

Town of Sebec Select Board Meeting Minutes

November 3, 2025

Meeting called to order at 5:25PM.

Present: Walter Emmons, Wayne Nason, Eric Weidman, Sara Torbett, Gail Januskiewicz, and Emery Pelletier, and Mike Harris

Guests: Rob Duplise and Roger Peppard

Fire Chief – Mike Harris

- Reviewed a few quotes for steel buildings. Gray Custom Builders in Medway is good to work with. Quote for \$265,000 to purchase, erect, insulate, groundwork, concrete, electrical, plumbing and heat, metal inside structures – no garage doors. Mike – do we want to put the groundwork out to bid? The Town would like to see some progress. Select Board -Yes. Wayne – the septic and well will probably need to be in the spring. Eric – we have some strong options now with the steel buildings. Nothing is needed from the Fire Marshall’s office – Mike- No. Select Board – we need to get an ad in the gazette for a bid for the driveways and culvert, possibly start the parking area. They will meet and come up with an ad for next week’s posting.

Review of the October 20, 2025 meeting minutes.

*****Eric made a motion to approve the minutes. Wayne 2nd. Motion passed.*

RJD Meeting – Rob Duplise and Roger Peppard

1. Wayne – we have some questions about the goings-on. Gail -the bills are confusing about bills/ invoices, we need more information on them to distinguish what they are for. Gail brought up that the guys left early and Rob denied it. We saw them on the camera leave and not come back and they told us it was a holiday so they will leave early. Rob said the guys would not lie to him and he’s not going to talk about it. Eric – there needs to be some accountability to the town/RJD, we need to know what properties they are working on. Rob – no one else asks for those specifics, there should be a trust factor, we shouldn’t have to explain our job. Discussion on what the current bills are covering. They want to know the difference between re-val visits and regular work.
2. Rob- for the yearly review Roger comes alone. Re-val is multiple step. Anything prior to Oct 15th was regular annual assessing. Rob will have them put “annual assessing” on the invoices. Gail asked about the bill where the credit needed to be to take Tyler off on a day because he had to come help Roger because the other guys didn’t finish the work on the day they were here. Invoices say the 14th and he wasn’t here on the 14th, Rob says he was at the office. Rob will fix the invoice and credit a day for Tyler.
3. When they figure the re-val it will be on sq and age of the home. They will look at all the parameters and average depreciation called “land residual reduction.” Eric- how far back will you go? Rob- three years. RJD will send a letter to all tax payers for a hearing, so people can meet with us if there are any changes we did not catch. Walt – maybe use current budget to help compare apples to apples and help people compare. Rob- spring work is usually done before town meeting, maybe we can do it earlier. Roger- said this year it will be done earlier. Roger asked about getting the maps updated. Wayne said he would.
4. Wayne asked if they have completed every property for the re-val – Yes. Rob – we are at inputting and sketching process. Re-val contract will now bill for \$17,766.66 each phase, not by the day. It will be in three phases:
 - Phase 1 – data collection/fieldwork (building evals done)
 - Phase 2 – project starts (doing now) we will get connected to the server and input sales updates/sketching and pictures

- Phase 3 – over 80% by Feb/March

Eric suggests he take that language and put it on invoices. Roger does the annual assessing. Spring/Summer work – any days above and beyond – no charge for. Rob – most of re-val will be done at office – sketching and all. Eric- it helps to hear the process, clarity and accountability.

Road Commissioner – Emery Pelletier

- Budget review – Move Sebec Village Rd/North Rd paving to summer roads
- Blocked up the culverts/dams on Old Brownville Rd.
- Put up 2,200 sand
- Bridge reports are on-going and unchanged. The work they say needs doing was done last year. No action is needed.
- Checked the River Road edges, so little a drop, the winter sand will fill it.
- Looking to grade the dirt roads – SB not opposed. Summer roads \$.

Tax Collector/Treasurer – Gail Januskiewicz

- Reviewed cash flow. FD donations.
- TRIO has not fixed budgets yet, so she made a spreadsheet.
- Reminder – staff evals.
- Reviewed the financials/CD's and upcoming expenses.
- Reviewed and signed warrants.

Town Clerk – Sara Torbett

- Nothing to discuss. Eric is looking into cameras.

**** Wayne motioned to adjourn. Eric 2nd. Motion passed.

Meeting adjourned 7:45PM

Submitted By: SBT