

Minutes of the Wilton Select Board Meeting
November 4, 2025

(FULL RECORDING IS AVAILABLE AT www.mtbluetv.org)

Members Present: David Leavitt, Nancy Allen, Tiffany Maiuri, Keith Swett, Phil Hilton, Maria Greeley.

Item #1- Pledge of Allegiance

Item #2-Minutes from October 21, 2025, Select Board Meeting

Motion by Keith/Second by Phil-To Approve the Select Board Meeting Minutes from October 21, 2025.

Vote: 5-0 Unanimous

Item #3- Public to speak on a non-agenda item.

None

Item #4-RFP Interim Financing Bid Opening

The RFP Bid deadline was Friday October 31, 2025 and there were two bids received.

1. Androscoggin Bank-This came in at 5.74% for the full amount of \$7,448,000.00 and there was no penalty for pre-payment.
2. Bank Funding LLC-Option A came in at 5.2% taxable. Option B came in at 3.8% for 22 months at \$3,724,000. There was a penalty of 102% of remaining balance for pre-payment.

-David noticed there were fees, doc fees, processing fees involved with the Bank Funding LLC.

-Maria stated there is \$17,500 for Bank Funding for processing fees

-Nancy asked how much are fees with Androscoggin Bank? Maria stated none. Bank Funding for Option A in comparison to Androscoggin Bank appears to have a better rate. 3.85%. If the 102% factors into the pre-payment, it will be hard to tell whether we would need to have pre-payment for this project. The 5.74% with Androscoggin Bank is better than the current rate that we have with them. We have out approximately 2.2.

-David questioned the 22-month timeline? Maria stated it was Bank Funding for 22 months.

How does this fit in with the USDA Grant? We have to expend before we can get reimbursement. Maria clarified that we have to use up the full \$7,448,000.00 first. This is a draw down, using it as needed borrowing.

-Tiffany made motion/Phil seconded-To go to Androscoggin Bank for the RFP Interim Financing.

-Nancy asked why?

-Tiffany explained that it is a draw down, it is local and with all of the penalties, she doesn't feel comfortable. The 102% is a flag for her.

-David-The \$17,000 processing fees as well.

-Maria stated that the existing relationship with Androscoggin Bank should be highly considered. She does not know much about Bank Funding, LLC.

-Nancy asked how long the turn around is? We haven't received any money from USDA?

-Maria stated that the Project has to be completed first. We have to completely draw down the \$7,448,000.00. At that time, we would then take and finance the difference long-term.

-Phil could not find any reference to Bank Funding, LLC. They don't have a website. They just mentioned a bunch of directory listings that look very generic and fake. It was recommended if this Bank was the choice to look into them a lot deeper before we even consider.

-Maria stated they were out of Boyds, Maryland

Vote: 5-0 Unanimous for Androscoggin Bank.

Item #5- Mutual Aid Agreement-Jay/Farmington

Motion by Keith/Second by Phil-To have the Police Chief sign the agreements.

-David asked if this was the same agreement, names and numbers.

We did not sign for Farmington

Maria explained that we had MMA look at this with our Town Attorneys to review the document. The Police Collaboration Committee have reviewed the document in reference to us signing with Jay. So, it has also been reviewed by them, legal and underwriting for our insurance.

Vote: 5-0 Unanimous

Item #6-Letter of Support-Regional ACO with Franklin County

Motion by Keith/Second by Phil-To send a letter with the chairperson of the Board signing it.

-Maria-A letter of support to the County Commissioners was submitted last year. The county would apply for the Betterment Grant which unfortunately was not funded through the commissioners. Because this is a foundation grant, it needed to show that it would be sustainable long-term. We are asking them again to apply for the grant. The logistics have not been figured out. We want to make sure it is equitable between all of the communities. There is still a lot of research that needs to get done before we can move forward. We are in support of doing something regional with the county.

-David-Not sure if this would work or not, if all the towns look at what they currently budget for animal control and it got pulled, is that enough to have a countywide ACO or at least a good step towards that? Maybe the county can kick in the difference for the unorganized territories.

-Nancy-Are you thinking one person would cover the whole county or more than one person?

-David-Probably one, but one person can't cover the entire county.

-Maria-You also need time for overnights or overtime or weekends and time off at that point. It is definitely going to take at least two people.

Vote: 5-0 Unanimous

Item #7-Approval of MMA Risk Reduction Grant-2025

This is for back up cameras for a couple of plow trucks. We have been awarded this grant. The grant is up to \$2,076.50

Motion by Keith/Second by Tiffany-To Accept the MMA Risk Reduction Grant 2025.

Vote: 5-0 Unanimous

Item#8-Upcoming Meetings:

Select Board Meeting-November 18, 2025-6:00 P.M.

Item #9- Other

-David-The ATV and recreation park and ride on Munson Road is now complete. It went over a little bit because it needed some extra gravel for the roadway up over the hill from the parking lot over to Whistlestop. We will end up paying about \$3,000.00. Maria confirmed.

-Motion by David/Second by Tiffany-For the balance of the project come out of the Rec Dept's Bjorn Fund.

-Keith asked what the balance is in the Bjorn account?

-Maria does not have the balance available but stated there is money available.

Vote: 4-Yes 1-Oppose (Keith) Motion carries

-Maria explained that the Police Department received a check from Tractor Supply in the amount of \$250.00. Tractor Supply celebrates first responders. Last year they did a cook out and this year they donated to their local Police Department.

David asked if there were any restrictions?

Ethan explained that they just dropped it off and didn't provide any context. Ethan did call them and their manager was away.

-Motion by Tiffany/Second by Phil-To Accept the grateful donation to the Wilton Police Department.

Vote: 5-0 Unanimous

Item #10- Manager's Report

-Election Day is today-The polls are open until 8:00 P.M. As of about 5:30 there were roughly 1150 votes cast. Tonnie has done an excellent job in preparing for the election, training and making sure things ran smoothly for her first election. Also, the Town Staff have been right out straight with taxes and absentee ballots. Maria gave a thank you especially to Cindy, Michelle, Dylan and Gary for their hard work during these busy times!

-We are finally able to announce that we have hired Allen Adams as our Water/Sewer Superintendent and Kevin Goodwin as a Water Operator. Both come with their own unique set of experience and willingness to learn. Both employees have jumped right into learning and Allen is eager to lead the crew. I know we have been without these positions since the beginning of May and I wanted to take a moment to thank Nels, Cliff, Cordell and Michelle for their patience and willingness to step up during this time.

-Reminder, over the next year John E. O'Donnell & Associates will be conducting a revaluation program for the Town of Wilton. The program includes visiting individual properties for exterior inspections, measuring buildings, and taking photographs. Each employee will have an identification letter on Town Letterhead. A copy of the letter and list of each employee with their name, plate number/registration and a description of their vehicle is available at the Town Office, on our web site and on the John E. O'Donnell website. Feel free to call the Town Office at 207-645-4961 or O'Donnell & Associates at 207-926-4044. The Wilton police Department, Franklin County Sheriff's office, and the Maine State Police are aware of the Company's presence in Wilton.

-The Town Office will be closed on November 11 in honor of Veteran's Day.

-The Retaining wall-SME-Sevee & Maher Engineers provided a memo on design updates.
(Attached)

Item #11-Adjourn

Motion by David/Second by Tiffany -To Adjourn

Vote: 5-0 Unanimous 6:22 P.M.

MEMO TO: Maria Greely, Town Manager of Wilton, Maine

FROM: Kate Tilas

DATE: November 4, 2025

SUBJECT: **DESIGN UPDATES BASED ON OUR PRE-APP MEETING WITH USACE 10/27/2025**

Sevee & Maher Engineers, Inc. (SME) is providing this memo to update the Select Board on the Wilson Lake Retaining Wall project at 39 Lake Road in Wilton, Maine. On Monday, October 27, 2025, SME and the Town of Wilton met with Jeremy Lessard at United States Army Corps of Engineers (USACE) to discuss the proposed project and any required permitting.

During the meeting, USACE noted that they are adopting a new permit form that is more closely aligned with the National USACE general permits and will replace the previous USACE New England General Permits. The new general permit will require multiple general permits based on the proposed activity of the project.

Originally, the Retaining Wall project proposed to remove the entire rock retaining wall and replace it with riprap. This activity would trigger the shoreline stabilization general permit. Due to the linear length of the project exceeding 200 feet within a critical habitat of the Atlantic Salmon, the project would result in in-lieu fees. To avoid paying fees, SME and USACE came to an agreement that the embankment could be stabilized behind the existing rock retaining wall. Once the embankment is stabilized, a portion of the upper rock retaining wall will be removed. The bottom of the retaining wall will remain and act as a base for the proposed embankment stabilization.

We have included the plan outlining the new design dwg C-103 and the cross sections outlining the portion of the rock retaining wall to remain on dwg C-303.

Please reach out to me if you have any questions at kett@smemaine.com or 207.829.5106.

Attachments:

1. PLAN AND CROSS SECTIONS

