

CHAPMAN MUNICIPAL OFFICERS MEETING MINUTES

Wednesday, October 22, 2025

Call to Order – The meeting was called to order at 4:10PM by the Chair Isaac Braley.

Present: Isaac Braley, Mickey Maynard, and Terry Hanlon via phone conference, Town Manager, Sandra L. Fournier, and CEO, Aaron Whitaker.

Absent: Chuck Beaulieu II.

Public Comment – A member of the public was present, a newly appointed Select Board member of Stockholm. He wanted to watch a meeting to get a better understanding of the flow of a meeting, Roberts rules, and parliamentary procedure. The Chapman Select Board welcomed him.

Board of Assessors

Sign 2025 Municipal Valuation Return – The MVR is the paperwork that will need to be submitted to Maine Revenue Service that documents the 2025 mil rate and associated values that were assessed and taxed for the 2025 year. Motion was made by Hanlon to accept and sign the MVR as presented, seconded by Maynard Motion passed.

Approve Minutes of Previous Meeting – September 17, 2025 – Motion was made by Maynard to approve the minutes as presented; seconded by Hanlon. Motion Passed.

Review, Approve, and Sign Treasurer Warrants #73-80 – Motion was made by Maynard to approve and sign the treasurer warrants as presented; seconded by Hanlon. Motion passed.

Old Business

Code Enforcement Update – CEO, Aaron Whitaker updated the Board on the recent court hearing with the civil service of a junkyard violation to the property at 290 Carvell Road. The violation held up in court, however the fine was very minimal at \$150. The property has since been foreclosed by a local financial institution, who was unaware of the current code violations. Whitaker was hopeful that working with the bank would be more beneficial and we may start to see progress. Whitaker will keep the Board updated as the situation progresses. Although this property is located in Mapleton, it is very close to the Chapman town line. Many residents in Chapman have also expressed concern with the condition of the lot.

Other – Not other old business was presented.

New Business

Consider GA Appendices Adoption – The Town Manager presented the new financial limits and appendices for the General Assistance program. The Manager stated there was very little change from last year to this year. Motion was made by Maynard to adopt the new 2025/2026 appendices for the General Assistance program as presented; seconded by Hanlon. Motion passed.

Sign Notice of Election – MSAD #1 School Board Director – The local election for MSAD #1 School Board Director was Dan Edgecomb's term. He did not take out papers, but was running as a write. No formal vote was needed for this agenda item.

Review 2023 Potential Foreclosure List – The Board reviewed the Tax Collectors list of potential foreclosures, should the residents not pay their taxes by November. The Town Manager confirmed on the less desirable locations, a waiver of foreclosure will be presented at the November meeting should the taxes not be paid. This was informational only and did not require a vote.

Other – No other New Business was presented.

Set Next Meeting Date(s):

- a. Joint Board Meeting – Thursday, October 30, 2025 @ 6PM
- b. Select Board Meeting – Wednesday, November 12, 2025 @ 5:30 PM
- c. Joint Board Meeting – Tuesday, November 18, 2025 @ 6PM

Adjourn at 4:19 PM.

Submitted by:

Sandra L. Fournier, Town Manager