

**Kingfield Selectmen Meeting Minutes**  
**Tuesday December 16, 2025; 5:30 PM Webster Hall 38 School Street**

**Attendance**

**Municipal Officers:** Hunter Lander, Wade Browne, Chris Rushton, Morgan Dunham

**Municipal Staff:** Leanna Targett (Town Manager), Travis Targett (Wastewater Superintendent)

**Public:** Claudia Diller, Susan Davis, Jennifer McCoy, Beth Perrara, and Diane Christen

**Via Zoom:**

**Absent:** Kim Jordan

Chairman Lander calls the meeting to order.

The board reviews notes provided by TM Targett on town foreclosed properties procedures.

TM Targett states that under 36 M.R.S. § 942-943 the Town of Kingfield must hire a real estate broker to list and sell the property via quitclaim deed at the highest price at which the property is able to sell or at the price which the real estate broker anticipates it to sell within twelve (12) months after the listing, and pay the former owner any proceeds in excess of taxes, fees and such owed to the Town and the real estate commission.

TM Targett says because this process is new (Jan 2024) some of the details on how the logistics are handled are new territory as well. Following a conversation with the Town Attorney it was agreed that it made sense for the board to place that authority with the town manager if they so choose. It appears that many town leaders (selectmen and councilmen) are placing the authority with the Town Manager who is receiving recommendations from the Real Estate Broker/Agency that is representing the Town's best interest.

Selectman Dunham makes a motion to grant the authority to the Town Manager. Seconded by Selectman Rushton.

Those in attendance are concerned that the meeting does not constitute an emergency, the authority should be that of the selectmen who work for the people, TM Targett does not work for the people – she works for the board, and that offers must be known by the public. The selectboard explains that there are two offers that have been submitted and more coming in and it is not in the best interest of the town for the board to keep meeting in executive session (having emergency meetings) to discuss these offers, these offers would not be handled in public meetings as they are confidential. TM Targett explains that the law dictates that it must be sold at the highest price at which the property is able to sell or at the price which the real estate broker anticipates it to sell within twelve (12) months after the listing and the town will ONLY recoup their allowed costs, all other funds will be returned to the owner.

Following further comment, the motion is revised by Selectman Dunham as such: Motion to grant authority to the Town Manager with recommendations from the realtor, this motion is for this foreclosure only. Seconded by Selectman Rushton. All in Favor.

Selectman Dunham makes a motion to adjourn meeting. Seconded by Selectmen Rushton. All in Favor.