Selectboard Meeting Agenda
Anson Town Office, 5 Kennebec Street
August 25, 2026
Meeting Minutes

5:00 pm. Executive Session in accordance with M.R.S.A. Title 1§ 405 (6)(A) personnel discussion.

1. Call meeting to order and Pledge Allegiance.

2. Consent agenda:
   a. ***Motion to approve the minutes of August 11, 2026. Motion by Leann Dickey, seconded by Brenda Garland. Approved 5-0.***
   b. ***Motion to approve Treasurer Warrants. Motion by Larry McHugh, seconded by Brenda Garland. Approved 5-0.***

Warrant #89	Payroll #31	$10,531.73
Warrant #90	Town A/P	$19,154.40
Warrant #91	Sewer A/P	$300.00
Warrant #92	Payroll #32	$10,798.86
	Total	$40,784.99

3. No Presentation

4. Regular Agenda:
   a. ***Motion to accept quote of $3,204.00 from CMC Technology Group procured by BTS for server cabinet and cabling work needed in the Town Office. Motion by Leann Dickey, seconded by Sharon Mellows. Approved 5-0.***
   b. ***Motion to accept quote of $915.00 from K Tronics for the relocation of NVR lock box and surveillance equipment needed before cabling and server work is done in the Town Office. Motion by Sharon Mellow, seconded by Larry McHugh. Approved 5-0.***
   c. Discussion and decision to accept quote for $4,665.00 for the bathroom reconstruction work need to provide resident assess to bathroom during town meetings and ensure ADA compliance.
   d. Discussion and decision for quote of $450.00 to remove and reinstall new basement door to ensure resident safety and Town Office security.
   e. Discussion and decision to accept quote for $710.00 from K Tronics for the installation of a camera in the Town Office to alleviate surveillance blind spots being created by bathroom remodel.

The Board discussed proposed Town Office renovations, focusing on ADA accessibility, bathroom repairs, mold concerns, and building safety. The existing restroom doorway does not meet ADA accessibility requirements due to its width and door configuration, and additional work would be needed to provide appropriate access and secure restricted areas.

Board members expressed concern that project costs could continue to increase and suggested evaluating the Town Office as a whole before completing individual renovations. The Board discussed requesting a compliance/safety walkthrough to identify and prioritize necessary improvements and potentially presenting a comprehensive building improvement package to voters. Immediate concern was also raised regarding mold in the employee restroom and the need to determine appropriate remediation.

Motion to table C, D and E items until additional information could be obtained. Motion by Jim Smith, seconded by Leann Dickey. Approved 5-0.

f. ***Motion to allow Angel Aguirre to sign agreement to retain RHR & Company, CPA for the Town's 2026 audit. Motion by Leann Dickey, seconded by Larry McHugh. Approved 5-0.***

g. ***Motion to approve the tax payment refund for acct: RE1846 made by a resident due to system error. Motion by Larry McHugh, seconded by Sharon Mellows. Approved 5-0.***

h. ***Motion to approve the tax payment refund for acct: RE1800 made by a resident due to issues between resident and residents escrow company once the escrow payment comes in. Motion by Sharon Mellow, seconded by Larry McHugh. Approved 5-0.***

i. Discussion regarding resident's tax payment issues and foreclosure of acct: RE1441.

The Board discussed a resident's concern regarding a manufactured home located on his property whose owner owes several years of property taxes and may abandon the home following eviction. The Board noted that while the eviction and removal of the home are primarily matters between the property owner and manufactured-home owner, the unpaid taxes and existing liens remain a Town concern. Questions were raised regarding why foreclosure had not occurred, the potential costs and liabilities to the Town if it foreclosed, and the value of the home. ***The Board agreed that legal counsel should be consulted regarding the Town's options before taking any action.***

j. Discussion to approve changing acct: 74 sewer rate and request that reimbursement of any funds from inaccurate amount be applied to her overdue sewer bill.

The Board discussed Sewer Account 74, which had been charged the business rate of approximately $128 rather than the residential rate of approximately $65. The property owner requested that the rate be corrected and prior overpayments applied toward the outstanding sewer balance. The Board discussed the property's sewer connection, how long the incorrect rate had been charged, and whether reimbursement was appropriate. No decision was made. ***Selectboard requested further research into the account history.***

k. Discussion of ordinances.
The Planning Board requested direction on which ordinances to prioritize for the next Annual Town Meeting. Potential priorities included needle exchange/medical injection sites, controlled substance facilities, sex offenders, automobile graveyards/junkyards, and building maintenance. A complete list will be provided to the Selectboard for review and prioritization.

5. Updates of Past Items:
   a. Fountain: Fountain repairs are underway, with wiring from the shoreline to the pole and pump testing remaining. Completion was anticipated by the end of the week.
   b. Fee Schedule: Work on the updated fee schedule is nearing completion. Final figures are expected following the next work session, after which the schedule will be placed on a future Selectboard agenda.
   c. Sidewalk and ADA Compliance: Accessibility-related signage has been installed, and sidewalks are not being pursued at this time. The speed study has been completed, with speed changes expected, and roadway passing/line concerns were also discussed.
   d. Veteran Flags: Arrangements are being developed to allow residents to use utility poles for veteran flags at no cost. Once logistics are finalized, information will be provided to residents.

6. Other Business:
   a. Items from the Board: The Board discussed improving public awareness of Planning Board, recycling, and ambulance-related meetings by adding meeting dates to the Town calendar as a courtesy.
   b. Items from the Administrator: Mentioned by selectboard that three applications had been received for the bookkeeping position, and the Board requested that interviews move forward.

the selected candidate was unable to accept the position following an accident.

b. Fire: Community event participation was successful, fall hose and pump testing has been scheduled, and the department reported 104 calls. Repairs are planned for the South Station roof and pavement concerns at the North Station. The generator installation was completed, warranty repairs were performed on the control panel, and a service program is being established.
c. Town Office: Several pending Town matters remain with legal counsel. Some items have been reassigned within the law firm, and responses are expected as attorneys complete their reviews.
d. EMA Director: The Town continues providing water assistance to residents due to dry conditions.

8. No Public Hearings

9. Items by the Public:

Surveillance Cameras: Following concerns at the North Station, available camera coverage was discussed. The Town will check whether the Water District's camera may provide useful footage.

Recycling/Starks: Discussions continue regarding a potential arrangement to transfer the Town's interest in recycling assets and exit the existing agreement. The proposal appeared financially favorable and will require further discussion and eventual consideration by voters.

Personnel Matter: A former/pending personnel matter was raised during public discussion. The Board declined to discuss the substance publicly and stated that the matter had been referred to legal counsel. The individual will be updated after legal review and Board consideration.

Payroll Services: A resident asked whether outsourcing payroll had been considered to reduce the administrative workload on Town Office staff.

Executive Session: Following completion of the public portion of the meeting, the ***Board moved to return to the executive session that had previously been recessed. Motion Leann Dickey, seconded by Jim Smith. Approved 5-0.***

Motion to exit executive session. Motion by Sharon Mellows, seconded by Larry McHugh. Approved 3-0. (2 Selectboard members absent.)

Motion to approve Town of Anson Organizational Structure option 2. Motion by Jim Smith, seconded by Larry McHugh. Approved 3-0. (2 Selectboard members absent.)

10. ***Motion to adjourn. Motion by Sharon Mellows, seconded by Larry McHugh. Approved 3-0. Approved 3-0. (2 Selectboard members absent.)***

Prepared by: Angel Aguirre, Town Administrator September 4, 2026.

Approved and signed on 10-27-2026.

Sharon A Mellows

Larry McHugh

Brenda A Gaulrel