

Town of Sebec
Select Board Meeting Minutes
July 6, 2026

Meeting called to order at 5:30PM.

Present: Walter Emmons, Eric Weidman, Sara Torbett, Gail Januskiewicz, and Emery Pelletier.

Guests: Kim and Olivia Hill, Harold Baird

Review of the June 15, 2026 and the Special Town Meeting minutes.

**** **Wayne motioned to approve both minutes as amended. Eric 2nd. Motion passed.**

Tax Collector/Treasurer – Gail Januskiewicz

- Reviewed offers on foreclosed properties – can counter on any of them. Gail will talk to Roger about 2026 tax amounts.
 - Property 1- Warren at 967 Milo Rd. Offer 1 - \$30,000 Offer 2 - \$48,000 no contingencies Offer 3 - \$51,410 with contingencies.

**** **Wayne made a motion to accept offer #2 for \$48,000 on 967 Milo Rd.. Walt amended the motion to state that offer# 2 had no contingencies for a smooth cash transaction and it will get the money back to the previous owners quickly. Eric 2nd the motion. Motion passed unanimously.**

- Property 2- Jason Campbell – Offer \$3,000
 - FMV is \$5,000 according to the realtor.
 - Walt - Doesn't meet the Town's costs.

**** **Wayne made a motion to not accept the \$3,000 offer and counteroffer at \$3,800. Walt 2nd. Motion passed.**

- Property 3 – Springer – Offer is coming in. Moved to next meeting.
- Discussed switching banks – recap of all the accounts and amounts in them. Gerald will do the paperwork for the bond.
- Reviewed current finances/budget.
- Seavey – paid all. Will get a Quitclaim Deed.
- Bill from RJD for spring work was more than estimated.
- Reviewed and signed AP Warrants.

Kim and Olivia Hill – Farmstand and Food sovereignty discussion

- Interested in adopting a food sovereignty ordinance because they want to see the farmstands protected. There was concern about the “poultry or poultry products” so we need to make sure eggs are permissible. After review, it seems that the products are prepared foods from poultry. Review of the MMA and Clinton ordinances. The Select Board will review and compare and draft a new one for a Town vote at the annual Town Meeting.

Road Commissioner – Emery Pelletier

- Ladd Rd. has been ditched and culverts changed on some driveways. Need to grade it now. Eric said he saw standing water on the Ladd Rd/Sands Rd intersection. Emery will look at it.
- Old Brownville Rd. was done.
- Calcium will go down once the roads are all done.
- The cemetery on the Rips Rd. is in rough shape and he talked to Anson DeWitt about cleaning it up. Winding Woods has one that needs to be cleaned, too.
- Town Farm Rd. needs to be abandoned. Walt – though it was discontinued after the cemetery. The Town hasn't spent any money in 30 years.

- Paving from the Tower Rd. and North Rd. is getting spidered and we need to take care of that. He has two companies he is going to check with. Wayne mentioned at the beginning of the Old Brownville Rd. it is cracking up.

Emery mentioned the grant for the Last Frontier Riders ATV club. He applied for \$124,000 and they got \$64,800. The money will come to the Town and then will need to write a check to the club.

Town Clerk – Sara Torbett

- Town Reports need to go to print by the 21st. Will fill it all in and get it out for review after the budget meeting. She got prices from Snowman's and Bangor Print. Snowman's is less.
- Asked if the Sebec Reading Room could have hats at the office for sale. All three approved.
- Discussed yard sale on Sept. 26th – Sara will make a town-wide map but cannot organize it.

Select Board Discussion:

- Town Meeting Warrants – not completed yet. Sara will email.
- Gail said there was another verbal offer on the Hughes Rd/Milo Rd. property.

**** Walt – Motion to accept the offer of \$6,000.00, once in writing. Justify offer because it is not a buildable lot. An abutting owner is best to buy it. Wayne 2nd. Motion passed.

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

Meeting adjourned 8:09PM

Submitted By: SBT