

GREENWOOD SELECTMEN'S MEETING MINUTES

June 2, 2026 - 5:00 pm

All Meetings are audio recorded.

Item 1: Roll call and determination of a quorum - Chair Chapman called the meeting to order at 5:00pm.

Roll Call: Chair Amy Chapman, Selectman Norman Milliard, Selectman Robert Oickle, Town Manager Kim Sparks, and Road Foreman/Fire Chief Ken Cole.

Item 2: Pledge of Allegiance

Item 3: Introductions

- a. Zoom participants - None
- b. Participants present - None

Item 4: Chair Statement (if needed)

If you wish to speak, please wait until the Chair has opened the floor to Public Comment or until we are at the agenda item you wish to speak on. Once the Chair has recognized you, please stand, state your name for the record, the agenda item, and the nature of your business. All comments and questions must be addressed to the Chair.

Item 5: Approval of Warrants

Expenditure Warrant # 47 – \$ 27,379.19 covering period May 19 – May 25, 2026

Expenditure Warrant # 48 - \$ 32,333.08 covering period May 26 –June 1, 2026

The Board reviewed Warrant # 47 and # 48. Selectman Oickle motioned and Selectman Milliard seconded to accept Warrant # 47 and Warrant # 48 as presented. Vote: 3-0. Warrants are accepted.

Item 6: Review and approve minutes of May 19, 2026

The Board reviewed the minutes of April 21, 2026. Selectman Milliard motioned and Selectman Oickle seconded to approve the minutes as amended. Vote: 3-0. Minutes are accepted.

Item 7: Selectmen contacted outside of meeting - No contact.

Item 8: Comments from the Public - None

Item 9: Agenda Items – (15-minute limit per item)

- A. Discuss Johnnies Bridge – Kim explained that she went back and research the records on Johnnies Bridge. She stated that the Town had received an engineered estimate in 2014 from Caldwell Engineers to repair the bridge for \$ 250,000. Kim stated that the notes stated that Alan Seames, then Road Foreman told the Board that he would find a cheaper option as \$ 250,000 was too much money to spend on a road that is rarely used. Kim stated that Alan hired Cross Excavation to do the work at a cost of \$ 75,000. Kim explained that this was not an engineered design and the Selectmen were in favor of the lower price.

Kim updated the Board on the inspection by Robert Prue of Pine Tree Engineering. Kim explained that Rob suggested that we close Johnnies Bridge Road to keep.

vehicular traffic off the bridge. Kim stated that he estimated repairing the bridge would be \$ 150,000 per side. Road Foreman Cole stated that they have closed the road and installed erosion control as Rob had suggested. Ken stated that they counted 6 blocks that had slid into the pond. Chair Chapman stated that we received all the DEP permits when we updated the bridge in 2016. Kim answered yes. Road Foreman Cole stated that he was disappointed that it only lasted 10 years. He explained that the blocks were not properly tied into the bank with cross ties. Selectman Oickle stated that the road is currently closed and asked if that was impeding anything other than just cross traffic. Foreman Cole stated that it impeded Hill Top Pools and Spas from filling up their tanker with water which they shouldn't have been doing with the no thru trucks rule.

Selectman Oickle asked if there were any long-term opinions of the road. Chair Chapman stated that people say that it is hard for emergency vehicles to make that sharp corner from Rt. 26 onto the Gore Road. Chair Chapman stated that we have had many discussions on closing the road in the past. Kim stated that Brian Dunham suggested closing it several times to save money. Selectman Milliard stated that there is only one house on that, and even if that road were closed, they could still utilize their driveway. Chair Chapman stated that if the bridge was closed the residents could still use the driveways. Chair Chapman asked if they would close it at Rt. 26 or after their driveways. Foreman Cole stated he would have it closed after their driveways. Selectman Milliard stated that we would have to have some type of signage to alert drivers that there would be a dead end. Selectman Milliard stated that would save a considerable amount of money.

Selectman Oickle asked what the bid in 2014 was. Kim stated in 2014 it was \$ 250,000. Selectman Oickle asked was it would cost now. Kim stated the engineer's estimate to repair now is \$ 300,000. Kim stated that she did not get an estimate of what it would cost to remove the culvert. Foreman Cole stated that if we pull out the culvert we are opening it up to larger boat traffic. Selectman Milliard stated that the Woodstock Selectmen may want to weigh in on this. Selectman Oickle asked why we could not leave the culvert to keep the same size boats, close the road, and allow people to fish there. Kim stated that we would have to remove the blocks that are there now for fear of them falling. Chair Chapman stated her concerns about removing the culvert would not allow folks to walk around the lake. Kim stated that folks are still fishing there and walking across the bridge. Selectman Milliard stated that we have a lot of things to consider but we will figure this out.

Kim asked if the Board would like to discuss this with the Woodstock Selectmen. Selectman Milliard stated that it would not be a bad idea to get their input as most of the taxpayers on North Pond are in Woodstock. Kim stated that she would reach out to Woodstock and get this added to their next meeting agenda.

Selectman Oickle stated that he felt that \$ 300,000 was too big a number for our budget and for what little traffic uses the bridge. Selectman Milliard agreed and to keep it closed until we can budget for it if that is what we decide to do. Selectman Oickle asked if it had some historical value. Chair Chapman answered yes that it used to be a wooden bridge, then a small concrete bridge, and there are many beautiful photos of it. It was agreed to discuss this issue with the Woodstock Selectmen and then discuss at a later meeting.

B. Discuss Timber Harvesting on Town property

Foreman Cole stated that we discussed timber harvesting on Town property. He explained that he had a harvester, Alfred Lucas look at the property around the Town garage and at the old brush dump property. Foreman Cole stated that he was given a conservative estimate that we would net \$ 25,000 - \$ 30,000. Foreman Cole explained that if the Selectmen were interested, there would be a contract, and he could start this summer. Selectman Milliard stated that sounded good to him. Chair Chapman agreed and stated that woodlots are meant to be harvested and forested in a manageable way periodically to keep things thinned out. Selectman Oickle stated that we should do it. Foreman Cole stated that he would have Mr. Lucas contact Kim with a contract.

C. Discuss Painting RR crossings, crosswalks, and parking lot.

Foreman Cole explained that it is the Town's responsibility to paint these lines. Foreman Cole stated that he would get this scheduled for this summer/fall time frame.

D. Discuss letter from MDOT regarding bridge repair and closing of Rt. 219

The Board reviewed the letter. Kim stated that Ken is working on letting our mutual aid towns know about the closures. Kim stated that once she has the dates, she will get this posted at the Town Office and on our Town Website. Selectman Milliard asked that folks must detour up to 14 miles. Foreman Cole answered yes. Selectman Milliard asked how long the projects were going to last. Kim stated they have been told three to four months. Kim stated that the State is hoping that we will help get the word out. Foreman Cole asked if MDOT will be responsible for posting road signs about the closure way back at the intersections. Kim answered yes. Kim stated that her and Foreman Cole would start getting the word out to our neighbors and area fire departments and once we have the actual closure dates, we will put up notice on our website and Town Office.

E. Review State Tax Valuation

The Board reviewed the State Tax Valuation received from the State.

Selectman Oickle stated that the value keeps increasing on us. Kim answered that properties are still selling for double or more than what the Town has them assessed for. Selectman Oickle asked once we have the revaluation in 2027 will these numbers come back up. Kim answered yes, we will be at 100% and then residents will receive the full amount of the homestead and veterans' exemption.

F. Discussion about Audit

The Board reviewed the proposal to complete our audit from certified accountant, Mindy Cyr. Selectman Milliard asked if this was for eight years. Kim explained that two of these eight years have already been done by Hoisington and Bean, but we have never received a completed audit report and two of the years are for future audits. Selectman Milliard stated that we do not have much choice. Kim agreed and stated that they have had a difficult time finding a new auditor as everyone claims they are too busy to take on new clients. The Board agreed with the proposal and Kim stated that she would get things scheduled.

G. Discuss proposed slate for MMA Vice President & Executive Committee

The Board reviewed the proposed slate and didn't have any other nominations.

- H. Discuss request for Town Office to be closed on Monday, July 20th due to both Kim and Angie needing the day off for appointments.
The Board has agreed to close the Town Office on July 20th. Kim stated that she would get the word out to everyone.
- I. Plan for Area Selectmen's Meeting in Greenwood – Kim stated that they were hosting the area selectmen's meeting and asked what the Board would like to do for food. The Board agreed to have the Good Food Store make sandwiches and cookies. Kim stated that she would make that happen.

Item 10: Other business and communications - None

Item 11: Town Manager update to the Board of Selectmen - see attached

Item 12: Executive Session per 1 MRSA Executive Session per 1 MRSA § 405 (6) (A) – Personnel Matters

Selectman Oickle motioned and Selectman Milliard seconded to go into executive session at 5:40pm. Vote: 3-0.

Selectman Milliard motioned and Selectman Oickle seconded to come out of executive session at 6:35pm. Vote: 3-0.

No votes taken.

Item 13: Meetings and Events

June 4th – Fire Dept. Hose Testing, Legion parking lot
June 9th – Primary Election and MSAD 44 vote -8am to 8pm Legion Hall
June 10th – Conservation Committee Meeting, 10am GTO
June 15th – Planning Board Meeting, 5:30pm GTO
June 16th – Selectmen's Meeting, 5:00pm GTO
June 19th – Juneteenth, Town Office closed
June 22nd – Area Selectmen's Meeting, 5:00pm Legion Hall
July 3rd – 4th of July observed, Town Office closed
July 6th – Planning Board, 5:30pm GTO
July 7th – Selectmen's Meeting, 5:00pm GTO
July 20th – Planning Board, 5:30pm GTO
July 21st – Selectmen's Meeting, 5:00pm GTP

Item 14: Adjourn meeting: Having no further business, Selectman Oickle motioned and Selectman Milliard seconded to adjourn the meeting at 6:38pm. Vote: 3-0. Meeting is adjourned.