

BOARD OF SELECTMEN MEETING MINUTES

MONDAY, OCTOBER 6, 2025

6:00PM

- 1. Call to Order and Pledge of Allegiance:** Meeting was called to order at 6:00pm by Kurt Youland and the Pledge of Allegiance was said. Present: Steve Maheu, Kevin Nichols, Kurt Youland, Warren Hood, Angelo Terreri, Kurt Schaub, Lisa Bennett and Kent Harrington. Guest: Lucien Richard, Stephanie Pratt, Barbara Perry, Bill Adams, Jeff Perry and Jeff Gondeck.
- 2. Adjustments to the Agenda:** Financial Statements add as 5-3I and Junk Yard Violation School House Hill add as 5-3J.
- 3. New Business: 3-1a: General Assistance Maximums for 2025-26: 3-1a: Review New Limits:** This is the annual adjustment of rates and limits under the mandatory program. The Overall Maximums category (maximum household income/benefit) and Housing Maximums category both saw a sizeable increase this year, with the Overall maximum being driven by the Housing increase. **3-1b: Public Hearing:** Open public hearing, no comments from the public, closed public hearing. **3-1c: Action as Warranted:** Motion and second to approve the new rates, unanimous vote. **3-2: Pleasant Pond Conservancy – Stephanie Pratt: 3-2a: Discussion:** Stephanie wanted to discuss water testing on Pleasant Pond. She also asked about use of Pond Conversation funds – but the understanding is that fund would be available for mitigation-type projects at sites where threats to water quality are identified. Pond has been tested by the association, at a cost of \$1100.00. Board stated that they have never gotten any results from any of the testing. The association would like to purchase the necessary to do the complete testing, the equipment is \$3300, and would like to ask the town to fund the purchase of the equipment. In order to use funds from the Conversation Fund for things other than mitigation-type projects, it would need a vote at Town Meeting. Board asked the association to reach back out in early December with a written request to put an article on the town meeting warrant.
- 4. Old Business/Projects: 4-1: Willard Drive Property Sale: 4-1a: Review Deed:** The purchaser has paid the balance due for the Willard Drive property. **4-2b: Action as Warranted:** Motion and second to approve the Quitclaim Deed, unanimous vote. **4-2: Leavitt Institute:** Presently working on scheduling a board meeting. **4-3: Boofy Quimby Hall:** Shared an email from Tom Perkins relative to the HVAC portion of the project. A list of this nature doesn't tell a lot about what they are proposing. Kurt Schaub had a call this week that there are now 14 broken tables at the hall.

Steve Maheu stated that we are already past the completion date of August and nothing has been done. The board is not pleased with the HVAC proposal, appears to be extreme. Discussion about if no specifications by next meeting to terminate contract due to the fact that the completion date was August. The board has instructed not to make anymore payments until we get more specifications and a completion date. The board asked Kurt Schaub reach out to Tom Perkins and get more concrete information and revisit at the next meeting and to replace the tables at Boofy Quimby before the next rental, then revisit this as well at next meeting.

4-4: Transfer Station: **4-4a:** Staff have been advised to put the new containers into service. A meeting is scheduled with DEP and the engineering firm to review the revised plan. **4-4b:** Kurt Schaub also followed up with Mid-Maine Waste Action in regards to the 15 percent increase in our disposal contract. Mid-Maine Waste

Action attribute the increase to higher costs overall. Have reached out to EcoMaine and the landfill in Norridgewock to see if a more economical arrangement can be found. Current contract is good through the end of December.

4-5: Highway – Paving, New Truck: **4-5a: Paving:** Determined that \$255,000 was the final sum available for paving on Plains Road, that will leave us with just under \$30,000 for any remaining incidental expenses, such as hand work at driveways, additional gravel, etc. **4-5b: New Truck:** Was too late to purchase the truck that was approved at last meeting, so Kent would like to discuss maybe using a price cap of some kind to be able to act more quickly. Kent has found a few more trucks, but the one that best fits the needs of the Town is a 2026 Ford F250 for \$51,613. Motion and second to approve purchase of the Ford in the amount of \$51613, unanimous vote.

5. **Regular Reports:** **5-1: Fire Department:** Assistant Chief Lucien Richard was here to give the report for the department. Total calls for the month of September were 33 bringing the calls for the year to 317. October's training will be firefighter survival and RIT(Rapid Intervention Team), this training is intended to put firefighters in a stressful, but safe, environment where skills and communication will be tested at a high level. Fire Prevention: On October 7th and 9th the department will be doing fire prevention demonstrations at TPS. New SCBA's have arrived at Fire Tech & Safety. Scott Safety Equipment requires the department to do a Scott instructed "in-service" training. The unofficial date for delivery and training is October 24th. November's training will be reviewing the new SCBA policy as well as department specific SCBA confidence training. **5-2: Rescue Department:** Maine EMS is mandating that staff must have a flu shot and mumps, measles and rubella vaccinations, if staff do not comply they will not be allowed to be on the trucks. Unit 1 is going for a remount, department has a loaner at no cost to the town. Have hired a new EMT Basic and another Paramedic. **5-3: Town Manager:** **5-3a: Town**

Office Server Replacement: Kurt Schaub contacted both firms that the town has been dealing with for office technology services – both of which were familiar enough with our needs to provide us with a new network server. With our Trio system now cloud-based, we still need a server, but nothing on the scale of the one it is replacing. At present have received one price, unfortunately, our other vendor has not returned phone calls or emails. We have the funds in the upgrade reserve account to cover the replacement cost. Motion and second to purchase the new server, unanimous vote. **5-3b: Turner Center Road Bridge Replacement Meeting:**

The Maine Department of Transportation's meeting on the upcoming bridge replacement was well attended. We don't know exactly what the final project will be as yet, the department was amendable to shifting back to a deck replacement project, which can be done one side at a time and keep one lane of traffic flowing without a detour. Otherwise, traffic may wind up being detoured north to 219, then down North Parish Road, or up Upper Street. The department said they would rather not see School House Hill Road used as a detour, though many are likely to find it given the amount of construction time needed. Are now in a wait and see mode. **5-3c: Speed Study Requests – Airport Road and Kennebec Trail:** There has been a request for a speed study on two road, one is Airport Road, where traffic is apparently moving fairly quickly between Route 4 and the former airport property. The other request is for Kennebec Trail, where vehicles are apparently speeding despite the residential nature of the neighborhood. The Sheriff's Department cannot enforce speed limits that have not been duly established, and that begins with a Speed Limit study/analysis by DOT. No action taken. **5-3d: Planning Board Vacancy:** After 27 years of service, Shirley Twitchell has submitted her resignation as a member of the Planning Board. Motion and second with regret and gratitude for her 27 years as a member of the Planning Board accept Shirley's resignation, unanimous vote. Motion and second to appoint Tyler Ham as the newest member of the Planning Board, unanimous vote. **5-3e: Marijuana Ordinance Amendment Proposal:**

Presently have an application for a medical marijuana cultivation operation to be located in a building that, in the past, has been the site of significant law enforcement activity mostly during periods of time when the facility was not licensed by the Town of Turner. The ownership of the building has not changed, but the applicant is new. Application process may produce findings that all is on the level, but the scope of our evaluation is limited. At present, town can deny operating license to operators who have disqualifying drug convictions, but no consideration is given to sites that have been problematic. Kurt Schaub has sent an inquiry to Maine Municipal Association's Legal Services team about the idea of amending our ordinance to allow properties to be declared "nuisance properties", **5-3f: Tri-Town**

Selectmen: Kurt Schaub reached out to Leeds and Greene about getting a meeting on the calendar. Dates under consideration are November 20th and December 11th.

Leeds is okay with either date, waiting to hear back from Greene. **5-3g: Tree**

Lighting: December 2nd will be the date for the Tree Lighting. **5-3h: Tree at Bear**

Pond: Received two quotes for removal of the tree that was struck by lightning at the Bear Pond beach property. One is for \$2,500, which includes a lift and removal of a second, potentially problematic tree, and the other is for \$1,500, which would be done using cables and pruning of the second tree. Both are insured. Motion and second to award to the lower price quote, 4 in favor, Kevin Nichols abstained from voting. **5-3I: Financial Statements:** Board reviewed the statements all look good.

5-3J: School House Hill: Board asked Kurt Schaub to have code officer, Ross Gagne follow up on the progress.

6. **Consent Agenda:** Motion and second to accept the consent agenda, unanimous vote.
7. **Executive Session – Code Enforcement – pursuant to 1 MRSA 405 (6)(E)**
Violations : Motion and second to enter into executive session at 8:15pm, unanimous vote. Motion and second to exit executive session at 8:30pm, unanimous vote.
8. **Adjourn** – Motion and second to adjourn at 8:30pm, unanimous vote.

Respectfully submitted,
Rebecca M Allaire, LCC