

Town of Sebec Select Board Meeting Minutes

November 18, 2024

Meeting called to order at 4:00 PM.

Present: Donald Rush, Wayne Nason, Sara Torbett, Gail Januskiewicz and Mike Harris.

Guests: Rob, Roger and Office manager for RJD and Jessica Richmond.

November 4, 2024 minutes reviewed.

******Walt motioned to approve the minutes as amended, Don 2nd. Motion passed.**

Tax Collector/Treasurer – Gail Januskiewicz

- Meeting with RJD – Rob and Roger.
 - Gail asked why we were billed for Tyler for 4 days. Rob said that it was some spring work he was doing that was done later this year. The other time Tyler and the others were here, it was for the ¼ review and that has been billed out by year.
 - Gail said that we all wanted to meet so we can see if we are missing something in the process of making sure that Roger can properly work on the properties and not miss anything. Gail reviewed a few of those properties that had not been updated for several years. She also reviewed the ones that had been found and supplemented. Her concern is if these improvements are missed, how will we know? Rob said that now that we have a Building Permit established, we will find them all.
 - Gail reviewed some that were missed and still have not been updated. Some we could not find an Intent to Improve. Roger said to put a note in his box for those who hadn't pulled a permit. Roger said he doesn't always receive the shoreland zoning permits. The Planning Board needs to let Roger know of any new ones. He needs a signed copy of the recording with the registry. Walt brought up his own property that has a new garage and was not assessed for a few years, even though he did file an Intent to Improve.
 - Wayne mentioned that the Select Board had met with Roger a few months ago and all four of them were at fault.
 - Rob- We have no way of knowing unless there is a permit. The re-val over the next 2 falls will look at all the properties again. There will be roadside reviews and some in-home. The way to remedy stuff for now is to bring it to their attention.
 - Gail requested that Roger still come every month. Rob said he can do that, but some months may not be busy enough. If there is not enough for Roger to do in a given month, the office staff will communicate that.
 - Walt asked how much of the quarterly review was completed. Rob- 1 of 3. They will be doing more in the next few months. Rob has report at the office saying what was done. Roger – TRIO is not updated yet and will be by the end of the 3 years, including pictures and sketches on each account. The Town will need to purchase the sketching module for that, but not until he is ready.
 - Don asked how far back can we go on taxes not assessed properly. Rob – 3 years, but you probably won't win in court unless there was nothing assessed before.
 - Walt suggested there be a file for new issues. He asked if all notes are made on the cards will be transferred into TRIO, including the old property owners? Roger – yes.
- Piscataquis Fire Protection Agreement – signed by Select Board
- Met Brenda Kelley at Camden National Bank concerning the safety deposit box in the Fire Dept. name. Both keys were lost by Brenda and Ken, so they would need to charge a \$35 fee to open the box. The Select Board would like to see the contents, so go ahead and pay to have it drilled open.

******Wayne made a motion to move \$300,000 from Maine Savings Money Market to Maine Savings CD for 8mth at 3.30%. Walt 2nd. Motion passed.**

- Discussion on the cemetery CD account at Bangor Savings. Jenifer Ambler said it is still in the Town of Sebec name, with Carol Cress and her as signers.

****** Walt made a motion to remove Carol Cress and Jenifer Ambler from the account and add Gail Januskiewicz as the Town Treasurer and Sara Torbett as Deputy Treasurer. Wayne 2nd. Motion passed.**

Walter Emmons

Wayne Nason

Donald Rush

****** Wayne made a motion to have Gail contact Gerald Nessmann, if necessary, in regards to this situation. Walt 2nd. Motion passed.**

- 98% of the first half of taxes for 2024 have come in and 2% of the second half.
- Gail met with 2 representatives from Skowhegan Savings Bank concerning opening a SWEEP account there. They will be putting together a packet for review. Gail told them it would not be until after June 30th, 2025, if we decide to change.

Town Clerk – Sara Torbett

- Discussed the new lights – We removed the light on the front corner for now. A timer should be installed.

****** Walt made a motion to have a timer installed so they would not be on all the time. Wayne 2nd. Motion passed.**

- Election day went well.
- Fireworks contract was received for July 3rd, 2025.

Fire Chief – Mike Harris

- Called out to a fire.

The Select Board discussed the corrective actions from the MMA. Walt will go over there and try and fix some of the things.

The Select Board decided to close off the stairway and hose tower to stop the “chimney effect” of the heat all going up through the roof. Wayne will go and close that off, with some help.

The Select Board discussed the Piscataquis Area Community Center.

****** Don made a motion to adjourn. Wayne 2nd. Motion passed**

Meeting adjourned 6:20 PM