Town of Alexander Selectmen's Meeting
April 2, 2026

Attendance:
Skip Colson
Beth Johnson
David Davis
Carl Oakes

Julie Burgess
Jane Manza
Joe Manza
Foster Carlow Jr
Larry Hill
Roger Holst
Frances Holst

Meeting called to order at 6:01 PM.
Pledge of allegiance recited.

Additions/Deletions
Skip added to speak about the new officers before proceeding with the rest of the meeting.

Officers
Skip Colson and Carl Oakes were both reelected as selectmen at the town meeting on Monday March 30th. Skip Colson will continue to be the chair, addressing officer, and a member of the planning board of appeals. David Davis will continue to be the vice chair and assistant to the addressing officer. David Sanford will continue to be the selectmen's secretary, video surveillance monitor, and a member of the planning board of appeals. Carl Oakes will continue as general assistance. Beth Johnson will continue as general assistance and solid waste representative.
Motion to approve these positions as listed by David D. and seconded by Carl.
Voting: Unanimous.

Approve Minutes from Previous Meetings
David D. pointed out a line in the DBU section that was repeating itself. "He has been on the DBU board for about 10 years on the DBU board." This was corrected to "He has been on the DBU board for about 10 years."
Motion to approve the minutes of the 5 March 2026 meeting by Carl and seconded by David D.
Voting: Unanimous.

Appointments
Skip read the list of appointments for this year.
Changes from the previous year include:
Kristy Crawford, Brett Niland, and Lareina Niland on the assessment board of appeals.
Marty Colson and Skip Colson as election clerks.
Roger Holst as fiber optic broadband liaison, DBU project manager, and DBU project rep/delegate.
There is a vacancy for DBU project rep/delegate alternate.
See attachment A for the complete list of appointments.
Motion to appoint as listed by David D. and seconded by Carl.
Voting: Unanimous.

Assessors
Jane Manza presented two letters to the selectboard, see attachment B.
First letter addresses a 2024 abatement for Steven Knowles on account number 588. The well and septic on this property was billed twice because of a mistake during the TRIO upgrade. The assessors already issued an abatement for 2025 and are seeking approval to abate $175.50 for 2024.
Motion to grant an abatement for $175.50 to Steven Knowles by David D. and seconded by Carl.
Voting: Unanimous.

Second letter addresses a different 2024 abatement for Steven Knowles on account number 553. This property was billed as one acre from 1995 to 2021. It was entered in the system as 3.5 acres in 2021 using calculations based on the deed language that were incorrect. Also, the property was taxed as an abutting property in 2023, then after the TRIO upgrade in 2024 it was taxed as a developed base lot instead. The property should only be taxed for one acre as an abutting property. The assessors already issued an abatement for

2025 and are seeking approval to abate $83.30 for 2023 and $216.74 for 2024.
Motion to grant abatements for $83.30 and $216.74 to Steven Knowles by Beth and seconded by David D.
Voting: Unanimous

Jane reported that the assessors have been out visiting properties and they are now done.

Roads

Larry received a call from a Bangor company for hot top. He told them that we don't usually pave until June, but they wanted to be added to our list. Larry said that we have a standing relationship with County Concrete that he wants to maintain. Larry and Skip discussed that the town is unlikely to do very much paving this year anyways. Larry reported that Brown's Logging cleared the edges of three roads. Larry and Skip said that it looked good and the price was very good. Skip pointed out that there is a little under $800 left in the ARPA fund, and that might be enough to do a culvert on McArthur Road. Larry expects that it would take 3-4 hours and a load of gravel. Skip asked him to check it out and see what they could do with it. Larry said that he will get an estimate. Skip also pointed out that we need to look into sweeping if we are going to do it, especially at the intersections. Larry said that they could use a leaf blower if needed because he has seen people do that in the past.

Municipal Plowing Contract

Skip reported that he spoke to Brent Gibson and he does not want to continue the municipal plowing contract for the school and town office parking lots. We need to put out a bid for municipal plowing that is plowing only for those two lots. Larry said to make sure the bid says that the plowing must be done before the school and the office are open.

Clerk's Report

Julie reported that a mold test was done on the office floors and came back positive. Eastern Mold Remediation came out a week ago and said that the mold is growing under the tiles because they were glued onto unsealed concrete and that creates the perfect environment for it. They said that the tiles and glue will need to be removed, then the concrete cleaned and sealed properly. They suggested epoxy floors as a good option that will prevent the issue from happening again. Julie spoke to Alan Ellsmore about doing the work and he is coming tomorrow to look at it. Foster Carlow Jr. said that he knows someone that does epoxy floors and he would have them call the office so we could have a second opinion. Skip said that this is an urgent issue because it is already causing health problems in the office.
Julie provided two quotes from the provider of TRIO, the town's software for property tax assessments and collections. TRIO is upgrading from a desktop to online version that is going to be mandatory in the future. One quote is to host ourselves for $5,315 setup fees and $660 annually. The second is for TRIO to host us for $7,995 setup fees and $3,000 annually. Danny Sullivan told Julie that our computer and servers should be able to host the new TRIO so we can go with the cheaper version, but he needs to double-check her computer first. He is also looking into a new desktop for Lesliann that will work with this and the other programs they need to use. Jane pointed out that the software needs to still work on the assessor's laptop as well. Skip emphasized that he wants to make sure the new computer will work for this and everything else the office needs it for. Julie said she would keep discussing with Danny and get back to them.
Julie reported that the audit came back and everything looked good. She has updated the town's financials to reflect the balance forward for each account reported in the audit. She also said that all the selectmen, assessors, and planning board members need to complete Freedom of Access Act training again and sign forms saying they have done so.
Skip read Kristy Crawford's formal letter of resignation from the town clerk/tax collector/treasurer position and all associated appointed positions. Skip said that they are all sad to see her go but happy for her in her new position.

Motion to accept letter of resignation by David D. and seconded by Carl.
Voting: Unanimous.

New Business

Skip reported that the transfer station price will increase this year. The town received a letter stating that the price would be going up, but it did not specify how much it was for Alexander specifically. Down East Ambulance (DEEMS) will also be charging more this year. Foster Carlow Jr provided the updated numbers from their last meeting. DEEMS has charged $12,072 for the past 13 years. The new price will be $12,994, an increase of $922. This is based on a population of 525 for Alexander at $22 per person, which is up from $17 per person. This is based on a 1.15 ring factor for the town, and the town is saving $10 per person because we have a first responder unit.

Members' Reports

Beth said that she submitted a general assistance reimbursement request to the state but has not heard back yet. Julie confirmed that she had not received anything either.
Skip asked Roger Holst to speak about the DBU. Roger wants to know what the selectmen expect for a report now that he is the delegate instead of Ted Carter. Skip said they just want to know if there are any changes. If everything is running smoothly, they are not worried about it. Roger pointed out that the DBU meeting agendas are always posted on the DBU website. Roger said that Alexander is doing well paying their portion with memberships. However, all the money goes into a pool, so we are paying our portion, but others are not. If other towns do not have enough subscribers, they are eventually going to not have enough money. Roger says that all towns should be doing some marketing to promote Pioneer. David D mentioned an article in MMA about getting money from CoverME, but Roger said we are unlikely to get any more grant money.
Beth brought up Ted's idea to have a fund to pay part of installation costs for new subscribers to help get 10 new customers mentioned during last meeting. Skip said that we could potentially have Cassie Oakes put a note in her section in the paper that there are funds available for low-income Alexander residents to help cover installation costs. The selectmen decided to table this until their next meeting and go from there. Roger said that the DBU voted on a $5 per person rate increase. They have postponed implementing it until after their next meeting to make sure they are doing it correctly. Beth pointed out that Pioneer just had a price increase, now DBU is having a price increase that will likely cause Pioneer to increase their price again. Roger wants to have a second voting delegate because of how the DBU bylaws are written, rather than just an alternate.

Motion to enter executive session for 1 concealed weapons permit per 1 M.R.S.A. § 405(6)(F) by David D. and seconded by Carl at 7:08 PM.
Voting: Unanimous.

Out of executive session at 7:14 PM.

Motion to approve 1 concealed weapons permit pending additional action by applicant by David D. and seconded by Beth.
Voting: Unanimous

Motion to adjourn by David D. at 7:15 PM.

APPOINTMENTS 2026

A

Addressing Officer	Skip Colson	2027	214-5836
Asst to Addressing Officer	David Davis	2027	214-5683
Animal Control Officer	David Townsend	2027	904-7194
Code Enforcement Officer	Andy Snowman	2027	904-7139
Plumbing Inspector	Stephen Cox	2027	263-6887
Road Supervisor	Larry Hill	2027	904-8453
Assessment Board of Appeals	Kristy Crawford	2027	
	Brett Niland	2027	
	Lareina Niland	2027	
Planning Board of Appeals	Ted Carter (Ch)	2029	454-3896
	David Sanford (Sec)	2029	454-8242
	Dana Porter	2027	
	Mark Pickton	2028	
	Skip Colson	2028	214-5836
Cemetery Asst. Caretaker	Jane Manza	2027	454-3017
	Rhonda Oakes	2027	454-2344
Town Clerk/Tax Collector/Treasurer	Julie Burgess	2027	454-3011
Deputy Clerk/Tax Collector/Treasurer	Lesliann Barnard	2027	454-3011
Registrar of Voters	Julie Burgess	2027	454-3011
Deputy Registrar of Voters/Ballot Clerk/Warden	Lesliann Barnard	2027	454-3011
Deputy Ballot Warden	Josie James	2027	
Election Clerk	Jane Manza	2027	
	Chanise Provencher	2027	
	Marty Colson	2027	
	Skip Colson	2027	214-5836
Emergency Management	Edward Burgess	2027	214-2706
Fire Warden	Edward Burgess	2027	214-2706
Deputy Fire Warden	David Sullivan	2027	454-7141
	Julie Burgess	2027	454-3011
General Assistance	Beth Johnson	2027	214-4696
	Carl Oakes	2027	454-2344
Health Officer	Janice Sullivan	2027	454-7141
Fiber Optic Broadband Liaison	Roger Holst	2027	454-7751
DBU Project Manager	Roger Holst	2027	454-7751

APPOINTMENTS 2026

A

DBU Project Rep/Delegate	Roger Holst (3yr term)	2027	454-7751
DBU Project Rep/Delegate Alternate		2027	
Public Information	Julie Burgess	2027	454-3011
Selectboard Secretary	David Sanford	2027	454-8242
Solid Waste Representative	Beth Johnson	2027	214-4696
Video Surveillance Monitor	David Sanford	2027	454-8242
WCCG Representative	David Davis	2027	214-5683
WCCG Resident Representative	Edward Burgess	2027	214-2706
DEEMS Representative	Foster Carlow Jr.	2027	454-2600
	David Sullivan (Alternate)	2027	454-7141

B

Board of Assessors
Town of Alexander
50 Cooper Road
Alexander, ME 04694

Board of Selectmen
April 2, 2026
RE: Steven Knowles #553
80-13-F

The Board of Assessors is requesting an abatement for the years 2023 and 2024 to correct acreage valuations on property belonging to Steven Knowles. When Steven purchased the property from Mary Jean Landry in 2021, he bought and paid for one acre. The wording on the deed was the same wording that had been used with the first transaction in 1995, which the town has been billing as one acre even though the measurements equal 3.5 acres. The property changed hands again in 2003, 2018, and 2021, each time copying the original deed and taxing only one acre. In 2021, the Board of Assessors using Jane Manza's calculations changed the acreage to match the deeds measurements, being 3.5 acres. However, this was incorrect as the deed is for more land than is available following known land boundaries.
In 2023 the property was taxed as 3.5 acres abutting property. In 2024 and 2025, again 3.5 acres but as a developed base lot, not abutting.

Please consider the following abatement:

	Old Value			New Value		Abatement
2023	3.5 acres	$5,300	$90.10	1 acre	$400 x 0.017 = $6.80	$ 83.30
2024	3.5 acres	$16,575	$223.76	1 acre	$520 x 0.0135 = $7.02	$216.74
The Board of Assessors abated:						
2025	3.5 acres	$16,575	$238.68	1 acre	$520 x 0.0144 = $7.49	$231.19

Thank you,
Board of Assessors
Merle Knowles
Sue Carter
Jane Manza

B

Board of Assessors
Town of Alexander
50 Cooper Road
Alexander, ME 04694

Board of Selectmen
April 2, 2026
Re: Steven Knowles #588
88W-003+4+3A ON

The Board of Assessors is requesting an abatement for the year 2024 for owner Steven Knowles to correct a duplication of taxes paid on a well and septic system on the above property. Steven has a trailer on this property and has been paying for the trailer plus well and septic separately under account #588. He has owned the land, account #537, since 2018 but in 2024 with the update of TRIO, a well and septic value of $13,000 was duplicated. These accounts have now been combined into #537; account #588 will be deleted.

Request for abatement from Board of Selectmen:
2024 well and septic $13,000 x 0.0135 mill = $175.50

Board of Assessors abated:
2025 well and septic $13,000 x 0.0144 mill = $187.20

Thank you,
Board of Assessors
Merle Knowles
Sue Carter
Jane Manza