SELECTBOARD MEETING – JUNE 1, 2026 at 6 PM

Attendance: Joe Nolan, John Phelps, Linda Schmidt, Jessica Pendleton, Rob Viglas.
Also in attendance: Jessica Lewis. Minute Taker: Jessica Lewis

Call to Order: 6:10pm

Citizen Concerns: Jessica P. states that Peter Haggerty now owns his uncle's property and there is a problem with a neighbor leaving their trash for Vince to pick up on his property and bears are getting into it. Peter has spoken to the neighbor, sent a text to Vince, and put up a sign on his property to indicate that it is not ok for the trash to be left there. Joe states this is a civil matter, but suggests possibly the trash could be left at the end of the neighbor's driveway instead of Peter's property and Vince could go a little farther up the road to get the trash.

Joe states on Litman Lane there are two houses and a camp, and the residents who own the camp have reached out to Joe saying that their neighbor is obstructing their shared right of way with a gate. The residents state that the State Police have been contacted. It is possible that as a fence-viewer he could evaluate the issue and Joe said he would look into it.

Ongoing Business:

- **MERP Grant update**

The Town received an updated bid from Roy for the **boiler and hot water updates** at the Town Garage and an additional bid from Don Latif. The bid from Don Latif is more thorough and itemized, though John expresses concern about going with a Rheem boiler and whether Don will be willing to service and maintain this boiler. John suggests going with Don Latif because the price is better, the quote is more detailed, and he trusts the work Don does. Rob and Joe both agree that Don's reputation is strong and he does good work.

Tom Yandow joins the meeting via telephone. Tom describes the bid from Roy and the changes that were made to bring the total bid to $36,404. Don sent his quote this morning for $24,500. Work done by Blue Flame will likely incur extra costs but the total is not known yet. Don has not talked to Blue Flame yet but will do so if his bid is accepted. Linda asks if the cost for Blue Flame to connect is part of Roy's quote already, and Tom confirms this. He estimates those costs would add about $1500-1600 to the total of Don Latif's bid. The Board agrees unanimously to go with

Don Latif's bid. Don has stated that he will be able to go forward with work on the project later this summer.

REVISED TO ADD: John points out that Tom has referenced Don's bid being submitted by the original deadline more than once, and asks if this is an ethical factor to consider and whether there could be any repercussions for choosing the bid that was submitted later. Tom advises that the board should consider that the original bid went out to 8 different bidders and Roy was the only one that was returned, and it was returned by the deadline. Joe points out that soliciting more quotes after the deadline was the Board's effort at doing their due diligence to collect more than one quote on behalf of the Town, and as a result the Board agrees the deadline should not be the primary factor in considering which quote to choose. Tom advises Joe to sign and date the quote and return it to him so that Tom can distribute it to both Tom and Roy to let them know the Board's decision.

PCI did a consultation on **propane vs oil savings** based on Town Garage usage. In today's dollars for oil they project about $3900 for fuel oil expenses for 2026 based on our average usage. The projected cost of propane for the same amount of fuel would be closer to $2900. Tom describes the new LP boiler being 95% efficient means it will produce only what is needed, and those savings aren't calculated in that price difference but could make it even more significant.

Tom states the existing chimney will be left but it will be filled with insulated and capped. The new boiler will vent from the side wall of the Town Garage.

The second **lighting project RFP** has returned no additional bids or inquiries. That project will be assigned to Randy Novotny.

Joe asks Tom whether the lights in the Town Garage have been updated to LED previously and Tom confirms they have not, they are fluorescent bulbs and are not up to date with current standards. We will also add foot candles to allow for better and safer lighting.

Linda inquires as to an **update on the windows**. Currently the windows are due to arrive at the end of June. Tom states that in the scope of work done by the State there was a note that there was improper insulation in the attic space at the Town Hall. Tom will ask Farrington to take a look at this to see if it needs to be repaired or replaced.

Tom is going to contact the garage door repair company to move ahead on **repairing the door at the Town Garage**.

- **Audit Review**

Jessica L. prepared a summary of the advice and consultation with Jordon Plummer from Sullivan Powers. Jordan’s primary recommendation was to implement the Cash Receipts module in NEMRC, the town accounting system, to allow for better tracking and reconciliation of funds. Linda motions to approve purchase of the Cash Receipts module; Joe seconds, all in favor. Jessica L. will contact NEMRC to arrange this addition.

Additional smaller points from Jordon’s assessment are discussed, and the Board agrees to work through these points in the near future.

- **Water Testing at Town Hall**

No developments yet but Joe and Rob will do the testing soon. John suggests doing the test soon before the test could be picked up so the results remain fresh.

STR Ordinance

Rob gathered several examples of nearby and similarly-sized towns STR ordinances. The Board agrees it would be best to take them home to review and consider what language and regulations make the most sense to use to create an appropriate ordinance for Sandgate. The Board members will reconvene on this at the next meeting.

Linda mentions there is about **$800 remaining in grant funds** that must be allocated by the end of the month. It was suggested that the money be used for a small generator for the Town Garage. The cost for this would be closer to $3300. Jessica P. and John both mention it may be better to get a stand-by generator instead of the smaller generator if that much money is going to be invested. This would also be a more secure and a better long-term option. Linda will ask Jay to coordinate with Randy Novotny who installed the generator at Town Hall to consult on this.

Linda states that after speaking to Phyllis, it is clear there is an imminent need for a third lister. Board members will try to find another person to fill this spot.

Road Report

No concerns or issues. The Board commends the Road Crew for continuing to do a great job.

Review May 18 minutes

Rob motions to approve; Joe seconds; all in favor.

Sign Orders

Orders signed.

Rob motions to adjourn; Linda seconds; all in favor

Meeting adjourned 7:45pm

Next meeting June 15 at 6pm at Town Hall

Respectfully submitted by Jessica Lewis