

TOWN OF WELD

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MEETING MINUTES

Board/Committee: Select Board

Date: August 18, 2026

Time: 5:30 p.m.

Location: Weld Town Office

Call to Order

The meeting was called to order by Chair Lisa Miller at 5:30 p.m. The Pledge of Allegiance was recited.

Members Present

- Lisa Miller, Chair
- Dina Walker, Select Board Member
- Steve Conant, Select Board Member

Members Absent

- None.

Approval of Previous Minutes

A. Select Board Meeting Minutes

The meeting minutes from the prior Select Board meeting held on July 21, 2026, were presented for approval. One correction was noted: Julie's last name should be entered as Julie Jervis in connection with the Raven Run motion.

Motion: Dina Walker moved to approve the Select Board meeting minutes from July 21, 2026, as corrected.

Second: Steve Conant

Vote: All in favor, aye.

Motion carried.

Old Business

A. Fire Department Update and Fire Station Design Proposal

Corey Hutchinson reported that the fire station committee met in late July at the schoolhouse to review three architectural firms. After reviewing the firms' materials, the fire department members unanimously selected WBRC.

Discussion included the following:

- WBRC was viewed as the strongest firm due to its long record of service, professional proposal package, and consultant experience in fire station design.
- Hutchinson noted that no proposals were received from the other two firms that the fire department reached out to.
- Lisa Miller noted that WBRC's materials included consultant Laura Eisenogel, described as having nearly 20 years of experience in public-sector space planning, interior design, and architectural design.
- The initial programming and concept phase from WBRC was quoted at \$18,480.
- The total architectural fee package discussed was \$182,840 for services from project start through completion and inspections. This does not include the construction cost of the new fire station.
- Lisa Miller stated that the estimated full building cost for the congressional-directed spending submission would be \$2,350,000.
- The Board discussed the significant difference between an earlier informal estimate of \$6,000 to \$8,000 presented at Town Meeting in March 2026 and the current proposal.
- Lisa Miller said the Town previously approved \$10,000 for architect-related expenses, and the fire department unanimously agreed to use \$8,480 from donations to complete the initial phase payment.
- Lisa Miller stated that the remaining design costs would not move forward unless funding is secured through congressional-directed spending and other grants.
- USDA grant funding was discussed as a likely match opportunity that may cover up to 75 percent of the total project cost.

The Board agreed that additional review was needed before execution of the agreement with WBRC.

Action Item: Lisa Miller and the Board to have the proposed agreement reviewed, including a possible review by the town attorney, before the next meeting.

B. Mutual Aid Agreement Budget Request

Lisa Miller reported that Franklin County is preparing its 2027-2028 budget and requested updated mutual aid figures from the Town.

Discussion included the following proposed amounts:

- Waste disposal: \$6,651.10 for Perkins and Washington Township
- Fire protection: \$12,237.70
- Members noted these figures were lower than the current year's corresponding amounts.

The Board also discussed adding Tumbledown rescue costs to the fire protection request.

Additional details discussed included:

- Lisa Miller said the prior year's Tumbledown rescue figure was approximately \$2,590.
- A current year-to-date figure of approximately \$1,800 was provided, but Steve Conant questioned whether that amount fully reflected recent rescue activity.
- Rick Davol reported 68.5 hours on two recent calls and stated the manpower billing rate was \$18.50 per hour.
- Corey Hutchinson said apparatus costs average about \$100 per hour.
- The submission deadline discussed was September 30.

The Board agreed to verify the figures before submitting a revised request.

Action Item: Lisa Miller to verify Tumbledown rescue man-hours with Sharon Duval.

Action Item: Corey Hutchinson to check the current apparatus cost figures used by the state or the Maine Forest Service.

Action Item: The Board to prepare a revised mutual aid request to submit to the County before the September 30, 2026, deadline.

C. Treasurer's Financial Reports and Transfer Station Revenue

The Board reviewed the treasurer's financial reports. No formal action was taken.

Steve Conant stated that transfer station expenditures appeared significantly under budget and suggested that Archie's may be underbilling the Town. He also reported that Carthage appears to receive substantially more revenue from scrap metal than Weld does under its current arrangement.

Action Item: Steve Conant contacted Grimmel's to determine whether it could handle scrap metal hauling and improve return revenue.

D. Calderwood Engineering Bridge Planning

Lisa Miller presented updated information from Calderwood Engineering concerning a possible next bridge project.

Discussion included the following:

- The April 18, 2022, proposal for final design of the Westbrook Bridge was \$26,250.
- The current proposal is \$43,000.
- A possible lower-cost bridge approach discussed in the proposal could place the bridge cost in a range of \$600,000 to \$1,000,000.
- Members discussed overall project timing in light of the upcoming revaluation in 2027, fire station planning, and other capital priorities.
- The Board also discussed reviewing Maine DOT bridge reports before determining whether Westbrook Bridge should move forward next.

The matter was not resolved. The Board agreed to continue the discussion at the next Select Board meeting.

Action Item: Board members to review DOT bridge reports before the next meeting.

Action Item: Becky Durant Vining to research possible Maine DOT or related bridge grant opportunities.

E. Tax-Acquired Property

Lisa Miller reported that a family member of the deceased property owners contacted the Town from Alaska. He stated that he holds a last will and testament leaving the property to him and wants to pay the back taxes and have the property restored in his name.

Lisa Miller stated that she would contact MMA Legal to confirm which documentation is required to verify identity and ownership and to ensure that the transfer back into the owner's name is handled properly. She also noted that upcoming taxes will soon be due and should be included in the communication.

Action Item: Lisa Miller to consult MMA Legal regarding required documentation and, if needed, refer the matter to the town attorney.

F. Transfer Station Position Description and Posting

The Board reviewed the draft transfer station attendant job description and job advertisement.

Revisions discussed included:

- Remove references to compactors, balers, skid steers, loaders, and scrap sales that do not apply to the Town's operation.
- Remove references to user fees and punch cards.
- Remove the road commissioner reference.
- Reconsider whether a Maine driver's license should be required.
- Clarify that winter hours are reduced.
- Consider using a generic Town job application rather than requiring a cover letter, resume, and three professional references.

The Board also discussed the importance of future employee reviews, including possible mid-year and year-end evaluations.

The Board agreed to continue work on the revised posting.

Action Item: Dina Walker to prepare a redraft incorporating the discussed revisions, with a target to post by September 1 if finalized.

G. Transfer Station Infrastructure Improvements

After returning to the earlier discussion about the transfer station, Steve Conant reported that both the side and front fences need attention and that the existing container building is in poor condition.

Discussion included the following:

- A replacement 20-foot insulated container with a heat pump and electrical service may be available for under \$17,000 before delivery and additional electrical work.
- Steve Conant estimated the total replacement cost could be approximately \$25,000 before fence replacement and before any added roof structure.
- Members discussed the need for an electrical review and whether a portable toilet may be more practical than the unused composting toilet unit in storage.
- Lisa Miller stated that approximately \$44,000 is in the reserve fund.
- Members noted that because the total project would exceed \$10,000, it may need to go to Town Meeting.

The Board agreed to gather firmer figures before proceeding.

Action Item: Steve Conant to obtain firmer pricing on the replacement container and coordinate an electrical estimate.

New Business

A. Termination of Aptuitiv Website Contract

The Board considered whether to ratify termination of the contract with Aptuitiv for the Town website while retaining town employee email addresses.

Motion: Dina Walker moved to ratify the termination of the contract with Aptuitiv for the website, but not the email addresses associated with town employees.

Second: Lisa Miller

Vote: All in favor, aye.

Motion carried.

B. Delinquent Campground Tax Collections

Lisa Miller reported that the Town has been working with the Dummer's Campground owner and has begun receiving payments on overdue taxes.

The Board also discussed occupants who have left the campground while still owing money. Members discussed the need for an updated list so the Town can determine the next legal or collection steps.

Action Item: Carol to provide the updated list of former campground occupants who still owe money.

C. MMA Executive Committee Ballot

Lisa Miller reported that the Town received MMA Executive Committee election materials. Dina Walker stated that she knows candidate Shiloh LeFernier and recommended supporting her for vice president. The remaining races appeared to match the number of available seats.

Action Item: Lisa Miller to complete and submit the MMA ballot.

D. RSU Representative Coverage

Dina Walker reported that the Town currently has no RSU representative and that, in the interim, a Select Board member should attend meetings.

The Board discussed rotating coverage until the next election. Steve Conant indicated he could likely attend the first two upcoming meetings, and Dina Walker offered to cover the October meetings.

Action Item: Board members to coordinate interim attendance at RSU meetings until a representative is elected.

E. Sinnett Cemetery Maintenance

Dina Walker reported that, after inquiry, the state park acknowledged that Sinnett Cemetery maintenance is its responsibility and stated that the matter is being addressed.

F. Morgan Road Status

Dina Walker raised a concern passed along by a former selectman that minimal maintenance may be needed on Morgan Road to preserve its status as a town road and maintain access for hiking and emergency use.

Members discussed the possibility that the road provides access to the Parker Ridge trail area and noted that it is rough and may require only limited maintenance rather than major improvements.

The matter was not resolved. The Board agreed to continue discussion at a future Select Board meeting.

Action Item: The Board to consult with Robert Jackson and gather more information about the Town's obligations regarding Morgan Road.

G. Executive Session

At the conclusion of the public discussion, the Board voted to enter executive session.

Motion: Steve Conant moved to enter executive session.

Second: Dina Walker

Vote: All in favor, aye.

Motion carried.

The Board came out of executive session and announced that the interview for Tax Collector with Colleen Stewart would occur at a Special Select Board meeting at 9:00 a.m. on Monday, August 24, 2026. The interview/discussion would be held in executive session as per MRS § 405(6)(A).

Motions, Seconds, and Votes - Summary

#	Motion	Moved By	Seconded By	Vote
1	Approve the prior Select Board meeting minutes, as corrected	Dina Walker	Steve Conant	All in favor, aye
2	Ratify termination of the contract with Aptuitiv for the website, but not the email addresses associated with town employees	Dina Walker	Lisa Miller	All in favor, aye
3	Move into executive session	Steve Conant	Dina Walker	All in favor, aye
4	Adjourn	Dina Walker	Lisa Miller	All in favor, aye

Next Meeting

Date: September 15, 2026

Time: 5:30 p.m.

Location: Multi-Purpose Room

Adjournment

The transcript ended as the Board entered executive session and resumed after the executive session with the following motion to adjourn.

Motion: Dina Walker moved to adjourn the meeting.

Second: Lisa Miller

Vote: All in favor, aye.

Motion carried.

The meeting adjourned at approximately 7:30 p.m.

Minutes prepared by: Otter.ai

Approved by: Select Board

Date of Approval: _____