 2025. Cost is \$215 for annual maintenance. Amy scheduled appointment for Riverside Electric to check the red light and agreed to have the maintenance done at the same time, as it is overdue. Riverside Electric has a second contract that is for monitoring of the generators from their office, sometimes they are able to reset or fix the issue without an on-site visit. The first-year fee is waived and thereafter the cost is \$100 per year per unit. V.J. makes a motion for the \$100/per unit remote monitoring for the generators at the Fire House and the Town Office. Ronnie seconds. No discussion. Motion carries.

11. Stray Cat:

ACO picked up a kitten on Point St., the kitten required a vet appointment. Kitten needed antibiotics for respiratory issues. There was no room at any of the local shelters to board the kitten. ACO officer boarded the kitten and now has decided she would like to reimburse the town for the Small Animal Clinic bill of \$244.97 and will adopt the kitten. V.J. and Ronnie both in agreement with this plan.

12. 2026 Fire Works Contract:

Received an email from Central Maine Pyrotechnics in regard to a contract for the fireworks display for the Addison Days. The Town of Addison is the responsible party for this contract and fees. V.J. states it will go to town vote and he anticipates that we will do a fire work display, however the exact amount will depend upon the town vote. There was discussion about the past years budget, supply chain of products, last year's conflict in date and late fee of \$500 had to be paid. They would like to keep the same show as last year. Everyone is pleased with the display. Will table this until after town meeting.

13. NIMS Compliance Certification:

We need to become compliant with NIMS, an e-mail was sent to the town office e-mail and deadline was Friday December 12, 2025 unfortunately that did not happen and we are out of compliance at this time. Amy reached out to Lisa Hanscom and Christine Day at the county level, to become NIMS compliant one of the senior officials; the Select Board, take a 3 hour training webinar to put the town into compliance. NIMS training will need to be completed in the near future. Request to find out when the next available training is and present it back to the Select Board for further discussion so at least one of them can take the webinar.

14. Office Assistant Position:

Amy Lenfestey and Stephanie Chambers had a private discussion regarding our duties and what the actual needs are within the office. A few key points; Steph would be willing to take on the administrative secretary to the Select Board and Amy would like to take on the treasurer position. Office needs are 24-26 hours a week, (or to cover vacation time, sickness, etc) part-time office assistant primary duties counter and phone. Would be allowed up to 40 hours a week if covering (vacation or office staff sick days, prn) Steph willing to take on 40-hour full time position. Discussed eventual cross training for all staff. We would like to advertise but postpone a hire date until after town meeting, there is not time to train a new hire at this particular time.

Steph requests that Tuesday hours be temporarily changed. Close on Tuesdays so staff can focus primarily on town meeting. The immediate goal is to get through the budget, town books and town meeting which requires uninterrupted time. V.J. motions starting Tuesdays 1/27/26-3/10/26 will be closed. Ronnie seconds. No further discussion. Motion carries. Tuesdays will re-open on 3/17/26. V.J. and Ronnie would like Josh to have input for the office assistant, hours, advertisement, etc. will table until 2/2/26 meeting.

15. Road Commissioner Report:

Marcus Norton states he will need one load of salt delivered; 7 loads have been mixed into the sand at the shed by The "By" US Company. He had allotted for 8 loads of salt, however bought 7 loads initially.

16. Re-visit from January 5th meeting:

- a. Hot Water Issue: Resolved
- b. Odor in Ladies Room: Resolved
- c. Complaint – CEO response:

Initial CEO contact 1/6/26, e-mailed again 1/16/26, CEO responded he is fine with the deadline extension. CEO did not give any further instruction or send me a letter to mail via certified mail. I have e-mailed him again in hopes to get this resolved.

d. Complaint – Health Officer findings

Alfie Wakeman has contacted property owner and has a scheduled a follow up inspection of the property on 2/8/26.

17. Correspondence to be Reviewed:

a. Elected Officials Webinar Flyer

Stephanie Chambers had initially requested to attend this webinar, based on class topics however it is for elected officials.

Disregard request.

Other:

1. Sign AP Warrant 86:

Ronnie motions to Sign AP Warrant 86. V.J. seconds'. No discussion. Motions carries.

2. Sign Payroll Warrant: 83, 84, & 85

3. Ronnie motions to Sign AP Warrant 83, 84, 85 V.J. seconds'. No discussion. Motions carries.

4. Sign the approved Minutes:

V.J. motions to sign the approved minutes. Ronnie seconds. No discussion. Motion carries.

Public Comment:

Donna Kausen speaking on behalf of the Recreational committee, requests a town ordinance for town parks; The Narrows and The Addison Town Park. Initially, Donna wanted to get the ordinance ready and submit for the 2026 town meeting warrant. Donna asks when would the ordinance need to be submitted. Amy Lenfestey did state she would have to look into the guidelines, but she thought it was 90 days before it could go into effect. Amy will get an accurate answer for Donna. V.J. asks Donna what is the goal of the ordinance? Donna states the goal is rules and regulations, give the Select Board permission to make decisions when an issue may arise. Chris Chartrand adds to the conversation an example may be if someone was camping in the middle of town at the park, possibly charging a small fee if the park is used for an event, trash disposal, small things but it would protect the town. Chris states the ordinance would not stop anyone from doing what they already are doing. V.J. asks that they work on the ordinance and then present it to the Select Board for review. Donna states it would probably be 2027 before the ordinance would be submitted for the warrant.

Chris Chartrand gives a public opinion on an ad he saw concerning the Downeast Salmon Federation. The ad is for a manager and the picture attached to this ad was of the Addison Town Landing. A few months ago, Downeast Salmon Federation gave a presentation at the Selectmen meeting concerning opening the clappers and salmon preservation, it was informational but we were told no decisions were being made at that time.

Stephanie Chambers adds to the conversation that John DiMartino, a representative from Downeast Salmon Federation had called asking to be put on the upcoming agenda to come back again with a contractor's report of their plans. Steph postponed his request until after annual town meeting. Requested a short synopsis of their project and plans be emailed to our office so the Selectmen could review prior to the meeting. John was in agreement and said he would reach back out to schedule once he had his teams schedule and information as requested.

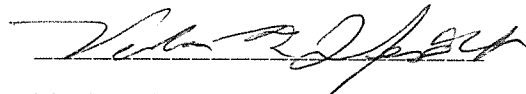
Discussion of reaching out to the DOT for their recommendations.

Dennis Moraisey returned a "lost" check that had been mailed to him over 2 months ago for work he had completed. The check had since been re-issued and this check has been cancelled.

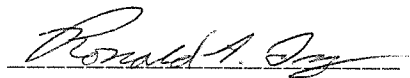
V.J. Motions to adjourn the meeting. Ronnie seconds. No discussion. Motion carries. Meeting adjourned at 6:35 p.m.

Selectmen:

Joshua L. Stubbs



Verlan R. Lenfestey Jr.



Ronald A. Gray



Stephanie Chambers

Municipal Clerk

TOWN OF ADDISON

Selectmen's Meeting Agenda

February 2, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray

Meeting Open: 5:30 a.m.

1. Motion to accept the minutes from the January 20, 2026 Selectmen's Meeting:

V.J. Lenfestey motions to accept the minutes from the January 20, 2026 Selectmen's Meeting. Ronnie Gray seconds. No discussion. Motion carries.

2. Ordinance Enactment Timeframe – MMA response:

Amy followed with MMA and a new ordinance must be certified and approved by the Select Board. Then needs to be posted with the annual town meeting warrant, at least 7 days prior to vote. Chris Chartrand states that the proposed new ordinance will cover parks and they currently plan to work on and propose the new ordinance for the 2027 town warrant. Marcus Norton asks that the salt shed area and town owned properties be included in the ordinance. Chris agrees that may be helpful and allow enforcement if needed.

3. Versant Power Notifications:

Versant sent Notification of Terms and Conditions for repairs and Maintenance of Private Lines on Town of Addison Properties. Currently, the repairs and maintenance will be done automatically and billed to the town. If the Select Board declines automatic repair and maintenance, they need to sign the refusal of automatic maintenance /repair service waivers for each property and return them to Versant. V.J. states we receive these waivers each year. V.J. and Ronnie both agree to allow Versant to automatically do the repairs and maintenance.

4. MMA Municipal Membership Renewal:

Review the MMA statement of annual dues \$2,822.33. There was a slight increase in cost. New contract and invoiced reviewed, V.J. and Ronnie agree this is a service we utilize often for legal questions and trainings.

5. Signer on MSB Account (remove Robin – add Steph?)

The Town of Addison financial accounts currently still have Robin Wawrzynaik as a signer on the accounts. At this time, the only other signer is Amy Lenfestey. Amy states this needs to be updated as the accounts should have 2 current signers, for 2 reasons; one to cover the town's needs and second to remove Robin's liability from these accounts as she is no longer an employee. Selectmen can not be signers on these accounts. Ronnie Gray makes a motion to remove Robin Wawrzynaik as a signer on the town's accounts

and add Stephanie Chambers. V.J. Lenfestey seconds. No further discussion. Motion carries.

a. Robin's Office Keys

When Robin resigned as a full-time employee, it was undecided if she would continue to help in the evenings or on weekends if needed. Amy did not collect Robin's keys at the time of her departure in anticipation she may need access for part-time work. However, Robin did not return for any part time work and as of this time has not returned her keys. V.J. and Ronnie agree it is time to reach out to her and ask for the keys to be returned. Amy or Steph will contact Robin.

6. 2026 Fire Works Contract:

Received a contract and application from the Central Maine Pyrotechnics for the fireworks display to be scheduled on July 11, 2026. The contract requires a signature and a monetary value which will not be completed until after town meeting. However, they are asking for the application to be signed so they can get the permits they need to have the display. Ronnie Gray signed the application only and Steph will return to Central Maine Pyrotechnics.

7. Set Dates for:

a. Selectmen's Budget Workshop

Scheduled February 5, 2026 @ 5:30 p.m. at the Addison Town Hall

b. Budget Committee Meeting

Scheduled February 13, 2026 @ 5:30 p.m. at the Addison Town Hall
Budget committee members can pick up their packets and budget worksheets after noon on February 10, 2026.

8. Road Commissioner Report:

Marcus Norton asks if he as an elected official, as the Addison Road Commissioner, can sign a permit for work to be done on the dike on Ridge Road. V.J. agrees Marcus can sign the permit. One load of salt is being delivered tomorrow. Dennis Moraisey is working on ditch clean ups and tree trimming on Mooseneck Road. V.J. passes along information to Marcus that Nick Faulkingham of Jonesport has an excavator and may be available in the spring if Marcus needs additional assistance.

9. Re-visit from January 20th meeting:

a. Foreclosed Properties – MMA response

Printed MMA reply for Selectmen to review; not required post or maintain insurance on tax acquired properties. V.J. would like 'No Trespassing' signs posted on the properties with buildings on them. Marcus volunteers to post the signs.

b. Office Assistant Position

Tabled until the next Selectmen Meeting when Joshua Stubbs, the third selectmen, can attend and discuss the needs within the office.

c. Riverside Electric

Riverside Electric serviced the generator at the Fire House. The generator needed a new starter. The yearly maintenance was completed and remote monitoring set up. They also set up the remote monitoring on the generator at the Addison Town Hall.

If the remote monitoring detects an issue with the Fire House generator Gary Stanley, the Fire Chief, will receive an e-mail to alert of the issue. If the remote monitoring detects an issue with the Addison Town Hall generator Stephanie Chambers will receive an e-mail to alert of the issue at the deputy@addisonmaine.org address.

d. Stray Cat fees

The stray cat has been adopted and the vet bills paid in full.

e. Complaint – CEO response

The requested follow up letter from the CEO was incomplete. It was more of a follow up note attached to the original letter that was sent to a property owner in regard to town ordinance and property clean up. The letter was given to the Select Board for review. V.J. will type up a letter with the agreed upon deadline change from 30 days to June 30, 2026 for the property owner to complete the necessary work to become compliant. Letter needs to clearly state the deadline date.

f. Complaint – Health Officer findings

No new information. Alfie Wakeman has given the property owner a follow up inspection date of February 8, 2026.

10. Correspondence to be Reviewed:

None

Other:

1. Sign AP Warrant: #90

V.J. Lenfestey makes a motion to sign AP Warrant #90. Ronnie Gray seconds. No discussion. Motion carries.

2. Sign Payroll Warrant: #87, #88, & #89

V.J. Lenfestey makes a motion to sign Payroll Warrant #87, #88, #89. Ronnie Gray seconds. No discussion. Motion carries.

3. Sign the approved Minutes:

Minutes were approved at the beginning of the meeting, see agenda item #1.

Public Comment:

1) Ronie Strout asks that Marcus Norton trim a tree on the Old Addison Road across from Robert Ramsay residence. When two passing vehicles meet there one has to stop or the tree limb will scrap a vehicle. Marcus will take care of this.

2) Chris Chartrand states the Maine Monitor ran an article that the DOT has reversed the decision on the Machias dike repairs, and will be replacing what was already there. It originally was decided, many years ago, that whatever the replacement plan was for Machias was going to be the same for the dike on the Addison Ridge Road. DOT is declining the open water concept.

V.J. Lenfestey makes a motion to adjourn the meeting. Ronnie Gray seconds. No discussion. Motion carries.

Meeting adjourned at 6:20 p.m.

Selectmen:

Joshua L. Stubbs

Ronald A. Gray

Ronald A. Gray

Verlan R. Lenfestey Jr.

Verlan R. Lenfestey Jr.

Stephanie Chambers

Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

February 17, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray, Joshua Stubbs

Meeting Open: 5:30 p.m.

1. Motion to accept minutes from the February 2, 2026, Selectmen's Meeting:

V.J. makes a motion to accept minutes from the February 2, 2026 Selectmen's Meeting. Ronnie seconds motion. No discussion. Motion carries.

2. CEO Request for Training Expense Reimbursement:

Kevin Bodie, CEO requests training expenses to be split equally between all 4 towns that employ him as CEO. Joshua makes a motion to pay our portion of the training. Ronnie seconds the motion. No further discussion. Motion carries.

3. Rock Salt - Request for Shawn to purchase as needed for remainder of this season

All selectmen verbally agree to allow Shawn Dowling to purchase rock salt on an as needed basis from Elmer's.

4. Set New Dates for:

Discussion opens with concerns that we will not be prepared to have town meeting as currently scheduled on March 10. V.J. suggests moving the town meeting to the 24th or the 31st depending upon school availability.

a. Budget Workshop – Selectmen

February 23, 2026 @ 5:30

b. Budget Committee Meeting

February 27, 2026 @ 5:30

5. Road Commissioner Report:

Marcus reports he will be posting roads around March 1

6. Re-visit from February 2nd meeting:

a. Robin's Keys

Steph text Robin on 2/3/26, she agreed to drop off but as of today has not. V.J. states we will need to figure this out.

b. MMA Membership Renewal (Dues)

02/02/2026 meeting Select Board agreed to pay invoice for MMA Dues. Today, we just need to make a recorded clarification that this needs to be an article on the town meeting warrant and voted on.

c. Complaint – CEO response

V.J. has a letter, he will get the letter to Steph to type and mail.

d. Complaint – Health Officer findings

Tabled. No new info given due to the weather conditions.

e. Follow up on posting Tax Acquired properties

Marcus will post these signs after 02/20/2026, per MMA we take possession of TAP 60 days from the foreclosure date.

7. Correspondence to be Reviewed:

Selectmen reviewed Charter Communications correspondence, no action required.

Selectmen reviewed Dirigo Workplace Assessment correspondence, no action required.

Other:

1. Sign AP Warrant: # 03

Joshua makes a motion to sign AP Warrant # 03. Ronnie seconds motion. No discussion. Motion carries.

2. Sign Payroll Warrant: #01, # 02, & #04

Joshua makes a motion to sign AP Warrant #01, #02 and #04. Ronnie seconds motion. No discussion. Motion carries.

3. Sign the approved Minutes:

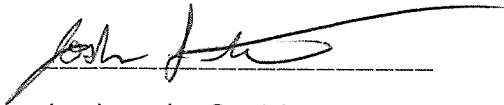
Minutes signed per item # 1

Public Comment:

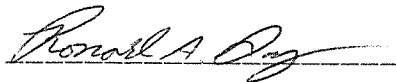
*Gary Stanley, Addison Fire Dept Chief, here to update the Selectmen on his fire truck research. Bring additional info/quote to the next meeting.

Meeting adjourned: Ronnie makes a motion to adjourn. V.J. seconds the motion. No further discussion. Meeting adjourned at 6:02 p.m.

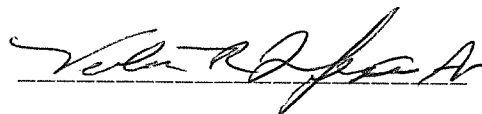
Selectmen:



Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.



Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Minutes

March 2, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Joshua Stubbs, Ronnie Gray

Meeting Open: 5:31 p.m.

- 1. Motion to accept minutes from the February 17, 2026, Selectmen's Meeting:**
Josh makes a motion to accept minutes from the February 17, 2026, Selectmen's Meeting. Ronnie seconds motion. No discussion. Motion carries.
- 2. Set Dates for:**
 - a. Annual Town Meeting**
Postponed from March 10, 2026 to March 31, 2026.
 - b. Selectmen's Warrant Article\Book Workshop**
Scheduled March 10, 2026 @ 4:30 p.m.
 - c. Extension of Town Office Closure on Tuesdays**
V.J. makes a motion to continue to be closed on Tuesdays until after town meeting. Josh seconds motion. No discussion. Motion carries.
Will re-open Tuesdays to regular hours on 4/7/26.
 - d. DSF 30-minute presentation**
Scheduled April 21, 2026 (due to Patriot's Day holiday on April 20, 2026)
30 minutes
- 3. Utilize Students for Community Service:**
Steph took a call from Zain Fitzsimmons (NHS guidance counselor) looking for community service for a few students within the town. Selectmen are in agreement to utilize them for town report book binding and set up/tear down at town meeting. Steph will arrange the scheduling of this.
- 4. Hire Cody Davis to remove ice cakes from uptown Boat Landing:**
Phil Rusecky came into the office concerned that there are at least 2 large ice cakes blocking the Addison town landing, making access impossible. Cody Davis is willing to move with them with a backhoe, charges \$85 an hour. Pay the bill from Harbors per Selectmen.
- 5. Harbor Master Training:**
Steph informed the Select Board that Dean Cirone is unable to attend the training for Harbor Master due to illness. Fees are non-refundable and this is an annual training. Select Board verbalized understanding.

6. Email Request – The By “US” Company:

The By “US” Company has a 3-year snow/sand/salt/plowing contract that will expire this year. They are requesting a new 3-year contract, with no price change and this would mean no need to put contract out to bid. Marcus Norton, road commissioner, is not at this meeting for his input. Per Selectmen reach out to MMA to see if we have to put it out to bid or can the contract be signed now. Marcus needs to be included in this decision making.

7. Dead River – FD Service Contract:

FD does not have a service contract they just had routine maintenance and cleaning with a bill of \$481. Dead River reached out to offer one of two service contract plans and they would then offset the bill with the service contract fee. Selectmen agree to sign up for the Easy Comfort Plan with a yearly fee of \$440. Amy will notify Dead River and make sure the bill is adjusted. V.J makes a motion to sign the service contract for Fire Station #1. Josh seconds motion. No further discussion. Motion carries.

8. Forwarded Email from Assessor:

Per Selectmen send the e-mail to the legal department for further instructions.

9. Road Commissioner Report:

N/A

Comment: Roads have been posted for weight limits

10. Re-visit from February 17th meeting:

a. Robin’s Keys

Robin returned keys to Ronnie Gray today. Ronnie returned the keys to Amy Lenfestey today.

b. Complaint – CEO response

Select Board letter signed and will be sent certified mail to property occupant.

c. Complaint – Health Officer findings

No further info as of this date

d. CEO Training Reimb Request:

Select Board notified Kevin Brodie’s response in regard to his training expenses. Per Kevin, most likely expenses will be sent to Sullivan, just easier.

11. Correspondence to be Reviewed:

Reviewed an e-mail from Lee Gagnon in regard lawn care/snow removal. No action required.

Other:

1. Sign AP Warrant: # 6

Josh makes a motion to sign AP warrant # 6. Ronnie seconds motion. No discussion. Motion carries.

2. Sign Payroll Warrant: #5

Josh makes a motion to sign AP warrant # 6. Ronnie seconds motion. No discussion. Motion carries.

3. Sign the approved Minutes:

Sign the approved minutes per the first item on the agenda.

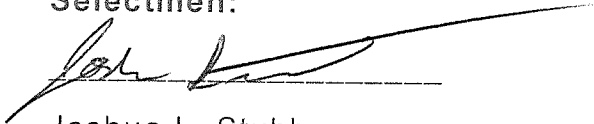
Public Comment:

Discussion concerning an invoice submitted from the FD. V.J. will speak to the fire chief via phone. Steph will write a letter for Selectmen to review at the next meeting. Once the letter is approved it will be submitted to the FD for future reference in regard to personal vehicle invoices.

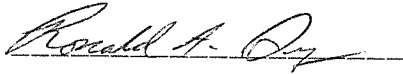
Meeting Adjourned: 6:25 p.m.

Josh makes a motion to adjourn the meeting. V.J. seconds. No discussion. Motion carries.

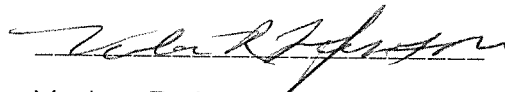
Selectmen:



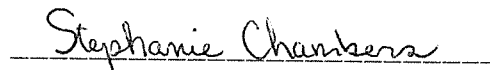
Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.



Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

March 16, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J Lenfestey, Joshua Stubbs, Ronnie Gray

Meeting Open: 5:30 p.m.

1. Motion to accept minutes from the March 2, 2026, Selectmen's Meeting:

Josh makes a motion to accept the minutes from the March 2, 2026, Selectmen's Meeting. Ronnie seconds motion. No further discussion. Motion carries.

2. County Commissioners requesting input regarding Fiscal Year change:

Reviewed e-mail from Renee Gray. County Commissioner's are looking for input regarding the change in Washington County change of fiscal year. Selectmen have further questions: When will bills be sent for 2027 and 2028? When will those bills be due? Consideration of an 18-month bill? Tabled until further information is given.

3. Tick and Mosquito Spray Renewal Contracts:

Contracts reviewed. V.J. makes a motion to accept the tick and mosquito spray renewal contracts for the park and the town hall. Josh seconds motion. We are awaiting the original contracts to be e-mailed for signatures. Motion carries.

4. Grant Programs:

a. Navigation System Grant

Steph spoke to Dean Cirone about the potential for a grant to receive updated navigational equipment for the town boat. Steph will apply for grant.

b. MMA Safety Enhancement Grant

Amy received information for a safety grant that may be available for our town staff/committees for anything safety related. Chris notified if Addison Days has any needs for equipment this could be a great resource.

5. Payment in Lieu of Taxes:

V.J. makes a motion to accept the check of \$10,060.00 from Pleasant Bay Wildlife in lieu of taxes. Josh seconds motion. No further discussion. Motion carries.

6. Snow Plow Bid – MMA Response:

Town is not required to put up for bid, however the town must vote at annual meeting to allow the Select Board to enter into this 3-year contract. An article has been written for annual town meeting. Select Board and Road Commissioner ask to put an ad out for sealed bids. Bid deadline is April 17, 2026 at 4:00 p.m.

7. Town Clean Up Day – Andy S. Email:

Andy Steinheiter is planning the annual Earth Day roadside clean-up on April 18, 2026. Andy is asking for the town to donate the large contractor bags as they have done in the past.

8. Renewal Contract for Assessor Barbie Cirone:

Barbie is not requesting a change in pay; she would like to decrease her hours as needed per her weekly work load. Current contract is for 16 hours. Josh makes a motion to accept and sign the renewal contract for the assessor, Barbie Cirone. Ronnie seconds motion. No further discussion. Motion carries.

9. Davis Lawn Care – 2026 Mowing Prices:

Cody has to increase his mowing prices due to fuel costs. If price of fuel decreases, Cody will adjust these prices.

Town Hall: \$ 70.00 Park: \$ 85.00 Storage Building: \$ 35.00

Select Board is in agreement with said changes.

10. Approve and Sign Warrant for Town Meeting:

Josh makes a motion to approve and sign warrant for Town Meeting. V.J. seconds motion. No further discussion. Motion carries.

11. Board of Assessment Review Upcoming Hearing:

The town has a request for a BAR hearing. Steph will schedule, make packets for the committee members, and document as needed.

12. Road Commissioner Report:

Previously discussed, the snow plow bid.

13. Re-visit from March 2nd meeting:

a. **Cody Davis unable to remove ice at Town Landing – Philip hired Dean Barrett – removed on March 3rd**
Need to follow up on payment for Dean

b. **Utilize Students for Community Service:**
2 students planning to come help bind books for community service

c. **Assessor Email: Treasurer's check to Rudman Winchell processed on October 7, 2025**

Selectmen do not want to pursue this any further. Steph to notify Rudman and Winchell no further action is requested from the Selectmen.

d. Letter: Fire Department Purchasing

Letter written and signed by Selectmen in regard to personal vehicle invoices. Copy will be sent to the Addison Fire Department.

e. Dead River – FD Service Contract:

Dead River signed us up and will credit the account/bill as previously discussed.

f. Complaint – CEO response

Calendar marked to follow up on this in June.

g. Complaint – Health Officer findings

No new updates.

14. Correspondence to be Reviewed:

N/A

Other:

Discussion about TAP. TAP buildings need to be posted, padlocked and caution tape/no trespassing tape placed on all entrances by the town constable. Steph will do signs to be stapled to buildings. Ask Shawn to get the needed supplies to secure the buildings.

Discussion about bids for demolition of “old hotel” on town owned property at Clamshell Lane. Bid deadline is April 17, 2026 at 4:00 p.m. Josh makes a motion to advertise for bids on “old hotel” to be torn down. Ronnie seconds. Motion carries.

1. Sign AP Warrant: # 9

Josh makes a motion to sign AP warrant # 9. Ronnie seconds. No further discussion. Motion carries.

2. Sign Payroll Warrant: # 7 & # 8

Josh makes a motion to sign payroll warrant # 7 and # 8. Ronnie seconds. No further discussion. Motion carries.

3. Sign the approved Minutes:

Approved per item #1 on the agenda.

Public Comment:

Selectmen give the final approval for town book.

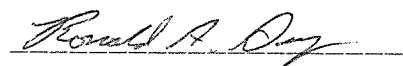
Meeting Adjourned: 6:30 p.m.

V.J. makes a motion to adjourn meeting. Josh seconds. No further discussion. Motion carries.

Selectmen:

A handwritten signature in cursive script, appearing to read "Josh Stubbs", written over a horizontal line.

Joshua L. Stubbs

A handwritten signature in cursive script, appearing to read "Ronald A. Gray", written over a horizontal line.

Ronald A. Gray

A handwritten signature in cursive script, appearing to read "Verlan R. Lenfestey Jr.", written over a horizontal line.

Verlan R. Lenfestey Jr.

A handwritten signature in cursive script, appearing to read "Stephanie Chambers", written over a horizontal line.

Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Minutes

March 30, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray, Joshua Stubbs

Meeting Open: 5:30

***Request to move Item #11 to the first item to address this evening. V.J. motions to enter into Executive Session Per 1 MRSA § 405 (6)c to discuss real estate. Josh seconds motion. No discussion. Motion carries. Entered into session at 5:32 p.m. exited session at 5:45 p.m. Regular Meeting re-opened at 5:45 p.m.

1. Motion to accept minutes from the March 16, 2026, Selectmen's Meeting:

Josh makes a motion to accept minutes from the March 16, 2026, Selectmen's Meeting. Ronnie seconds. No discussion. Motion carries.

2. Peter Davis:

a. Pleasant River Landing:

Peter states April 20, 21, 22 would be the best upcoming dates to repair the pole at the Pleasant River Landing. Requesting County Concrete come dig up the mud/sludge accumulation. Dispose of sludge/mud at Mike Bagley's. Peter will call County Concrete to schedule. Per Selectmen payment will come from Harbors Committee.

b. Town Hall Building Repairs

Back building vinyl repairs, gutter repair, loose front doorstep and railing, counter Plexi-glass. Peter will complete these tasks.

3. Front Door – water issue:

Front door is leaking underneath it when it snows/rains, the door seal may need to be replaced. Peter will complete this task.

4. Appointments to Building & Grounds Maintenance Committee:

c. Ronnie Hinkle

d. Christopher Chartrand

e. Kelly Hinkle

Josh makes a motion to appoint Ronnie Hinkle, Chris Chartrand, Kelly Hinkle to the BGM Committee. Ronnie seconds. At the current time there are only 3 active members; Peter Davis, Cody Davis and Glenn Garnett. No further discussion. Motion carries.

5. Bid Advertisement Expenses:

Bids for Snowplow contract and "Old Hotel" demo placed in one edition of County Wide cost \$108 each.

Bids for snowplow contract and "Old Hotel" demo placed in two editions of Machias Observer. Snowplow bid cost: \$148.93 per ad. Demo bid cost: \$ 154.45

Snowplow ad paid from Town Roads. Demo bid ad paid from Kelsey Property allotment.

6. Payment in lieu of Taxes:

Upper Wass Cove, Shabbit Island, Flat Island, Little Nash and the Ladle Preserves. V.J. makes a motion to accept the payment in lieu of taxes from Maine Coast Heritage Trust for \$ 550.00. Josh seconds motion. No further discussion. Motion carries.

**7. Request to close Town Office at noon on Thursday, April 2, 2026 for
Mandatory Election Training**

V.J. makes a motion to close the town office at noon on Thursday, April 2, 2026 for mandatory Election Training. Josh seconds motion. No further discussion. Motion carries.

8. Road Commissioner Report:

Clam Shell Lane sign will be repaired.

9. Re-visit from March 16th meeting:

f. Utilize Students for Community Service:

2 students have volunteered x 2 days for appr. 2 hours each day to help bind the annual town reports. Select Board agree to give each student a gift card of appreciation and Steph will do a community service certificate

g. TAX Posting:

On 3/20/26 Shawn posted the tax acquired properties and the "Old Hotel" and "Old Post Office" buildings; signs, caution tape, and secured all entrances with new padlocks. Per Select Board properties should be inspected monthly for insurance compliance

h. MMA Safety Enhancement Grant

Amy clarified grant requirements. When submitting the grant request, the safety items must be listed and approved prior to purchase. Chris given a copy of the grant application for review as Addison Days may need safety items for the town events. Deadline 04/15/2026

i. Tick and Mosquito Offense:

Motion carried on 3/16/26 to accept and sign the yearly contracts for tick and mosquito offense at the Addison Town Hall and the Town Park. The contracts were updated and presented to the Select Board tonight for signature.

2. Correspondence to be Reviewed:

a. Email: Elliot Johnston

Elliot asks for permission to complete a Bird Research Survey on Town owned property Map 23 Lot 19. Select Board approval given.

b. MEMO: Payment to Dean Barrett – ice removal

\$200 for the South Addison landing \$100 for the Pleasant River landing. Payment was split between Harbors and Shellfish, each contributing \$150.

c. Email: Andy – Clean Up Day flyer/announcement

Request for the moderator to make an announcement at town meeting and to have flyers available for interested volunteers at the meeting. Select Board agree to waive the printer fees for this volunteer community event.

3. Motion to enter into Executive Session Per 1 MRSA § 405 (6)c to discuss real estate:

Moved to Item #1 on agenda as requested.

Other:

Set up a charge account at Hamilton Marine. Select Board agree this could benefit the town.

1. Sign AP Warrant: #12 & #13

Josh makes a motion to sign AP warrants #12 & #13. Ronnie seconds motion. Motion carries.

2. Sign Payroll Warrant: #10, & #11

Josh makes a motion to sign Payroll warrants #10 and #11. Ronnie seconds motion. Motion carries.

3. Sign the approved Minutes:

Minutes signed per agenda item #1

Public Comment:

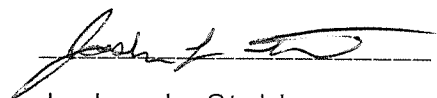
Chris asks to discuss the Addison storage building. Select Board agree there is an old boat that needs to be disposed of; the trailer and motor are still usable. Dispose of solar panels.

Josh states that Lindsey Barrett had asked for a letter of support from the Select Board for a Home Town Grant for updated playground at D.W. Merritt School. Unfortunately, due to time restraints and the deadline it is not something that can be done between now and the next scheduled meeting. Josh is given permission to sign the letter on behalf of the Select Board if Lindsey gets it to him tomorrow to meet the grant deadline.

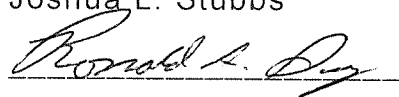
Meeting Adjourned:

V.J. makes a motion to adjourn the meeting. Ronnie seconds motion. No further discussion. Motion carries. Meeting adjourned at 6:30 p.m.

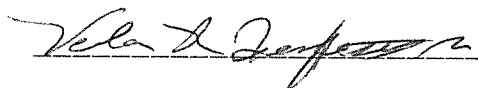
Selectmen:



Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.



Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

April 6, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray

Meeting Open: 5:30 p.m.

1. Motion to accept the minutes from the March 30, 2026, Selectmen's Meeting:

V.J. makes a motion to accept the minutes from the March 30, 2026 Selectmen's Meeting. Ronnie seconds. No further discussion. Motion carries.

2. Motion to accept the minutes from the March 31, 2026 Special Selectmen's Meeting:

V.J. makes a motion to accept the minutes from the March 31, 2026 Special Selectmen's Meeting. Ronnie seconds. No further discussion. Motion carries.

3. Peter Davis:

a. Town Landing update:

Bangor Steel sent quote just this morning so it did not make it on the warrant. Peter has contacted County Concrete awaiting a date and time for dredging. V.J. makes a motion to authorize payment to Bangor Steel in the amount of \$1,249.44 upon delivery. Ronnie seconds motion. No further discussion. Motion carries. Payment to come from Harbors Budget.

b. Town Office Repairs:

The Plexi-glass has been added to the counter at check in. The siding for the auxiliary building needs to be repaired. The building belongs to the auxiliary but the Building and Maintenance has maintained it up to this point. The siding was damaged when the old fire escape fell into the building, therefore the town should be responsible for this repair. Peter will get a gutter from Home Depot. Peter recommends an inspection of the furnace room addition and bring a plan back to the Select Board for any repairs.

c. Front Door water issue:

Weather stripping replaced on front door. It has improved the water leakage but still may have issues.

4. Office Assistant Position:

Tabled for next meeting when Josh and Steph can be available to participate in the conversation.

5. Health Officer:

Current health officer does not wish to deal with the household trash complaints; this is listed as one of his current duties. Suggestion to send CEO & Health Officer together to any of these complaints. Contact MMA to see if the position can be split or a dual team. There is one current case in follow up stages.

6. New Fire Truck Purchase:

Fire Chief Gary Stanley, Deputy Chief Eleni Wakeman and Tom York from K&T Fire Service are present to discuss fire truck purchase. Previous spec sheet was from years past. Tom has updated the spec sheet to meet new government regulations. Price increases expected for the 2027 year. Guaranteed current spec price \$ 517,969 for the next 30 days. Includes all costs, fees, etc; will be delivered to town in 18 months. Minimum warranty of 3.5 years. Tom gave an extended presentation with lots of info and Q&A session. V.J. recommends suggests sending Request for Proposals (RFP) to several banks and/or credit unions.

7. Central Maine Pyrotechnics: - Contract & Invoice

Invoice presented with a 50% deposit request. Rain date confirmed with Chris Charttrand for 7/12/26. V.J. makes a motion to pay the full payment to Central Pyrotechnics at this time. Ronnie seconds motion. No further discussion. Motion carries.

8. Review and Approve Amended Shellfish Ordinance:

Philip, Shellfish Committee Chairman reviewed and approved the complete ordinance changes as passed at the annual town meeting on 03/31/26. V.J. makes a motion to approve the amended shellfish ordinance as passed at this year's town meeting. Ronnie seconds motion. No further discussion. Motion carries.

9. Road Commissioner Report:

Clam Shell Lane sign has been restored. Road posting will be for approximately another 2 weeks. Snowplow bids and "old hotel" demo bids will be opened at the next selectmen meeting. Chris asks when the demo is done of the "old hotel" if there is a large star in the overgrown grass, for it to be recovered and placed by the storage building.

10. Re-visit from March 30th meeting:

a. Hamilton Marine Charge account

Discussed at last meeting, however not voted on. V.J. makes a motion to set up a charge account at Hamilton Marine for the town. Ronnie seconds motion. No further discussion. Motion carries.

b. MMA Safety Enhancement Grant

Chris does not feel Addison Days would qualify for this grant. Grant is geared more towards town employee safety.

c. Storage Building:

Shawn Dowling expressed concerns to office staff about the storage building and town boat storage. Shawn wants to return to storing the town boat in the storage building; out of site and also out of the yearly weather. Chris expresses the Addison Days plan to store the buoy tree and the amount of accessible space.

11. Correspondence to be Reviewed:

a. Mail: Roofless Solar

Reviewed, no action needed.

b. Mail: Charter Communications

Reviewed, no action needed.

c. Email and pamphlets:

Confirming their 30-minute presentation at the 4/21/26 meeting with John DiMartino of DSF, informational info given to the Select Board members

d. Email:

E-mail read to the audience. Luke Hunkler advertising his company Downeast Land and Tree located in Beals. Will keep on file for future reference.

Other:

1. Sign AP Warrant: #15

V.J. makes a motion to sign AP Warrant #15. Ronnie seconds motion. No further discussion. Motion carries.

2. Sign Payroll Warrant: # 14

V.J. makes a motion to sign Payroll Warrant #14. Ronnie seconds motion. No further discussion. Motion carries.

3. Sign the March 30th approved Minutes:

Signed as approved in item #1 on agenda

4. Sign the March 31st approved Minutes:

Signed as approved in item #2 on agenda

5. Sign Amended Shellfish Ordinance:

Signed as approved in item #8 on agenda

Public Comment:

Marcus commented that the town report was very informative and appreciated.

Meeting adjourned: V.J. makes a motion to adjourn the meeting. Ronnie
seconds motion. No further discussion.

Meeting adjourned at 7:03 p.m.

Selectmen:

Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.

Administrative Assistant

Transcribed by:
Stephanie Chambers 4/21/26

TOWN OF ADDISON

Selectmen's Meeting Agenda

April 21, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Joshua Stubbs, Ronnie Gray

Meeting Open: 5:30 p.m.

1. Motion to accept the minutes from the April 6, 2026 Selectmen's Meeting:

V.J. makes a motion to accept the minutes from the April 6, 2026 Selectmen's Meeting. Ronnie seconds. No further discussion. Motion carries.

2. Motion to accept the minutes from the March 31, 2026 Annual Town Meeting:

V.J. makes a motion to table this until the next meeting. Ronnie seconds. No further discussion. Motion carries.

3. West Branch Pleasant River Report:

Presentation given by Claire Bailey, DSF & Justin Stevens, DMR

They supplied updated report studies and information from the recent studies in regard to the clappers and the road repairs that will need to occur soon by the town landing/Ridge Road.

4. Shellfish Committee:

Shawn Dowling, Shellfish Warden, is looking for guidance in regard to a clam digger and the discrepancy about where he resides. Ordinance reviewed. Selectmen recommendations to the warden: give one-time official, clear, verbalized warning to the digger that he is no longer a resident, by his own admission. Therefore, his license is null and void. The next time he sees him digging he will be issued a summons for digging without a license.

5. Office Hours for upcoming Motor Vehicle Training:

May 5th Tuesday, Wednesday 6th, Thursday 7th open the office at 1 until close

We are hosting these trainings here at the Addison Town Office

Josh makes a motion to open the office at 1 p.m. on May 5th, 6th and 7th. Ronnie seconds. No further discussion. Motion carries.

6. Security Cameras:

Footage was requested from a security camera. On 4/13/26 Zac from the Computer Guy was able to export the footage onto a USB drive. We currently have 6 security cameras. Security system allows up to 8 cameras to be monitored and recorded, storing at least the past 2 weeks of footage. Estimated cost to install one new camera is \$300. Josh makes a motion to move one camera from the back corner to the front and add one new

camera to the front of the building for front step and license plates coverage. Ronnie seconds. No further discussion. Motion carries.

7. Timely Payment Issues:

a. Wex Bank – Fire Department Fuel

Josh makes a motion to pay this one-time invoice with a credit card, void the check as printed on tonight's warrant and going forward pay the invoice as soon as received in the office. Going forward Amy will pay the bill and then add to the warrant for the next Selectmen's meeting. Ronnie seconds. No further discussion. Motion carries.

b. US Bank – Copier Lease

We are already past the due date on this payment. Late fees will apply this month regardless. Amy will try to set up an electronic invoice. She will bring this back to the Selectmen if she is unable to gain access electronically for further recommendations.

c. Text My Gov

June 1, 2026 payment due \$ 2,000. Selectmen wish to continue this service. Josh makes a motion to keep these services and pay the bill. Ronnie seconds. No further discussion. Motion carries.

d. Tick contract

Josh makes a motion to pay the contract in full to take advantage of the 5% discount offered. Ronnie seconds. V.J. confirms that it is for 2 applications at the town office and park. Motion carries.

8. Election Clerk Appointments:

V.J. makes a motion to appoint election clerks according to the list provided by the office staff. Josh seconds. No further discussion. Motion carries.

9. MMA Hazard Survey Report:

a. Email follow up from Jason Johnson

Findings:

Fire Station exterior light is loose. Recommend: Fix or replace light

Fire Station extinguisher not identified by signage. Recommend: Purchase and install sign

Fire Station vehicle maintenance sticker expired. Recommend:

Acquire a sticker after repairs

Auxiliary shed threshold is rotten. Recommend: Replace threshold wood

Fire Station repairs to be done by AFD, Gary Stanley will f/u

Auxiliary shed belongs to the Addison Auxiliary however it is on Town of Addison property. Need to f/u on insurance status.

10. Open and Award "Old Hotel" Removal Bids:

We received 3 sealed bids: Downeast Land & Tree, Moraisey Earthworks and Perry Mulching. Bid submissions were opened and then reviewed by each Selectmen. V.J.

makes a motion to accept Moraisey Earthworks Bid in the amount of \$ 17,400. Josh seconds. No further discussion. Motion carries.

11. Open and Award Snow Removal Bids:

We received 2 sealed bids: Moraisey Earthworks and The By "US" Company. Bid submissions were opened and then reviewed by each Selectmen. Josh makes a motion to accept Moraisey Earthworks bid/3-year contract. Ronnie seconds. No further discussion. Motion carries.

Bid awarded as follows:

2026-2027	Plowing/Sand	\$ 190,000	Salt \$12.75 per c/y
2027-2028	Plowing/Sand	\$ 192,850	Salt \$13.00 per c/y
2028-2029	Plowing/Sand	\$ 195,700	Salt \$13.25 per c/y

12. Peter Davis:

a. Town Landing update

Dredged Mon & Tues by County Concrete for \$450 per hour
Disposed of at least 70 loads at Mike Bagley private pit, Marcus will take a couple loads of gravel to cover and fill
Mike Bagley coming this week to pull and reset the pole

b. Front Door water issue

Peter plans to replace the weather stripping. Steph asks Peter to attach the plexi-glass to the counter as it keeps sliding when customers are at the counter.

13. Office Assistant Position:

Advertise in County Wide x 1 edition, Indeed, Facebook, post in the office
Josh makes a motion to advertise for a part-time office assistant. Ronnie seconds. No further discussion. Motion carries.

14. Health Officer:

Steph sent an e-mail to MMA for guidance on trash complaints. We have one open case, still requiring a f/u check as weather has improved. Steph sent an e-mail to Alfie for f/u status, waiting for response.

15. Road Commissioner Report:

Road postings will be lifted soon. Plan to fill pot holes.

16. Re-visit from April 6th meeting:

a. Hamilton Marine Charge account –

Charge Account opened 4/13/26. Authorized users are Peter, Gary, Shawn and Amy.

b. New Fire Truck Purchase:

Gary states the quote is around \$512,000. Tom York was supposed to send a contract to Steph, did not receive. Discussion concerning payment timeline, financing, and quote deadlines. Upfront chassis cost is \$ 131,469. Competitive bid requests can be tabled at this time.

c. Storage Building:

Shawn will dispose of the old boat, motor and trailer will be kept in storage. Shawn needs access to the front garage bay door for the Town of Addison boat to be housed. The Addison Days Committee can utilize the unused area for buoy tree storage.

17. Correspondence to be Reviewed:

- a. **Mail:** Versant Power- Reviewed no action requested
- b. **Mail:** 2 Postcards - Reviewed no action requested
- c. **Email:** Trash Complaint – Reviewed, tabled until Health Officer position has been reviewed
- d. **Email:** ARPA Report due April 30, 2026
Sue will help Amy with this report. The monies have been allocated.
- e. **Mail:** Dead River - Reviewed no action requested

Other:

Five laps at the walking track equals one mile.

Steph missed the Harbor Grant deadline for equipment.

A safety grant application with a new deadline of September 15, 2026

1. Sign AP Warrant: # 18

Josh makes a motion to sign AP warrant # 18. Ronnie seconds. No further discussion. Motion carries.

2. Sign Payroll Warrant: # 16 and # 17

Josh makes a motion to sign Payroll Warrants # 16 & #17. Ronnie seconds. No further discussion. Motion carries.

3. Sign the April 6th approved Minutes:

Signed per item #1 on this agenda.

4. Sign the March 31st approved Minutes:

Tabled per item #2 on this agenda.

Public Comment:

Marcus requests a thank you note be sent to The By "US" Company

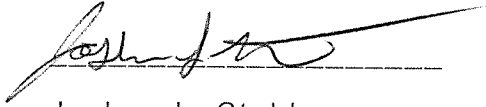
Marcus clarifies if it is okay to dump a couple truckloads of gravel over at the "old hotel" property after Dennis completes demo. Selectmen agree this is part of the clean-up of the property.

Clean-Up Day collected over 1200 pounds of road side trash in Addison.

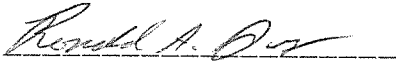
Meeting Adjourned: 8:10 p.m.

Josh makes a motion to adjourn. Ronnie seconds. No further discussion. Motion carries. Meeting adjourned.

Selectmen:



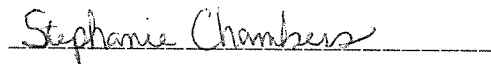
Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lemestey Jr.



Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

May 4, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray, Josh Stubbs

Meeting Open: 5:30 p.m.

1. Motion to accept the minutes from the April 21, 2026 Selectmen's Meeting:

Josh makes a motion to accept the minutes from the April 21, 2026 Selectmen's Meeting. Ron seconds. No further discussion. Motion carries.

2. Motion to accept the minutes from the March 31, 2026 Annual Town Meeting:

Josh makes a motion to accept the minutes from the March 31, 2026 Annual Town Meeting. Ron seconds. No further discussion. Motion carries.

3. Davis Lawn Care Contract:

Davis Lawn Care contract presented to the Select Board. Prices are listed for each lot that is mowed. If pre-paid for the season, there is a 10% discount savings of \$432.00. Discussion about discount vs. paying as services rendered. V.J. makes a motion to pay the lawn care as serviced are rendered. Josh seconds. No further discussion. Motion carries. Contract signed.

4. Moraisey Earthworks

a. Demo Update

Per Marcus demo and clean-up is complete, gravel hauled in and reseeded. Marcus request an extension on the contract to include work on the 2 leech fields, discussion about a plan for the old post office building, follow up on the protected area boundaries. Payments for any work done at that property should come from the budget allotted to this project.

b. Snowplow Contract:

Tabled-as there has not been time to review, type up and make changes as Marcus has requested. Marcus request the last payment date be changed to May 1. Season will be Nov-April.

5. Fire Department:

a. Fire Truck purchase/contract

Total truck cost \$509,164. Chassis price of \$131,469 will be due upon delivery. Remaining balance of \$377,695 due upon delivery of truck to Addison Fire Department. Discussion concerning the AFD needs and second-hand truck research. V.J. makes a motion to order the truck and sign the contract as written. Ron seconds. No further discussion. Motion carries. Contract signed.

6. PRSWDD Director:

Michael Elkavitch passed away unexpectedly. Amy did reach out to Darla Arreguin and Andy Steinharter who had been on the trash committee. Darla will consider and no response from Andy yet. Table advertising until we have definitive answers from these two potential candidates.

7. MSAD #37 Budget Election Notice:

Selectmen signed and witnessed the budget and warrant posted for public review.

8. Animal Control Mileage Reimbursement:

Jessica Merchant, ACO, here to explain the local resources for animal placement is full and expressing the need to travel with a stray mother cat and kittens to Trenton. Jessica states she has limited resources. Requesting mileage reimbursement of 138 miles. V.J. makes a motion to reimburse the ACO for mileage at \$.54 per mile. Josh seconds. Steph asks if this is a one-time payment and Josh and Ron state no. Jessica asks Amy to give her an updated form to submit mileage reimbursement. V.J. then clarifies with Jessica if it is for only the extended distance trips. Jessica confirms yes only for the extended trips. Motion carries.

9. Trash Complaints

A) Water Street

House has been sold and is currently being cleaned up

B) Basin Road

Select Board have no health issue concerns, pictures appear to be of junk not household trash, no action requested

C) East Side

Verbal complaint taken over the phone, it is a 2nd complaint for this residence. complainant is here to express his concerns of household trash and rats. Alf Wakeman did do the initial inspection. Asking for LHO to follow up and letter be mailed with a consequence if not taken care of. Will be given to Kevin Brodie to address the complaint.

10. Health Officer:

Co-LHO members Alfie Wakeman for health concerns and Kevin Brodie is willing to deal with the trash complaints. Kevin is asking for a \$50.00 yearly stipend for LHO duties. Selectmen are in favor of giving each LHO a \$50.00 stipend if requested. Kevin will complete his LHO training in July.

11. MSB Visit:

Barbara Durr and Laura visited to review town accounts. Recommended investing in a CD. MSB does require bonding on a loan for the fire truck.

12. Road Commissioner Report:

13. Sink hole just before Cape Split requiring new culvert. Crowley Island and Masin Bay Roads have been graded. Beaver dams cleaned out. Cold tar patching done. Quarry Road and the Narrows still need to be completed. DOT will be paving up through town.

14. Motion to enter into Executive Session per 1MRSA §405 (6)(A) regarding Personnel Matters:

Discussion in regard to personnel matter or confidential session according to regulations. Revised to subsection (6)(F)

V.J. makes a motion to enter into Executive Session per 1MRSA §405 (6)(F) regarding confidential information. Josh seconds. Motion carries. Entered into session 7:10 p.m. Exited session 7:38 p.m. meeting called back to order.

15. Re-visit from April 21 meeting:

a. Office Assistant Position:

7 applications received at this time, ad running in County Wide May 5, 2026. Cost of ad \$180. Tabled until next meeting in hopes of additional applications.

b. MMA Hazard Survey Report:

Amy states the Auxiliary Building has been on the town insurance policy since May 14, 2025. The Auxiliary does not have any insurance on that building or an insurance for their use. Concerns raised about auxiliary functions, kitchen use, and hall use must have insurance. Insurance recommends a written contract with specific details of each parties' responsibilities.

c. Security Cameras:

Computer Guy will be here on May 8th to move one back camera to the front of the building and install one new camera to the front of the building.

d. Front Door water issue:

Per Peter, he has it on his to-do list. Peter needs to schedule a BGM meeting to discuss the furnace room needs and repairs.

e. Fireworks contract- missed one signature line

Needed a signature on the cancellation policy.

16. Correspondence to be Reviewed:

a. Maine DOT 2027 Road Closure

Notice that traffic will be re-routed during the repairs of the culvert.

b. Municipal Governance Project- Sarah Strickland

Selectmen reviewed and no further action required.

Other:

1. Sign AP Warrant: # 21

Josh makes a motion to sign AP Warrant: #21. Ron seconds.
No further discussion. Motion carries.

2. Sign Payroll Warrant: #19 and #20

Josh makes a motion to sign Payroll Warrants #19 and #20. Ron seconds.
No further discussion. Motion carries.

3. Sign the April 21st approved Minutes:

Minutes signed per item #1 on the agenda.

4. Sign the March 31st approved Minutes:

Minutes signed per item #2 on the agenda.

Public Comment:

Richard Paul compliments the AFD on shoveling his driveway when he needed the PRAS this past winter.

FYI from Amy to Selectmen, 30-day notices will be sent soon and will require a check for the certified letters.

Auxiliary requests that the street light out on the right front side of the building get a brighter lightbulb. Peter states we should follow up to see who owns the light pole, it may belong to the garage.

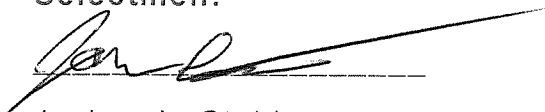
Philip Rusecky asks that an ordinance be written to keep airboats off the flats. Selectmen recommend Phil write an ordinance and it will need to be presented at next years town meeting for town vote.

Additional discussion about the current Shellfish Ordinance and the consequences of Shellfish related convictions. Recommend update ordinance and present at next years town meeting for town vote.

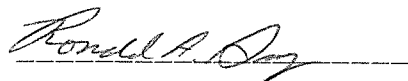
V.J. makes a motion to adjourn. Josh seconds. No further discussion.

Meeting adjourned at 7:42 p.m.

Selectmen:



Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.



Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

May 18, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray

Meeting Open: 5:44 p.m.

1. Motion to accept the minutes from the May 4, 2026 Selectmen's Meeting:

Tabled minutes not complete for review

2. Animal Control Officer Mileage Reimbursement:

Approval given to pay for the Trenton trip mileage. V.J. wishes to further discuss at a meeting when all 3 Selectmen are available to set guidelines and a policy for ACO mileage. Concerns are expressed about the current budget and the expense of mileage costs.

3. Moraisey Earthworks Snow Plow Contract:

Tabled office staff has not had time to revise and review contract with road commissioner.

4. James Wadman Engagement Letter:

Received a letter for the Select Board to sign to engage in the yearly audit.

V.J. makes a motion to sign the engagement letter for the audit. Ronnie seconds. No further discussion. Motion carries.

5. Old Handicap Ramp:

Daniel (Boone) Pray has inquired about the old handicap ramp laying outside the storage building. He knows someone who is injured and could use the ramp if the Select Board is interested in parting with it. V.J. states this had previously been discussed and it was decided to keep the ramp. The Addison Days potentially have plans to use this for an upcoming project.

6. Peter Davis:

a. Town Flags – Memorial Day

Peter not in attendance this evening. Cody Davis states if Peter can not get the flags up, he will take care of them to make sure they are placed for Memorial Day.

b. Front Door water issue

Tabled

Front Entry- right hand porch buckling

Tabled

7. Office Assistant Position:

Applications reviewed and sorted for interviews. Steph will have Josh come by within a couple of days to review applications. Set up interviews for Thursday 5/28

8. Memorial Day Celebration:

The Addison Auxiliary has decided they are not able to host the Memorial Day program this year. The Friends of the Church have volunteered to staff and prep for the Memorial Day Program. This should be recognized as a town event and will be covered under the Town of Addison insurance.

9. Great Nash Island Cleanup

Non-Profit Clean-Up project scheduled for mid-June. Dean Cirone, Harbor Master, has been involved in staging the dumpsters, mooring of the boats and giving guidelines for what is allowable per the Town of Addison.

10. Road Commissioner Report:

Marcus unable to attend, no new information on roads.

11. Park Extension:

Marcus and Dennis are each donating a days' worth of their time to do the cleanup of the leech fields and septic tanks. Marcus is requesting approval for up to \$5,000 for gravel. Once this work is complete, it will be close to parking lot ready. The project budget is reviewed. V.J. makes a motion to authorize up to \$5,000 for gravel for the park extension. Ronnie seconds. No further discussion. Motion carries.

12. Re-visit from May 4th meeting:

a. PRSWDD Director:

Darla Arreguin and Andy Steinharter have been suggested for possible candidates. Tabled until the next meeting.

b. Health Officer (s):

a) Trash Complaint

Kevin has agreed to be a co-LHO with Alfie Wakeman. Kevin has signed an oath. Kevin will be given the East Side Rd. complaint to inspect and address.

c. MMA Hazard Survey Report:

Addison Auxiliary has repaired the storage shed. The fire truck has been inspected. Gary Stanley will f/u with the light fixture and fire extinguisher signs.

d. Cameras:

The Computer Guy, Zak came and inspected the needs to add the cameras to view the front steps/driveways. Zak recommends River Side Electric come do the wiring and then he will come back to hook up the cameras. V.J. makes a motion that River Side Electric come and do the

wiring for the cameras. Ronnie seconds. No further discussion. Motion carries.

13. Correspondence to be Reviewed:

a. **Email:** Eagle Island

Eagle Island has 2 owners: one owner has $\frac{3}{4}$ interest and an unknown owner with $\frac{1}{4}$ interest. Barbie Cirone has researched this $\frac{1}{4}$ interest back to the 1800's and was unable to track the owner. Select Board recommend reaching out to MMA for guidance.

b. **Email:** Barbara Durr – Machias Savings Bank

A synopsis of her recent meeting and recommendations. There is one account in which only Dan Kane has access to and it cannot be closed, it seems it may be for children sports. Additional options for safe guarding of money management.

14. Motion to enter into Executive Session per 1MRSA §405 (6)(A) regarding Personnel Matters:

Entered into session at 6:43 p.m. Personnel matters discussed. Exited session at 7:40 p.m.

Other:

Cathy Fonda thanks the Select Board for allowing the Friends of the Church to participate in the Memorial Day Program.

1. Sign AP Warrant: # 24

V.J. makes a motion to sign AP warrant #24. Ronnie seconds. No further discussion. Motion carries.

2. Sign Payroll Warrant: # 22 and #23

V.J. makes a motion to sign Payroll Warrants #22 and #23. Ronnie seconds. No further discussion. Motion carries.

3. Sign Auditor's Engagement Letter

Sign per item #4 on the agenda.

Public Comment:

V.J. makes a motion to adjourn meeting. Ronnie seconds. No further discussion. Motion carries. Meeting adjourned at 7:42 p.m.

Selectmen:

Joshua L. Stubbs

Ronald A. Gray

Ronald A. Gray

Verlan R. Lenfestey Jr.

Verlan R. Lenfestey Jr.

Stephanie Chambers

Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

June 1, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray, Joshua Stubbs

Meeting Open: 5:33 p.m.

1. Motion to accept the minutes from the May 4, 2026 Selectmen's Meeting:

V.J. makes a motion to accept the minutes from the May 4, 2026 Selectmen's Meeting. Ronnie seconds. No further discussion. Motion carries.

2. Motion to accept the minutes from the May 18, 2026 Selectmen's Meeting:

Minutes are not transcribed. Tabled until next meeting.

3. Animal Control Officer Mileage Reimbursement Guidelines:

Amy asks for clarification on the allowable mileage to re-imburse the ACO. Concerns are expressed that the ACO budget plan did not take into consideration for all mileage reimbursement. Recommend re-visiting the mileage reimbursement when compiling next years budget. V.J. makes a motion to re-imburse the ACO for a trip that is more than 50 miles per trip. Ronnie seconds. No further discussion. Motion carries.

4. Moraisey Earthworks Snowplow contract:

Amy worked with Marcus Norton, road commissioner, to update and finalize the contract. The snowplow contract is ready for review by Moraisey Earthworks and the Select Board. Contract is acceptable to both parties, both parties sign the contract and one witness signed the contract after witnessing all signatures. Copy disbursed to all parties.

5. Ports Harbor: Pogie boats complaint

Steph advised the complainants the topic will be added to the agenda and encouraged him to attend the Select Board meeting to express the concerns. Complainants did not attend meeting. Select Board given a brief statement of the complaint: Pogie boats are seining in the Harbor through a mooring field causing property damage to moorings, docks, etc. Per complainant there is video evidence of the boats and damage. Dean Cirone, Harbor Master, has advised the complainants to call law enforcement concerning the property damage from the boats.

6. FYI...Audit date June 22, 2026

Noted

7. Verification July 3rd office closed for July 4th holiday

Per Select Board they agree the office will be closed on July 3rd in observance of July 4th Independence Day.

- 8. Close office on Election Day June 9, 2026, limited hours on June 17, 2026 if needed**
Amy asks if Steph wages for the day should come from Elections. The Select Board agree if the office is closed and Steph works Elections, pay should come from Elections. Amy has an appt on June 17, 2026. Steph asks if on June 17, 2026, if the option could be available to close the office early if needed. Josh makes a motion to close the office on June 9th and June 17th if needed. Ronnie seconds. No further discussion. Motion carries.

9. Mooring bill, review Harbor Master recommendations

The Harbor Master, Dean Cirone, has requested the Select Board to review and advise on a mooring bill. The mooring bill currently is \$600, however according to the owner the mooring broke off and was lost a few years ago. The owner has written a statement to the town stating this info. Dean Cirone, is requesting the Select Board accept a \$200 payment and discharge all other monies owed on this mooring. Owner has already made a good faith effort payment of \$200, in hopes to resolve this mooring bill. Any future mooring applications must be paid upfront and paid yearly hereafter. V.J. makes a motion to follow Harbor Master recommendations in regard to mooring #281. Ronnie seconds. No further discussion. Motion carries.

10. Kevin Training: asking for a ¼ the cost be sponsored by Addison

a) LHO training 7/23 & 7/24

Josh makes a motion to pay for ¼ of the cost of training. Ronnie seconds. No further discussion. Motion carries.

b) MMA training 10/7 & 10/8

Josh makes a motion to pay for ¼ of the cost of training. Ronnie seconds. No further discussion. Motion carries.

11. Maine Assessment Update:

Maine Assessment is about 2 weeks behind due to a tragedy and loss within his office. They are still hopeful to meet the July 1, 2026 deadline for tax commitment. Will plan another update for June 15, 2026 meeting.

12. Certified mail and Registry Fees:

Amy notifies the Select Board that we are planning to register the tax liens on June 8, 2026. She asks permission to make out 2 checks prior to the next meeting AP Warrant. One check for USPS certified letters and one check for Washington County Registry. Certified letters are \$10.48 each and registry is \$25.00 per lien. Select Board gives permission for Amy to write the checks as needed.

13. Park Extension

a) Plan for old post office building

Select Board intend to keep the building. There are no definite plans as of yet. Steph will reach out for restoration resources.

14. Road Commissioner Report:

Marcus Norton unable to attend meeting. Amy did work with him in regard to the snowplow contract. She states he did not have anything new to report.

15. Re-visit from May 18th meeting:

a. PRSWDD Director:

(a) Darla not interested, Andy not interested

(b) Per Select Board place an ad on Facebook. We do need to find out the expectations of this position. Select Board is requesting going forward for the new director to present a quarterly report to them at the scheduled Select Board meetings.

b. Health Officer (s):

(a) Trash/Plumbing complaint: certified letter mailed 5/20/26

No further updates from Kevin, plumbing was supposed to be addressed immediately.

(b) Trash complaint: certified letter mailed 5/20/26

(c) Trash complaint: f/u complaint Basin Road, no progress, lots of household trash, rats, left message for Kevin 5/27/26 to let him know another complaint has come in, property owner has until June 30, 2026 per previous complaint

c. MMA Hazard Survey Report:

(a) Storage building pics

Sent to MMA, this has corrected that violation.

Select Board would like a letter written to the Auxiliary concerning insurance. Letter should address the fact as of July 1, 2026 the auxiliary will need to present proof of insurance for their functions at the hall and kitchen and insurance on the storage building.

(b) Fire Station pics

The fire truck has been inspected, a copy of the bill has been sent to MMA, this has corrected that violation.

Still pending corrections; a light fixture and fire extinguisher signs.

d. Cameras: Quotes

Riverside Electric quote for wiring over \$1400 for 2 cameras. Zak at The Computer Guy feels he can do the wiring himself and The Computer Guy comes back with an estimated quote of \$885 for wiring and placement of 2 cameras at the front of the building. V.J. makes a motion for The Computer Guy to do the wiring and the camera installation for the quote of \$885 out of BGM fund. Josh seconds. No further discussion. Motion carries.

e. Pot-A-Potties

Delivered today June 1, 2026 to the harbors.

f. Peter Davis:

1. Front Door water issue:
Tabled Peter is not here tonight
2. Front Entry- right hand porch buckling:
Tabled Peter is not here tonight
3. Front Counter:
Tabled Peter is not here tonight

16. Correspondence to be Reviewed:

- a. **Email: Eagle Island:**
Tabled a message out to MMA
- b. **Sarah Strickland:**
Reviewed, decline invite
- c. **Solar E-Mail:**
Reviewed, decline invite
- d. **Solar E-mail:**
Reviewed, decline invite
- e. **MMA Petition to Nominate Candidate:**
Reviewed, decline invite

17. Motion to enter into Executive Session per 1MRSA §405 (6)(A) regarding Personnel Matters:

Josh makes a motion to enter into Executive Session per 1MRSA §405 (6)(A) regarding Personnel Matters. Ronnie seconds. Motion carries. Entered into session at 6:36 p.m. session closed at 6:50 p.m. Clarifications for Shellfish Warden from a previous Executive Session.

18. Motion to enter into Executive Session per 1MRSA §405 (6)(A) regarding Personnel Matters:

Josh makes a motion to enter into Executive Session per 1MRSA §405 (6)(A) regarding Personnel Matters. Ronnie seconds. Motion carries. Entered into session at 6:52 p.m. session closed at 7:07 p.m. Interviews were done Thursday May 28, 2026. V.J. makes a motion to offer the job position to Debra Cunningham pending the background check. Josh seconds. No further discussion. Motion carries.

Other:

Steph notifies the Select Board that 3 new applications have been received for the office assistant. Applications reviewed.

1. Sign AP Warrant: # 27

V.J. makes a motion to sign AP warrant # 27. Josh seconds. No further discussion. Motion carries.

2. Sign Payroll Warrant: # 25 and # 26

V.J. makes a motion to sign Payroll Warrant # 25 & # 26. Josh seconds. No further discussion. Motion carries.

3. Sign minutes from the May 4, 2026 Selectmen's Meeting

Signed per item #1 on this agenda

4. Sign minutes from the May 18, 2026 Selectmen's Meeting

Tabled

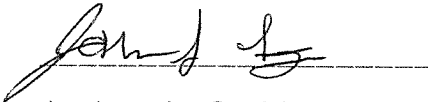
Public Comment:

Josh states Parris Hammond called him about the West River float. The mooring has broken or detached. Need a new mooring or diver to find the mooring in the mud.

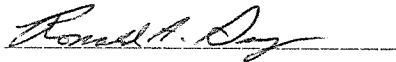
Josh states Cecil Gray called asking about the old handicap ramp outside the storage shed. Cecil was wondering if it could be temporarily used for Gary Stanley. According to Ronnie and Shawn they had a crew come build him a ramp, so do not believe it is needed.

Josh makes a motion to adjourn the meeting. Ronnie seconds. No further discussion. Meeting adjourned at: 7:08 p.m.

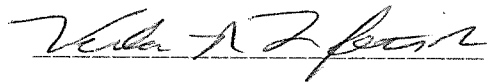
Selectmen:



Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.



Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

June 15, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray

Meeting Open: 5:33 p.m.

1. Motion to accept the minutes from the May 18, 2026 Selectmen's Meeting:

V.J. makes a motion to accept the minutes from the May 18, 2026 Selectmen's Meeting. Ronnie seconds. No discussion. Motion carries.

2. Motion to accept the minutes from the June 1, 2026 Selectmen's Meeting:

V.J. makes a motion to accept the minutes from the June 1, 2026 Selectmen's Meeting; once the word accumulative has been removed from the minutes. Steph will do that now, minutes will be available to sign tonight. Ronnie seconds. No discussion. Motion carries.

3. Addison Auxiliary:

Members present: Betty Thompson, President of Addison Auxiliary, Dawn Stubbs, Vice President and Lynn Dowling, treasurer. The Auxiliary started in 1971 and it was formed to support the AFD. The mission was to raise money for special equipment, repairs and raise additional money for the Town of Addison. Betty gives a summary of donations and equipment; the Select Board acknowledges their generosity and extend a heartfelt thank you! There was an open lengthy discussion concerning the building insurance and liability. It has come to the Select Board attention that the Auxiliary does not carry insurance for their events or their storage building. Betty will review her paperwork to see if they are incorporated, part of the Fire Department or the Town of Addison. A decision needs to be made, after additional research and fact finding as to who will be responsible for the insurance for the public events that the auxiliary sponsors. No final decisions made tonight.

4. Addison Fire Department:

Eleni Wakeman is here at the request of the Addison Town office staff to discuss her interim duties as fire chief, while Gary Stanley is out on medical leave. The discussion revolves around the monthly fire chief stipend, what to do with it? Should Eleni receive the stipend? Eleni declines the stipend and the stipend will not be issued this month per the Select Board.

5. Maine Assessment Update:

Garnett is hopeful to have the letter and property cards ready to be mailed by end of this week. His team is working diligently with data entry and the final steps of the assessment. Amy explains with the delay and the holiday; tax commitment may be postponed into the second week of July.

6. Foreclosed Properties:

- a) Shawn will check the properties monthly for insurance purposes. Steph will document dates checked and any comments Shawn may have concerning the property checks
- b) Plan to sell: Steph advised to research this and bring back the first step to the Select Board, to begin the process to get these properties sold and back into the tax base for income.

7. Liens placed on June 10, 2026:

79 liens total fees \$ 1,975
36 certified letters total fees \$ 377.28

8. Shellfish Committee: Shellfish Lottery is June 26, 2026 @ 10:00 a.m.

Ads placed in Machias Valley Observer x 1 edition
and County Wide x 1 edition = estimated cost \$560

9. Street Light: Versant notified the Addison Auxiliary is requesting a brighter bulb in the street light Pole # 108246, in hopes to illuminate the parking lot. Steph mentions motion detected solar lights, for the parking area. The Select Board feel the parking lot is already well lit

10.AFD Fencing:

Steph has contacted Home Depot and Superior Fencing for an estimate. No response from Home Depot. Alex from Superior Fencing will e-mail a quote and he stated his schedule should accommodate our needs for the fencing to be installed soon.

11.New hire: We are pleased to welcome Debbie Cunningham to the Addison Office Staff

a) Handbook Questions:

Questions presented by Amy:

- 1. Handbook page 19, holiday pay for part-time employees? Select Board agree to give 4 hours of holiday pay.
- 2. Can the employee make up the 3.5 hours that will be lost for the holiday during that work week? Select Board agree that 3.5 hours can be made up during the week of a holiday.
- 3. Handbook Page 20, how will personal time be allotted for a part time employee beginning in June? Select Board agree to allot 10 hours of personal time on July 1, 2026, however these hours will not be available to use until after September 1, 2026. Select Board agree to allot 10 hours of personal time on October 1, 2026, available for use as of that date. V.J. makes a motion in the case of Debra Cunningham, who has started her employment half way through the year, that we reduce the 120 days of employment before she can use personal time to 60 days of employment before she can use personal time, in order for Debra to be able to use within the calendar year. Ronnie seconds. No further discussion. Motion carries.
- 4. If Debbie opts out of signing the meal break waiver and take a half hour lunch break as she is entitled to, how would she be

able to make up that time as her day would then be a 7-hour work day? Select Board agree if a meal waiver is signed and the employee is in the building and willing and available to work, if needed, she will be paid. If employee decides to take her break and leave the building or if she is unavailable during her 30-minute meal break then she will not be paid.

12. Park:

a. Plan for old post office building:

Steph spoke to Belden Morse, the steeple man, in Jonesboro. Awaiting more info.

13. Road Commissioner Report:

Marcus Norton not present and office staff is not aware of any updates

14. Re-visit from June 1st meeting:

a. PRSWDD Director:

No interest. Per Chris duties are monthly meeting, review budget operations and discuss any repairs needed. Steph has reached out to Tom and Fran for additional info, no response of date.

b. Health Officer (s):

- (a) Trash/Plumbing complaint: certified letter mailed 5/20/26, certified mail 2nd notice 6/11/26, No new information from LHO
- (b) Trash complaint: certified letter mailed 5/20/26, no new information from LHO
- (c) Trash complaint: f/u complaint Basin Road, no progress, lots of household trash, rats, LMOM Kevin 5/27/26 No new information from LHO

c. MMA Hazard Survey Report:

- (a) Fire Station pics: will get pics from Eleni

d. Cameras:

The Computer Guy installed cameras on 6/4/26

e. BGM:

Peter Davis not present at meeting and office staff is not aware of any updates on the following items.

- 1. Front Door water issue
- 2. Front Entry- right hand porch buckling
- 3. Counter

15. Correspondence to be Reviewed:

- a. **Email:** Eagle Island

Reviewed response from MMA, Steph will draft an ad to place in the newspaper to advertise as recommended per MMA. Need to verify with Barbie to make sure this ¼ is assessed for documentation.

b. **Mail:**

Ballot for MMA Election of representatives, reviewed no action needed at this time.

Other:

Chris Chartrand asks that Steph submit a work order for Pole # 108225

Washington County Sheriff Office Survey given to Select Board for input in police coverage.

1. Sign AP Warrant: # 30

V.J. makes a motion to sign AP warrant #30. Ronnie seconds. No further discussion. Motion carries.

2. Sign Payroll Warrant: # 28 and # 29

V.J. makes a motion to sign Payroll warrants # 28 & #29.
Ronnie seconds. No further discussion. Motion carries.

3. Sign minutes from the May 18, 2026 Selectmen's Meeting.

Minutes signed per item # 1 on this agenda.

4. Sign minutes from the June 1, 2026 Selectmen's Meeting

Minutes signed per item # 2 on this agenda.

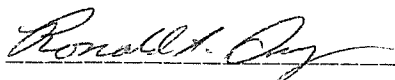
Public Comment:

Chris Chartrand asks for permission to repair a few of the missing stones at the rock wall at the park with a poxy adhesive. Select Board agrees.

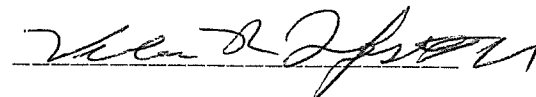
V.J. makes a motion to adjourn the meeting. Ronnie seconds. No further discussion. Motion carries. Meeting adjourned at 7:57 p.m.

Selectmen:

Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.

Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

June 29, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray, Joshua Stubbs

Meeting Open: 5:30 p.m.

1. Motion to accept the minutes from the June 15, 2026 Selectmen's Meeting:

V.J. makes a motion to accept the minutes from the June 15, 2026 Selectmen's Meeting. Ronnie seconds. No further discussion. Motion carries.

2. Johnson's Junkyard:

On June 18, 2026 Ruth Johnson submitted a letter of request to the Select Board to remove her name from Johnson's Junkyard Permit. Ruth and Ralph (Bub) Johnson are getting a divorce. The land is currently in Ruth Johnson's name and the Junkyard business permits are in both of their names. The Select Board decided to table this until after the divorce is final. Once the court has ruled on the division of all the marriage property, this can be re-visited.

3. West River:

Dean Cirone has given Parris Hammond Jr. permission to do the repairs needed at West River mooring and dock.

4. Addison Auxiliary Insurance:

Addison Auxiliary has given proof of liability insurance for the hall and the functions that they sponsor. Lynn (Addison Aux Treasurer) is working on getting the liability insurance on the shed.

5. Certificate of Settlement for the 2025 Tax Commitment (Amy):

Amy requests the Select Board to sign the Certificate of Settlement for the 2025 Tax Commitment in regard to the acquired properties. Josh makes a motion to sign the Certificate of Settlement for 2025 Tax Commitment. Ronnie seconds. No further discussion. Motion carries.

6. Consumer Confidence Report from the Water District:

Select Board reviewed and no action required.

7. AFD Fencing:

Tabled, Steph has not received the quotes as of today.

8. Versant and Fidium tree trimming and new fiber optic wires:

Select Board notified of resident's complaints concerning the tree trimming and lack of clean up after tree trimming. The Town of Addison is not responsible for any tree trimming at this time. Residents should be directed to call Versant and Fidium and/or their internet carrier with any/all concerns. Marcus, the road commissioner, comments also that he has been in contact with Versant.

9. Park:

a) Marcus and Dennis continue to make improvements, move building:

Marcus reports the gravel has been hauled in and packed down for the parking area. He asks for the Select Board to approve a concrete slab to be poured directly behind where the old post office is currently located. Josh asks for a figure remaining in the land/park fund, an estimate is approximately \$35,000. Chris has a contact Peter Piconi with the Sunrise Economic Counsel. Peter helps find grant money for towns for projects, Chris has a planned meeting with him next week and asks the Select Board, what is the intent of the building use? Per Select Board, it is unknown at this time the use for the building in the future. They do not want to be bound to any grants with restrictions. Open discussion if the remaining land/park funds can be used to stabilize the building to make it safe. Review of the special town meeting minutes to clarify the motion. Josh makes a motion to proceed with a concrete slab and move the building. Ronnie seconds. Steph clarifies the amount approved is up to \$5,000. Motion carries.

b) Steph will continue to research restoration options

Steph has a call out to Rick Casada 207-776-2446

10. Maine Assessment Update:

Garnett is here to speak on behalf of Maine Assessment and Appraisals Team. The team is on track to mail the updated property cards and letter of explanation to all property owners on 7/1/2026. Garnett recommends holding commitment until 30 days from the mailing of the letters so the appraisal team can screen calls and make appointments if needed. He expresses the importance of the taxpayers reviewing and having their opportunity to respond to the new assessment. With the 30-year span between assessments it has been a difficult process to get everything up to date. Additionally, if we wait the 30 days before committing the only taxpayers that may file for an abatement this year will need to have proof of why they did not call within the 30-day window (ie: taxpayers in hospital, family death, etc.) to meet with Maine Assessment and Appraisal team prior to commitment.

Garnett wants his team to have time to adequately answer all questions and taxpayers adequate time to receive their updates and call. Expected dates for appointments at Addison Town Office will be July 31, Aug 1 and Aug 3 for any last-minute questions and estimated commitment date of August 3, 2026. The return mailing address will be Town of Addison, so the staff can research for change of address info and due diligence to get the property owner their property card and letter and their tax bill when ready to mail. Last payment to the Maine Assessment will be due 14 days after commitment date.

11. Road Commissioner Report:

Marcus has no new updates

Other:

Steph has an auditor's survey for Josh Stubbs to complete.

Public Comment:

1. Sign AP Warrant: # 33

Josh makes a motion to sign AP warrant # 33. Ronnie seconds. No further discussion. Motion carries.

2. Sign Payroll Warrant: # 31 and # 32

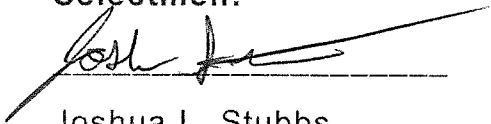
V.J. makes a motion to sign Payroll warrant # 31 & 32. Josh seconds. No further discussion. Motion carries.

3. Sign minutes from the June 15, 2026 Selectmen's Meeting

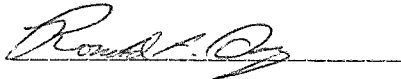
Minutes signed per Item # 1 on agenda.

Josh makes a motion to adjourn. Ronnie seconds. No further discussion. Meeting adjourned at 6:59 p.m.

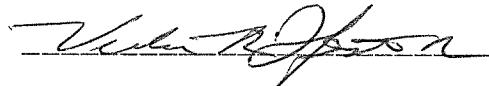
Selectmen:



Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.



Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

July 6, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Josh Stubbs, Ronnie Gray

Meeting Open: 5:30 a.m.

1. Motion to accept the minutes from the June 29, 2026 Selectmen's Meeting:

Tabled as minutes have not been transcribed

2. Property & Casualty Insurance:

Amy presents the Property & Casualty Insurance renewal paperwork. Select Board authorizes Amy to renew policy as is.

3. School Zone Signage:

Resident asked about the school zone area; the school and speed limit signs between Jonesport and the school needs tree trimming done around the signs to be visible to traffic. No school sign coming in from Addison side to school. Amy spoke to Brett Nelson @ DOT for options. Select Board discussion is to keep what we currently have for signage adding one school entrance sign on the Addison side of the school entrance and request trimming around the other 2 signs on the Jonesport Side.

4. Park:

a) Marcus-update

Marcus states Mike Bagley has agreed to pour a concrete slab for the historical Post Office building. V.J. expresses he has heard community concerns in regard to location of the slab and building in reference to the park.

Ronnie Hinkle expresses his concern about the final location in the park of the old post office building. Ronnie asks that no immediate decision be made. The Select Board express their concern and liability of the safety issue of the building.

b) Robert Costa-update

Josh spoke to Bob in regard to the ongoing survey of the land/park lots. The survey was started last year. Chris Chartrand owns a small plot of land that may need to straighten a boundary line. Bob called the office spoke to Steph concerning a deed for Lot #101 deed name is Barbara and Robert Pray, this was tax-acquired property from 2004 or 2005. It seems the deed may not have been transferred.

c) Chris-restoration

Has a meeting Thursday with Peter Piconi to discuss grant options. Chris has

ideas for the park expansion. Ideas: band stand, parking lot, post office building restoration, electrical upgrades. The concern of any grant money given may come with restrictions. Concerns are expressed about the electricity, outlets and light posts at the park. Select Board will finalize and approve all park projects.

5. Maine Assessment Update:

The property cards and assessment letters have been mailed. Return addresses are the Town of Addison so any address changes can be corrected. will be scheduled through the Maine Assessment and Appraisals Office.

6. Shellfish Committee:

Concerns continue about the Shellfish ordinance, the need to update the entire ordinance. Phil Rusecky asks to organize a short-term Shellfish Ordinance Committee to help rewrite the ordinance and have available to present at the Town Meeting in 2027. Josh is willing to work with a committee on rewriting the ordinance.

The Shellfish Committee ask for guidance in regard to air boat complaints on the clam flats and destroying product. Select Board ask Steph to reach out to MMA for guidance in regard to air boats. Is a moratorium an option? Is a special town meeting needed?

7. Road Commissioner Report:

n/a

8. Follow – up:

a) MMA Hazard Survey:

Steph reports all repairs and corrections are complete and documented with MMA

b) PRSWDD Director:

No interested parties at this time, post to Facebook again, send out info through textmygov

c) BGM:

Cody Davis asks to review the calendar to schedule a BGM meeting. A meeting is scheduled for July 27, 2026 @ 6 p.m.

1. Front Entry Door Leak
2. Front Porch
3. Counter
4. Boiler Room

d) Trash complaints:

Updates/Inspections updates

1. Basin-

Per Kevin: recommendation is a letter from lawyer stating violation of junkyard ordinance and a consequence.

The letter needs to be drafted to the property owner and the responsible party.

V.J. makes a motion to follow the CEO recommendations to have the town's lawyer draft a letter for the Basin Road trash/junkyard complaint. Josh seconds. No further discussion. Motion carries.

2. East Side-

Per Kevin: recommendation is a letter from the lawyer stating plumbing/septic violation and a consequence.
90% of household trash cleaned, still needs more some work.

3. East Side-

Per Kevin: good progress, no concerns that it will not be completed

Further discussion: the expense of the lawyer drafting letters, how can we enforce these violations, what will be the consequences, what are the ultimate goals. Select Board requests Steph to ask Kevin to attend the next Selectmen meeting on 7/20/26. Review of the ordinances.

Other:

1. Sign AP Warrant: # 35

Josh makes a motion to sign AP warrant # 35. Ronnie seconds. No further discussion. Motion carries.

2. Sign Payroll Warrant: # 34

Josh makes a motion to sign Payroll warrant # 34. Ronnie seconds. No further discussion. Motion carries.

Public Comment:

Amy informs the Select Board the website has been suspended for non-payment. Previous payment info had expired. Amy asks for permission to pay via credit card \$379.67, the annual fee. Select Board give permission.

Chris asks how many roads in town do not have high speed internet? West Side Road and 187 Wescogus up to RT1. Chris met a lady from ConnectME with possible resources to have high speed internet installed. Select Board asks Chris to let her know of these 2 areas.

Marcus states FD Station 1, FD Station 2, and walking trail needs to be mowed and cleaned up. Repairs to signs and straighten flag pole. Add to the BGM agenda. Cody will give a quote for mowing.

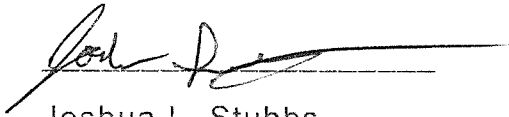
Steph expresses concerns about the canoe/kayak race for Addison Days. Cody has a template for the waiver, to release Addison from all liability. Select Board review and agree a waiver is needed.

V.J. spoke to Ward Perry concerning the old post office building. Jack Perry was the postmaster. Don (Harriet Perry father) was a rural postal carrier. The families may have photos that can be displayed once the old post office is restored.

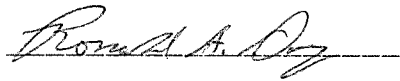
Adjourned:

Ronnie makes a motion to adjourn the meeting. V.J. seconds. No further discussion. Meeting adjourned at 7:02 p.m.

Selectmen:



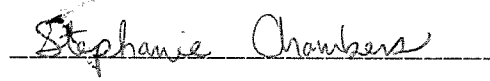
Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.



Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

July 20, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Joshua Stubbs, Ronnie Gray

Meeting Open: 5:30 p.m.

1. Motion to accept the minutes from the June 29, 2026 Selectmen's Meeting:

Josh makes a motion accept the minutes from the June 29, 2026 Selectmen's Meeting. Ronnie seconds. No further discussion. Motion carries.

2. Motion to accept the minutes from the July 6, 2026 Selectmen's Meeting:

Josh makes a motion to accept the minutes from the July 6, 2026 Selectmen's Meeting. Ronnie seconds. No further discussion. Motion carries.

3. Shellfish Committee:

a) Appeal Request

Dismissed request, appellant did not attend.

b) Air Boat

Per MMA: contact DMR, waiting for a reply. The Town of Addison can file a complaint with the Washington County Sheriff Department for destroying the town property. V.J. asks if anyone has had a conversation with the owner and explained the damage being done. V.J. states the owner needs to be notified in person prior to filing a complaint with WCSD. Will wait to hear from DMR with any further information in regard to air boat use.

4. CEO/LPI/LHO Updates:

Kevin was invited to the selectmen meeting tonight, to f/u with the Selectmen in person regarding these complaints. Kevin did not receive the e-mail. Kevin did give a verbal update to Steph to present.

a) Basin Rd:

Kevin recommends a final letter from the Select Board for non-compliance and having a junkyard without permit. Josh makes a motion to send a final letter from the Select Board to the land owner and resident giving them until August 3, 2026 to make noticeable changes to the yard. If no significant changes are made, they will be fined \$100 a week for non-compliance and it will be turned over to the town's attorney for further actions. Ronnie seconds. Shawn Dowling, Addison Constable, will serve the final letters. Motion carries.

b) East Side Rd:

Kevin recommends attorney involvement due to non-compliance. V.J. makes a motion to contact the town's attorney to draft a letter to the residents of East Side Road, per CEO recommendations. Josh seconds. No further discussion. Motion carries.

5. Park:

a) Addison Days

Tabled

b) Robert Costa

Reviewed the deed history provided to Josh by Bob Costa. Recommends written agreements with Chartrand to straighten the property line and change the property line on Zimmerman property, currently the end of the house is on town property.

c) Bruce Doughty

Bruce came into the office and introduced himself to Steph. He works with Island Institute and is a grant writer. He plans to attend a Selectmen meeting soon and introduce himself. There are a lot of grant options and he is willing to help the Town of Addison find some grant money for the harbors and park. He left his contact information for future reference.

6. Maine Assessment Update:

The assessment team is on track to be done by August 3, 2026. There are doing the call backs and have 3 days of in person appointments scheduled.

7. DSF Update:

The DSF written update is reviewed. V.J. asks Steph to write a letter to the MDOT in regard to the Select Board and the residents' concerns with removal of the clappers and an open span bridge. Reference the town vote in approximately 2009 at an annual town meeting. One clapper has been out for quite some time as well.

8. Quitclaim Deed:

Amy asks the Select Board to approve a quit claim for account # 45, this was a tax-acquired property in December 2025. The previous owner is deceased, the deed was in the "heirs of name", at time of foreclosure. What name should the deed be issued back to: "heirs of name" or just her "name", as she is the only heir to the property and the father's probate has timed out. Amy will follow up with MMA for further guidance. The taxes owed at time of foreclosure was \$2,406.28. Select Board decide to forego the 2026 taxes. V.J. makes a motion that we release tax map 014 lot 009 (100-acre lot) back to the heirs of Roger Chambers once everything is paid in full \$2,406.28. Amy verifies certified funds only. Motion carries.

9. Walking Track: ARPA funds final deadline is 12/31/2026

a) fence quotes

Superior Fencing and Allenfarm fence quotes reviewed by the Select

Board. Josh makes a motion to accept the Allenfarm Fence quote for 6 ft. black fencing for \$16,568.38. Ronnie seconds. No further discussion. Motion carries.

b) Marcus – prep work for fencing

Steph talked to Marcus he can do the prep work in the fall: dig out the pond, trim trees, load of gravel leveled at the gate entrance. No quote as yet.

c) signage, benches

Once the fencing and ground work is complete, will further discuss at that time.

10. BGM: Meeting 7/27/26 @ 6:00 -Peter is not here this evening

a) Flags

Steph gives info from Peter: most of the flags are taking a beating with the wind storms, they are spending a lot of time trying to keep them up and looking nice throughout the town, is it ok to keep the flags up just in the center of town and hang all flags for Labor Day and Veteran's Day. Select Board agree.

b) Steel pole @ landing

Steph gives info from Peter: Peter has someone interested in taking the old broken steel pipe from the landing for free. Select Board agree.

c) Any additional agenda items for meeting:

front door leak, stabilize plexi-glass on counter,
boiler room, front porch, flag pole at the fire station

11. Road Commissioner Report: Marcus is not here this evening

a) MDOT permit

Marcus reviewed the permit earlier today for Steph, advised to sign the permit agreement. Marcus signed as the road commissioner and Ronnie signed as the Selectmen.

12. Follow – up:

a) PRSWDD Director:

Fran e-mailed Amy with the details of the position. We have no leads. PRSWDD will send the agenda and meeting minutes for Select Board to review.

b) Cody – mowing quote for FD & walking track

No quote as of this date. V.J. states the FD has a rider and they have always mowed their own lawn. Will need someone to mow the walking track.

Other:

1. Sign AP Warrant: # 38

Josh makes a motion to sign AP warrant # 38. Ronnie seconds. No Further discussion. Motion carries.

2. Sign Payroll Warrant: # 36 and # 37

Josh makes a motion to sign Payroll Warrant # 36 and # 37. Ronnie seconds. No further discussion. Motion carries.

3. Sign minutes from the June 29, 2026 Selectmen's Meeting:

Signed per item 1 on the agenda.

4. Sign minutes from the July 6, 2026 Selectmen's Meeting:

Signed per item #2 on the agenda.

Public Comment:

Ronie asks about the timeline for the Basin Road construction. We have not had a recent update.

Ronie asks about the culverts on the Ridge, if/when they will be replaced. No definite answers.

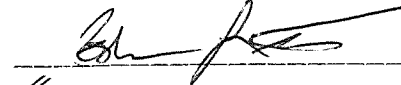
Amy updates status of school signs, the MDOT will do as the Selectmen approved at the last meeting.

Amy discusses the tax commitment. In years past, there was a form they used to calculate "other revenues" to help reduce taxes. Per Wanese, we can use those funds, the Selectmen must vote on the amounts. The funds come from admin agent fees, in lieu of taxes, veteran's reimbursement, and interest on taxes. Amy-Can we use the "other revenues" to help reduce the taxes? Josh makes a motion to use up to \$25,000 of the "other revenues" to help reduce the taxes. Ronnie seconds. Amy will divide the full amount into the individual categories as needed. No further discussion. Motion carries.

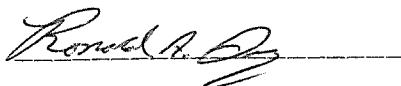
V.J. makes a motion to adjourn. Josh seconds. No further discussion.

Meeting adjourned at 6:48 p.m.

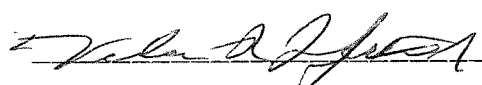
Selectmen:



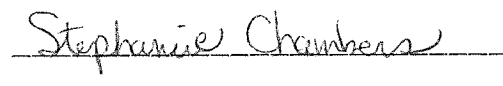
Joshua L. Stubbs



Ronald A. Gray



Verlan R. Lenfestey Jr.



Administrative Assistant

TOWN OF ADDISON

Selectmen's Meeting Agenda

Aug 3, 2026

Please note that all posted agendas are subject to change prior to the Selectboard Meeting

Selectmen Present: V.J. Lenfestey, Ronnie Gray

Meeting Open: 5:30 p.m.

Minutes were transcribed from Stephanie Chambers meeting notes as the recorder did not record.

1. **Motion to accept the minutes from the July 20, 2026 Selectmen's Meeting:**
V.J. makes a motion to accept the minutes from the July 20, 2026 Selectmen's Meeting. Ronnie seconds. No further discussion. Motion carries.
2. **Maine Assessment Update / Tax Commitment:**
Barbie Cirone, tax assessor, reports the assessment teams' last day of in person appointments was today. They have made several adjustments, follow up inspections and call backs to answer property owners' questions. With the current figures and information available at this time, Barbie estimates the mill rate will be 10.45. Updated property cards will not be mailed. Tax commitment should be completed by weeks end.
3. **BGM Committee-Peter:**
Neither Peter nor Cody are here this evening. Steph did briefly review the minutes as given to her by Peter.
 - a) **Updates from BGM 7/27/26 meeting:**
Cody voted in as co-chair
Plan to call Dennis Moraisey for AFD flag pole repairs
Plan to call Riverside concerning the park electrical needs
Auxiliary building is the Auxiliary's responsibility for repairs
Call PDQ for town office front door and storage building overhead door
John Davis quote to mow Station 2
 - b) **Quote for boiler room/park walkway/fall project:**
Peter has submitted a quote for the boiler room repairs
Reviewed, no decision per Select Board
 - c) **Quote for Station #2**
John Davis quote to mow Station 2, certificate of liability insurance supplied
Reviewed, no decision per Select Board
 - d) **Steph asks if the front porch/steps should be scraped and painted**
Will discuss at a later meeting

4. CEO/LPI:

a) East Side Rd: attorney conference 7/31/26

Attorney Wagner, Kevin and Steph had a phone conference in regard to ongoing LPI violation. Attorney Wagner will draft a 30-day demand letter for Kevin to review and send.

b) Basin Rd: Appeal request

The residents are present to appeal the Immediate Order to Correct Letter Served to them on 7/24/26 in regard to violations of junkyard, automobile graveyard and automobile recycling ordinances. Kevin Brodie, CEO is not present. The residents request an extension until a date when Kevin can be available as CEO.

Residents note that a pile of metal has been removed and there is no household trash.

Currently in the yard are: 3 registered vehicles, a bus for storage and one show car. Additionally, he states he plans to run a repair garage from his dooryard; garage tools and garage equipment will be stored in the yard as well. They have purchased fencing to install at a later date. States Kevin was at his residence 2 days ago. No new update available from Kevin at this time.

V.J. makes a motion to postpone the appeal until 8/31/26 and requests Kevin to be present. Ronnie seconds. No further discussion. Motion carries. Steph will notify Kevin.

5. Park:

a) Chris-grant meeting

Tanya Rucosky from Sunrise County Economic Council is here to offer assistance in filing grants for monies to benefit the town. She states it is important that the town tell her what actually they want/need from her. V.J. voices that the Select Board does not want any grants with strings attached or dictate what can be done with the property either now or in the future. Chris has many great ideas: pavilion for outside music, interactive playground for children, picnic tables, hibachi grills for cookouts. Discussion to combine Addison Days volunteers and the BGM Volunteers to come up with a plan.

b) Addison Days update:

The Splash and Dash was a huge success! Need to follow up with Amber in regard to the t-shirt order. Chris presents the fingerpainting artwork to the Town of Addison that was created by the children at Addison Days event. Chris asks if the Town of Addison will pay for the 2 two-way radios that was purchased for the Addison Days committee to communicate during the events. V.J states these were purchased for the Addison Days events and does not feel any other committee would have a need to use them, so therefore they should be expensed from Addison Days funds. Discussion about the need for Addison Days to have an outside PA system so they can make announcements and allow everyone to hear. Again, this would be

used by the Addison Days committee, therefore it should be expensed through the Addison Days fund. Bills submitted to treasurer for reimbursement. The committee would like to organize a community family BBQ in September.

c) Robert Costa:

Select Board reviewed the surveyor's map and the comments in regard to the property. Steph asks the Select Board to invite Bob to the 8/31/26 meeting to give the Select Board the information he has gathered and the next steps to complete the survey. Select Board agrees a meeting with Bob is needed to review.

6. Pye-Barker fire alarm update:

The technician needed to come on site for maintenance as the fire alarm system had several faults when doing the daily routine scans. Several batteries needed to be replaced. Technician recommended a yearly service call to check batteries and routine maintenance.

7. PRSWDD Minutes:

Fran submitted the PRSWDD minutes and financial report from 5/18/26 for the Select Board to review. Tanya Rucosky was in attendance and is interested in the Addison PRSWDD Director position. V.J. makes a motion to nominate Tanya Rucosky to the PRSWDD Director position. Ronnie seconds. No further discussion. Motion carries.

8. Pleasant River Ambulance Plan:

Steph presents the letter from PRAS – Maine EMS Operational Bulletin for Administrative Guidance to submitting the Municipal EMS Plans. V.J. will be the Municipal Officer contact, Steph will submit the plan on line.

9. Shellfish Committee:

Phil is here for guidance from the Select Board on forming a subcommittee under the Shellfish Committee. Alex Pringle at MMA recommends: 5–7-person committee, formal structure, hold open meetings, members to be approved by Select Board, sign an oath, take minutes, no formal voting but may have informal voting just to overcome a hurdle if needed to move onto the next session, include outside people; not just shellfish committee, make deadlines to report back to Select Board.

10. Sign Fencing Contract:

Bid accepted at 7/20/26 meeting, Contract signed 8/3/26. Fence will be installed late September.

11. Review Marcus Construction Quote for Fire Station:

Select Board reviewed quote for ground work at AFD in the fall. This will be funded from ARPA funds.

12. Foreclosure Process:

Step 1- Send a certified letter to property owners giving notification of property listing- Letter drafted, must wait 90 days prior to listing

The letters are reviewed and signed. The heirs of 380 East Side TAP will be notified via certified mail that the property is being listed with a realtor in 90 days.

13. MDOT Letter (drafted):

V.J. and Ronnie reviewed the letter. There is a correction that will be made and the letter presented back to the Select Board at 8/17/26 meeting.

14. Sign bill of sale to Dean Cirone for old town boat:

Bill of Sale ready for signature, however the Select Board feel a statement needs to be added that the boat is of no value; it has several holes and appears to be unrepairable to suit the town's needs. The trailer and engine will continue to be stored in the storage building.

15. Road Commissioner Report:

Marcus is not in attendance this evening. No concerns voiced.

16. Follow – up:

a) Quitclaim deed – Chambers

Amy has an email out to Kristy Trafton in regard to the deed name

b) Mow walking track

The walking track will go to bid next spring with all the other town parcels for mowing. May need to have a mower with a sickle bar.

17. Mail:

a) MMA Ballot

No action required per Select Board.

Other:

1. Sign AP Warrant: # 41

V.J. makes a motion to sign AP warrant # 41. Ronnie seconds.
No further discussion. Motion carries.

2. Sign Payroll Warrant: # 39 and # 40

V.J. makes a motion to sign Payroll warrants #39 and #40. Ronnie seconds.
No further discussion. Motion carries.

3. Sign minutes from the July 20, 2026 Selectmen's Meeting:

Minutes signed per Item #1 in this agenda.

Public Comment:

Question: When will they Basin Road open up from the MDOT construction?
Steph has a call out to the crew supervisor, unknown at this time.

Meeting Adjourned:

V.J. makes a motion to adjourn the meeting. Ronnie seconds. No further discussion. Motion carries. Meeting adjourned at 7:25 p.m.

Selectmen:

Joshua L. Stubbs

Ronald A. Gray

Ronald A. Gray

Verlan R. Lenfestey Jr.

Verlan R. Lenfestey Jr.

Stephanie Chambers

Administrative Assistant