

# Sebec Annual Town Meeting - August 11, 2025

- Art. 1** Walt Emmons nominated Charles Shaffer / Wayne Nason 2<sup>nd</sup> - all in favor
- Art. 2** Harold Baird nominated Eric Weidman for a 1-year term to fill the vacancy/ Wayne Nason 2<sup>nd</sup> – nominations cease. All in favor.
- Helga Nason nominated Wayne Nason for a 3-year term. Nominations cease/Mike Harris 2<sup>nd</sup> – all in favor
- Art. 3** Joan Baird motioned / Mike Harris 2<sup>nd</sup> - accepted
- Art. 4** There is no vacancy
- Art. 5** Mike Harris motioned/Alaina Zelkan 2<sup>nd</sup> - accepted
- Art. 6** Alaina Zelkan made a motion to amend it to read “Any profit or surplus from sale will go back to the original owner” /Mike Harris 2<sup>nd</sup>. Mike Harris motioned to accept as amended / Lisa Ferris 2<sup>nd</sup> – all in favor
- Art. 7** Alaina Zelkan motioned to accept / Lisa Ferris 2<sup>nd</sup> – all in favor
- Art. 8** Joan Baird motioned to set at 4% / Charlene Moriarty 2<sup>nd</sup> – all in favor
- Art. 9** Mike Harris motioned to accept/ William Downs 2<sup>nd</sup> – all in favor
- Art. 10** Mike Harris motioned to accept / Lisa Ferris 2<sup>nd</sup> – all in favor
- Art. 11** Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> – all in favor
- Art. 12** Joan Baird asked what that means? Walt Emmons said overdrawn accounts from budget amounts be ratified. Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> - all in favor
- Art. 13** Walt Emmons mentioned that people can make monthly payments if they want. Mary Downs motioned to accept / Lisa Ferris 2<sup>nd</sup> – all in favor
- Art. 14** Mike Harris motioned to accept /Mary Downs 2<sup>nd</sup> – all in favor
- Art. 15** Bob Lynch asked for details about what is to be done. Wayne Nason – the left side of the exterior of the building needs to be sided, windows need to be replaced, etc. They requested bids, but they were all too high, so just putting aside money. Alaina Zelkan asked if there was a capital account for building repairs and Walt Emmons - No. Mary Downs motioned to accept / Jeanette Hughes 2<sup>nd</sup> – all in favor
- Art. 16** Gail Lynch asked what it was last year? Walt - \$70,000. Mary Downs motioned to accept / Alaina Zelkan 2<sup>nd</sup> – all in favor
- Art. 17** Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> – all in favor
- Art. 18** Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> – all in favor
- Art. 19** The question was asked if we still use snow fencing. Walt Emmons – not in long time. Bob Lynch asked who was doing the plowing? Wayne – Ames. Walt Emmons mentioned that some years they make out well and some they don’t. We had a lot of sand left over this past year. Alaina Zelkan if the salt/sand is included in the contract? And how many miles of road? Walt – 25 or 27 miles and sand is included by the yard and the Town buys the salt. Mary Downs motioned to accept / Charlene Moriarty 2<sup>nd</sup> – all in favor

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**Art. 20** Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> – all in favor

**Art. 21** Mary Downs motioned to accept / Lisa Ferris 2<sup>nd</sup> – all in favor

**Art. 22** Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> – all in favor

**Art. 23** Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> – all in favor

**Art. 24** Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> – all in favor

**Art. 25** The question was asked if we are doing anything about invasive species like knot weed. Walt Emmons -there is not much to be done about that, no. Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> – all in favor

**Art. 26** Mary Downs motioned to accept / Jeanette Hughes 2<sup>nd</sup> – all in favor

**Art. 27** Mary Downs motioned to accept / Charlene Moriarty 2<sup>nd</sup> – all in favor

**Art. 28** The question was asked what is was last year. Walt Emmons -\$5,000. Wayne Nason- the show was shorter for that price this year. They raised the minimum price to \$7,500. Mary Downs motioned to accept / Mike Harris 2<sup>nd</sup> – all in favor

**Art. 29** Mike Harris motioned to accept / Alaina Zelkan 2<sup>nd</sup> – all in favor

**Art. 30** 4%. Mike Harris motioned to accept / Lisa Ferris 2<sup>nd</sup> – all in favor

**Art. 31** Mike Harris motioned to accept / Mary Downs 2<sup>nd</sup> – all in favor

**Art. 32** Mike Harris motioned to accept / Lisa Ferris 2<sup>nd</sup> – all in favor

**Art. 33** Mike Harris motioned to accept / Lisa Ferris 2<sup>nd</sup> – all in favor

**Art. 34** Lisa Ferris motioned - discussion

Joan Baird – don't want to vote on an open-ended ART. Walt Emmons- it was open-ended to start the discussion. Last year we voted to designate from surplus towards construction. We applied for grants but we do not qualify because the median income was too high for Sebec. We are going to have to pay for it.

Mike Harris – the appropriation, not grant, from Jared Golden's office said we didn't ask for enough money. We do not need a 5-million-dollar station. We are at crunch time because the insurance company is not happy – we need to do something.

Charlene Moriarty -how much? Mike Harris- possibly \$750,000. It needs to be ADA compliant, we needed to have engineered drawings, which were \$8,000 and the Fire Marshall's office needs to sign off on the build because it's a municipal building.

Bob Lynch -could repair the current one? Walt Emmons – explained all the problems.

Charlene Moriarty – what about having it at the Municipal Building? Mike Harris – we looked at that and it wasn't going to work.

Mrs. Drew – are there any plans? Mike Harris – that will go out to bid. Wayne Nason – explained his thoughts and concerns about the cost.

Joan Baird mentioned that maybe we should try for a grant through Susan Collins. Gail Januskiewicz (Treasurer) – we have \$245,000 we could designate from unassigned surplus.

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Aliana Zelkan – did the \$8,000 concept designs include a cost analysis? She thought the price was too high. Walt Emmons – They were giving \$325 sq. ft. The Select Board tried to solicit others, but no response.

Mike Harris thought we would need \$750,000 to comfortably build.

Charlene Moriarty asked if the \$255,000 from last year was already out of the town funds. Gail Januskiewicz – yes, and we can comfortably take another \$245,000 from unassigned surplus.

Mike Harris – the MMA insurance audit said they would not worry about the existing *if* we are building a new one. If we are in the same building next year – there's no telling what they will do.

Alaina Zelkan -maybe we should ask an accountant some advice. Should have at least three months of surplus if something were to happen. She is worried if we take the \$245,000 out, we won't have enough- only 2-2.5 months available to pay bills. Wayne Nason – we can comfortably take \$245,000 from unassigned surplus.

Charlene Moriarty – and idea about a loan? Gail Januskiewicz – I have been looking at loan options.

Harold Baird – will we have control of the build? Mike Harris – yes, but we have to be ADA compliant. We need to build for the future.

Don Drew – no one is talking about our homeowner's insurance rates that will go up if we don't have a Fire Dept. We need to move forward on this other building.

Wayne Nason – if we vote to designate the \$245,000 from unassigned surplus, we will have \$500,000 to use. We may have to get a loan to complete it. Joan Baird – the dollar amount is not the issue, we just need to have plan to cover the build. Mike Harris – we need to get at least three bids and the contractor needs to be insured and have worker's comp.

Eric Weidman- the Town voted for a Municipal Fire Station and we need to safeguard our future. We need to fundraise. We should be able to take from the reserves, but not exhaust them. Mike Harris – we did some fundraising and some more has come in tonight.

Bob Lynch asked what the exact reserve amount is? (unassigned surplus) Gail Januskiewicz - \$672,663.29.

Charlene Moriarty made a motion to take \$245,000 from the unassigned surplus to add to the current amount we have set aside. Allow the Select Board to take out a loan for up to \$300,000, if necessary, to construct a new Fire Station building. Not to exceed a total build cost of \$800,000. Lisa Ferris 2<sup>nd</sup>- all in favor

Jeanette Hughes motioned to adjourn / Geraldine Emmons 2<sup>nd</sup> – all in favor

Adjournment at 7:45PM