

**TOWN WARRANT  
RECORD OF ACTION TAKEN AT THE  
ANNUAL TOWN MEETING**

**May 4th, 2024**

Piscataquis, SS

State of Maine

To: Richard Hall Jr. a resident of the Town of Sangerville, in said County of Piscataquis, State of Maine.

**GREETINGS:**

The meeting was brought to order by the town clerk at 1:45 pm in the afternoon. The Inhabitants of Sangerville qualified to vote in town affairs gathered at the Grace Bible Community Room, 40 Douty Hill Road on May 4th, 2024 in the afternoon, then and there to act on the following Articles, to wit:

The meeting was suppose to start at 1:00 pm. However, we had 237 for this town meeting. We had to set up additional chairs for residents to sit, which made our town meeting late

**ARTICLE 1:** Motion was made and seconded to nominate Paul Davis as town moderator. We had 4 ballots cast for Paul Davis as Moderator of the meeting. Town Clerk swore the moderator to office.

Once the moderator was sworn to office, he explained to the Inhabitants of Sangerville that the last few articles dealt with the subject of the new town office and the refurbishing the old municipal building. Therefore, when those articles come up, he will step aside and let a Deputy Moderator take over for him. Mr. Davis brough Steve Webber to the podium to be sworn in by the town clerk.

**Pledge of Allegiance**

**ARTICLE 2:** To adopt the Maine Moderator's Manual published by the Maine Municipal Association as the authority on the rules and procedures for conducting the Annual Town Meeting. It was voted by the Inhabitants to use the Maine Moderator's Manual to govern our meeting. Voted by Voice Vote unanimous.

**ARTICLE 3:** To ascertain if non-resident speakers are present and whether or not Inhabitants wish to call on them, to be heard. The Moderator asked the Inhabitants if any outside attendees could speak at the meeting? He explained that he had a person that would need to speak later in the meeting. The inhabitants voted by voice vote to allow non-residents to speak.

## **INTRODUCTION OF ELECTED OFFICIALS:**

**ARTICLE 4:** To elect One Selectman, Assessor & Overseer of the Poor, for a three-year term and to fix compensation.

It was moved and seconded to nominate Jeff Peters as a Selectman.

There was a motion and a second to nominate Mike Wark as Selectmen.

The residents voted by ballot.

Jeff Peters received 168 Votes for Selectmen, Assessor and Overseer of the Poor for a three year term.

Michael Wark received 24 for Selectmen, Assessor and Overseer of the Poor for a three year term.

The winner of the election was Jeff Peters.

**To set the Selectmen Stipend at \$800.00**

There was a motion and a second to accept the article as read. A resident shouted from the back of the room "why are they getting paid since everyone else is getting cut?" The moderator told the resident he would not tolerate any outbursts like that.

The question was to set the pay for the board.

It was a vote by hand. Most were unanimous, a few did not vote and we had Opposed of 15 People

The Board will be paid \$800.00 a year stipend.

**To elect 1 (one) School Board Member for a three- year term**

Motion made and seconded for James Bell to the School Board for a three year term.

Motion made and seconded for Danielle Gray to the School Board for a three year term.

People brought in their ballots.

Jimmy Bell received 121 Votes

Danielle Gray Received 29 Votes

James Bell was elected for the School Board

**To elect 1 (one) Sanitary District Trustee for a three-year term**

Motion made and seconded for Richard Hall Jr. for Sanitary Board for three years. No other nominations.

We had 6 ballots cast for Richard Hall Jr. for Sanitary Board for three year term.

## BUSINESS ARTICLES

**ARTICLE 5:** To see if the Town will set a date when taxes on real estate and personal property shall be due and payable, and set a rate of interest to be charged on taxes unpaid after said date. Recommended due date is August 31, 2024. (The maximum allowed is 8.5 % per title 36, M.R.S.A. § 505 4-A)

**Recommended by the Select Board: 8.5% is charged after August 31, 2024 on unpaid taxes.**

It was moved and seconded to accept the article as written. There was no discussion. Voted by raise of the hand. Unanimous over to have interest for unpaid taxes at 8.5 %.

**ARTICLE 6:** To see if the town will authorize prepayment of real estate and personal property taxes and pay no interest thereon (Title 36 M.R.S.A 36 § 506).

It was moved and seconded to accept the article as written. There was no discussion on the article. Voted by raise of hand. Unanimous vote to allow pre-payments of tax for property taxes.

**ARTICLE 7:** To see if the Town, in accordance with Title 36 M.R.S.A. § 506-A, will vote that a taxpayer who pays an amount in excess of that finally assessed on April 1, 2024, shall be repaid the amount of the overpayment plus interest from the date of the overpayment at the annual rate of 2.0%.

**Recommended by the Select Board: 2 % per annum.  
(Note: This is referencing abated taxes.)**

It was moved and seconded to accept the article as written. There was no discussion on this article. Voted by raise of hand. Unanimous vote to allow 2 % Interest be paid on any taxes that had an abatement issued.

**ARTICLE 8:** To see if the Town will allow a discount of two percent (2%) on taxes paid in full before 5:00 p.m. on July 31, 2024 and vote to allow for payments received on taxes to be applied to the taxpayer's oldest outstanding tax bill. It was moved and seconded to accept the article as written. There was no discussion on this article. Voted by raise of hand. Unanimously voted for a 2% discount if the 2024 taxes were paid in the month of July.

**ARTICLE 9:** To see if the Town will authorize the Select Board on behalf of the Town to sell cemetery lots. 30% of the revenue shall be put into the Perpetual Care Trust Fund Account.

It was moved and seconded to accept the article as written. There was no discussion on this article. Vote by raise of the hand. Unanimously voted to have

30% of all cemetery lot sales go into an account for perpetual care of the cemeteries.

**ARTICLE 10:** To see if the Town will authorize the Select Board on behalf of the Town to sell and dispose of Real Estate and Personal Property acquired by the Town for nonpayment of taxes thereon. The revenue received from tax acquired property shall be put in the general fund on such terms as they deem advisable and to execute Quit-Claim Deeds for such property.

It was moved and seconded to accept the article as written. We had one resident ask if we were aware of the new law concerning tax acquired property? The board answered that yes, we were aware of the new law changes. This law states that if we take a house or property for non-payment of taxes, any profit made by the town must go to the owner who failed to pay their taxes in the first place. It was voted by the raising of the hand, Unanimously voted to allow the Board to dispose of any property that has been taken for nonpayment of taxes.

**ARTICLE 11:** To see if the Town will authorize the Municipal Officers to spend only those funds necessary for the operation of the Town of Sangerville during the period from January 1, 2025 to the 2025 Annual Town Meeting. It was moved and seconded to accept the article as written. There was no discussion on this article. Voted by the raise of the hand. Unanimous vote to allow the board to continue to operate the town without a firm budget until the Annual Town Meeting.

**ARTICLE 12:** To see if the Town will authorize the Select Board to apply for and accept or refuse any donations, or gifts on behalf of the Town. It was moved and seconded to accept the article as written. The residents wanted to have some clarification on this article. The board explained that any donations that come to the town have to be approved by the board.

A resident wanted to know if a donation comes in, where does it go? She understands that money that was collected during the boot drive for the fire department didn't go to them, it ended up in the town's general fund. So is it possible to donate to a specific thing or event?

The Board explained that if money came in without a designation it would go into the General Fund. If money were to come in for a specific cause it would need to be discussed in a board meeting and voted on, but they didn't seem to think that would be a problem. It is almost better to donate objects rather than money. As for the boot drive. There were some issues with that fund raiser and yes, the money went into the general fund.

**ARTICLE 13:** To see if the Town will vote to authorize the Select Board to apply for and accept grants from private, state and federal agencies that do not require matching funds from the town or impose contractual obligations on the Town. The article

was moved and seconded to accept the article as written. We did have some discussion on this subject.

A resident wanted to know if a grant was received but required a contributing dollar amount, how would they go about it?

**The Board stated that a special town meeting would need to be called so the public could decide on the funding if any for the grant.**

If this article passes does this prevent us from applying for grants?

**No it does not affect us from getting grants. You can apply for the grants and if accepted, we would have to come to the town for funding. There are grants out there that do not require matching funds.**

**In many cases, the application for a grant requires proof that the citizens are going to support the grant, which is why we went to a special town meeting in December. What we needed to do is prove that the town was interested in getting a grant.**

A resident asked "How many grants were applied for in 2023?"

The fire chief stated that he has applied for grants, but have been turned down each time.

A resident asked "Is this on our radar, to go after grants? What is the follow through? Is there a way that the board could give the residents a list of grants that were applied for to prove that we are attempting to do something?"

A lady from the audience asked- "Wouldn't it make more sense to have the funding before we do after the grants?" There was no answer to this question.

**The town went to vote on this article. We voted by raising the hand. A majority of the residents present voted this article through. We had 4 opposing the article.**

**Article passed.**

**ARTICLE 14:** To see if the Town will allow the Municipal Officers to accept revenue generated from Plumbing Permits, and to expend these funds to the Licensed Plumbing Inspector as compensation. It was moved and seconded to accept the article as written.

A resident asked, "Who is our Plumbing Inspector?"

**The Town Manager answered, "Al Tampester"**

Another resident asked why we have him?

**He is the acting Plumbing Inspector at this time.**

There was a question on how the Plumbing Inspector gets paid.

A local plumber explained the fees involved and that a portion goes to the State of Maine and the balance goes to the Plumbing Inspector.

**Town went to vote on this article. They voted by the raise of the hand. A majority raised their hands. We had 4 people opposed.**

**Article passed.**

**ARTICLE 15:** Shall the Town vote to give the monies, in the amount of \$820.88, raised from the State Snowmobile Registrations, received in 2024, to the Four-Winds Snowmobile Club? We had a motion and a second to accept the article as written. There was no discussion on this article. Voted by the raise of a hand. A majority of the residents voted to give the Four Winds Snowmobile Club \$820.88. The article passed

**ARTICLE 16:** To see if the Town will vote to allow the Municipal Officers to expend revenue from the overlay as necessary to account for fractional differences in computing the tax rate, abatements, if any, and the 2% discount for taxes paid in full before 5:00 P.M. on July 31, 2024. It was moved and seconded to accept the article as written. There was no discussion. Voted by the raise of a hand. Majority of the residents voted to pass this article. We had one resident oppose the article. This article passed.

**ARTICLE 17:** Shall the town vote to accept any and all funds from the State of Maine under the following categories:

- Municipal Revenue Sharing
- Snowmobile Registration Money Reimbursement
- Tree Growth Reimbursement
- General Assistance Reimbursement
- Local Road Assistance and Excise Reimbursements
- Homestead and Veteran's Exemption
- State and Federal Grants
- State Aid to Education
- Other Funds (not included in terms above)

These Proposed Revenues are used to help reduce the amount of taxes for each taxpayer.

**Recommended by the Select Board: a yes vote**

It was moved and seconded to accept the article as written. A resident asked if the money listed in the financial was all tree growth penalties?

The resident was told yes.

Voted by the raise of a hand. A majority of the residents voted to pass this article. The article passed.

**ARTICLE 18:** To see if the Town will vote to authorize the Select Board to use up to \$15,000 from undesignated revenue in the event of overdrafts, unforeseen events, or emergencies. Any use of this contingency arrangement must be voted on at a Select Board meeting and the expenditures made will be listed in the subsequent town report. Transfer of undesignated revenues in the excess of \$15,000. Must be authorized by the vote of a Special Town meeting.

**Recommended by the Select Board & Budget Committee: \$15,000**

It was moved and seconded to accept the article as written. The residents wanted to know if we have random money in the amount of \$15,000.?

The board explained that this money is used in case we have an emergency and we needed to have something fixed or if an account goes over it's budget we can fix it.

A resident wanted to know where this money comes from?

The Board: it is coming from the general fund?

Another resident: Why isn't any of this money being broken down so we can see where it's going?

A resident wanted to know if the rent is coming out of this money?

The Board: no that is a separate line

Another resident wanted to know if this an annual thing?

The Board: Yes we do this every year.

The town went to vote by the raise of the hand. We had a majority of the residents vote to approve the article. We had 5 opposed.

**The article passed.**

**ARTICLE 19: To see what sum of Money the Town will vote to raise and appropriate for General Government, not to exceed \$ 338,828.**

**Recommended by the Select Board & Budget Committee: \$338,828**

It was moved and seconded to accept the article as read. Mr. Davis made the announcement that the article needed to be adjusted due to a typing error. The amount should be \$337,828.00.

One resident questioned the amount of the salaries.

Jeff, the town manager, explained that you have 2 full time employees in the office and if the town gets a full time town manager you will need to have money to work with.

Jeff also explained that this budget includes upgrades to the computer system. He had SJ Rollins come in to evaluate the system. His computer died this past week and the others are the same age. We have no security to protect the girls if they are working late and the computers do not talk to each other. Currently, the computers are being backed up on a pen drive. If something happens to the pen drive, then you could corrupt the whole system.

Jody spoke up to explain we also have no cyber protection on our system.

A resident asked if we had asked other computer companies for a quote?

Jeff: No we had not. The Sanitary district just got updated equipment from S.J. Rollins and they presented a nice package. They come update any programs that need up dating, they also fix anything that might be wrong and they set up a secure place for a back up of information so we would not be using a thumb drive.

A resident asked if we have a full time town manager?

Jeff-No I am part time which is 10 to 15 hours a week. I work from 2:00 to 5:00 each day.

An older resident asked why do we not have a full time town manager?

Are we looking for a town manager?

Board: No we are not.

Another resident questioned them again. Do we have an ad out for a full time town manager?

Board: No

The same resident ask: Why? Then if we don't have a full time town manager, why are we budgeting \$62500 and it's half way through the year?

Jeff: This is for another town manager that comes in after me.

A gentleman from the audience asked if we have gotten quotes from other computer companies on a system.

Jeff: No we have not. I have had interactions with the company. However, we could get quotes.

There was more discussion concerning the funds in General Government.

A lady from the audience requested to go to a vote.

One resident stood up and asked to Amend the article to drop the figure down to \$279,000.00

Motion and second to amend the article.

There was almost no discussion on this amendment. One resident states that she wants to have the town have some accountability.

No answer

One resident wanted to know what are the residents going to lose?

No answer

The town went to a vote on accepting the amended article for the General Government account. It was passed unanimously by raising of the hand.

It was requested by the town clerk to do a written ballot for the article of \$279,000.00.

The residents brought in their ballots, for a total of 155 ballots cast, Yes votes of 86 and No votes were 69.

The amended article passed. The General Government's budget is \$279,000.00.

**ARTICLE 20:** To see what sum of money the Town will vote to raise and appropriated for the **Fire Department, not to exceed \$ 50,000.**

**Recommended by the Select Board, Fire Chief  
and Budget Committee: \$50,000**

It was moved and seconded to accept the article as read. Charles Beane stood up and asked how do they expect to run their fire department on \$50,000 with



repairs, maintenance, paying the firemen. You can do it and he suggested that the town votes this amount of money down. You need to bring it back to a special town meeting. (applause from the crowd)

A resident asked if the fire chief could speak.

When Matt started working on the budget with the town manager. The budget was \$112,000. They had cut it down to \$70,000 and the payroll cut to \$13,000.00. He isn't sure how this is going to work, but he will do it.

One resident wanted to know if the residents voted for all three things would he be able to run the department for fuel, breakdowns, payroll etc.?

Matt explained that he would try his best and with payroll cut, it might be close and hope for no break downs, he should be okay.

A resident wanted to know how do the towns people put money back into the budget?

Board: It could be done in a special town meeting.

Matt: We don't do it for the money, but when everything is cut, it's kind of a slap in the face.

Moderator: You can not add money to the article. You would have to have a special town meeting.

Matt: Last year we had some breakdowns which were obviously not planned and that cut our budget a lot

A resident wanted to know if we were to vote this article down today. How long before we could get a special town meeting? She got no answer on this question.

A resident: wanted to know about any grants applied for?

Matt: I have applied for all kinds of grants; we have gotten a few small ones and for FEMA we got nothing.

Jeff, the town manager, explained that he came into the end of this situation. He has been trying to work with the department. They do not intend to hurt the department in any way.

A firefighter's wife spoke and just wants to make sure that when these fire fighters go out to a call they will be safe. They need to have the proper equipment when they leave the station.

A resident wanted to know why the firemen were only getting \$10.00 a call?

Jody: They were looking at the pay that the firemen were getting and they were close to meeting a threshold of a full time fire fighter. The Board looked at some models of fire departments payroll and we came up with a stipend system.

Mike Wark: He had spoken to the town attorney and we were getting dangerously close to a situation we would have ramifications from.

**The town went to a vote. We voted by the raising of hands. It was a majority of the residents who favored the article. We had one citizen oppose.**

**The article passed.**

**ARTICLE 21:** To see what sum of money the Town will vote to raise and appropriate for the **Fire Department Capital Equipment Fund: \$10,000.**

**Recommended by the Select Board and Budget Committee: \$10,000**

Motion and second to accept the article as written. There was no discussion. Voted by raising of the hand. A majority of the residents raised their hands in support of the article. We had some that did not vote and we had one person opposed.

Article passed.

**ARTICLE 22:** To see if the Inhabitants of Sangerville will appropriate \$40,000.00 from the Reserve account to purchase 4 New ScotAir Paks and 8 AirPak Air Bottles (out of 11 we need) this will be the first of a 3 phase process to keep the Sangerville Fire Department breathing equipment in compliance.

**Citizen Petition**

Motion and second made to accept the article as written. Matt Blockler, Fire Chief stood to speak to the residents. Matt delivered a very nice speech outlining what lead to the citizen's petition.

One resident asked if we were just asking for 4 scott packs? Is this to spread out the cost of the packs?

Matt answered her with yes, that is the plan.

The residents voted by raising of a hand, there was no one opposed.

A majority of the residents voted to have the money spent on the fire department packs.

The article passed

**ARTICLE 23:** To see what sum of money the Town will vote to raise and appropriate for Animal Welfare, not to exceed **\$2,800** and carry the balance to the next fiscal year.

**Recommended by the Select Board & Budget Committee: \$2,800**

Typo –should have been \$3700.00- will address at special town meeting

**We will need to go to a special town meeting for the difference.**

Motion made and seconded to accept the article as written. We only had one question, Who is our animal control officer?

Jeff: Joseph Guyotte.

Voted by raising our hands, A majority of the residents voted in favor of the article. 1 opposed

This article passed.

**ARTICLE 24:** To see what sum of money the Town will vote to raise and appropriate for **Protection, including Street Lights and Hydrants, not to exceed \$45,200.**

**Recommended by the Select Board & Budget Committee: \$45,200**

Motion made and seconded to accept the article as written. No Discussion on this article. Voted by hand vote to pass this article. No one opposed.

Article passed.

**ARTICLE 25:** To see what sum of money the Town will vote to raise and appropriate for **Public Works**, not to exceed **\$ 384,710**.

**Recommended by the Select Board & Budget Committee: \$ 384,710**

Motion made and seconded to accept the article as written.

A resident asked why we have \$10,000.00 for the dam?

Jeff explained that we have boards that are lose and rotten that needed to be changed.

Voted by raising of the hand. A majority of the residents voted to have 10,000 to fix the dam.

Article Passed.

**ARTICLE 26:** To see if the Town will vote to appropriate from the **General Fund** for the purpose of **Road Maintenance and Improvements**, not to exceed **\$200,000**.

**Recommended by the Select Board & Budget Committee: \$200,000**

It was moved and seconded to accept the article as written. There was no discussion on this article. Voted by raising of the hand. A majority of the residents voted in favor of \$200,000 for Road Maintenance. No one opposed.

Article Passed.

**ARTICLE 27:** To see what sum of money the Town will vote to raise and appropriate for **Health & Sanitation**, not to exceed **\$127,160**.

**Recommended by the Select Board & Budget Committee: \$127,160**

It was moved and seconded to accept the article as written. There was no discussion. Voted by raising of the hand. A majority of the residents voted in favor of \$127,160 for Health and Sanitation. No one opposed.

Article Passed

**ARTICLE 28:** To see what sum of money the Town will vote to raise and appropriate for **Municipal Welfare**, not to exceed **\$5,000**.

**Recommended by the Select Board & Budget Committee: \$5,000**

It was moved and seconded to accept the article as written. We had one resident who wanted to know what this account was.

Jeff explained that this is for the town poor.

No other discussion. Voted by raising of the hand. A majority of the respondents voted in favor of putting aside \$5000.00 for the poor. No one was opposed.

Article passed.

**ARTICLE 29:** To see if the Town will vote to appropriate from the Monument Lot Reserve for **Monument Lot** expenses not to exceed **\$600**.

**Recommended by the Select Board and Budget Committee: \$600**

It was moved and seconded to accept the article as written. There was no discussion on this article. Voted by raising a hand. A majority of the respondents voted in favor of \$600.00 for the Memorial Lot. No one was opposed.

This article passed

**ARTICLE 30:** To see if the Town will vote to appropriate for Cemetery Expenses, not to exceed **\$18,900**.

**Recommended by the Select Board & Budget Committee: \$18,900**

**FYI- Only--Typo--this should have read \$18,950**

It was moved and seconded to accept the article as written.

No discussion on this subject. Voted by raising a hand. A majority of the residents voted to use \$600.00 for the Monument lot.

Article Passed.

**ARTICLE 31:** To see if the Town will vote to authorize the Municipal Officers to dispose of town owned property with a value of \$10,000 or less, under such terms and conditions as they deem advisable.

It was moved and seconded to accept the article as written.

It was moved and seconded to change the wording of the article to read "by Bid".

**"To see if the Town will vote to authorize the Municipal Officers to dispose of town owned property with a value of \$10,000 or less, by sealed bid under such terms and conditions as they deem advisable"**.

It was moved and seconded to accept the amendment as re-written. Voted by raising a hand. A majority of the residents voted in favor of the amendment and allow the municipal officers to dispose of town owned property as written.

Article passed.

**ARTICLE 32:** To see if the town will vote too accept donations of funds from "The Millard and Marjorie Smart Trust Fund" and to accept the donor's condition that the funds to be used to defray Town school expenses and to appropriate said donation toward the town's share of RSU 80 cost for FY 2024 (estimated donation in 2024 **\$2,000**)

**Recommended by the Select Board: \$2,000**

It was moved and seconded to accept the article as written. No discussion on this article. Voted by raising a hand. A majority of the residents voted in favor of accepting the \$2000.00 and applying it education.

Article passed.

**ARTICLE 33:** To see if the Town will approve Summer and Winter Maintenance for the Turner Road from the North Dexter Road (Route 23) 2,875 feet to the driveway for the property listed as Map 4, Lot 8-4 and the Jackman Corner Road from the North Dexter Road (Route 23).6 of mile towards Parkman Townline; along with Summer Maintenance for the Knowlton Mills Road from the East Sangerville Road to the intersection of the Burrough Road.

It was moved and seconded to accept the article as written. There wasn't much discussion on this subject. It is a reoccurring article each year. Voted by raising a hand. A majority of the residents voted in favor of this article. No one opposed the article.

Article Passed

At this point in the meeting, Paul Davis brought up Steve Webber to take over the rest of the meeting. Steve introduced himself to the audience.

**ARTICLE 34** To see if the Inhabitants of Sangerville will authorize the Board of Assessors to enter into a purchase agreement with Hutchins Real Estate Investments, LLC for the purpose of purchasing the old municipal building located at 1 Town Hall Avenue, Sangerville for a price of \$20,000. and to provide a quit claim deed to Hutchins Real Estate Investments, LLC.

It was moved and seconded to accept the article as written. There was a lot of discussion on this article:

A resident wanted to know if we were putting the cart before the horse with this question?

Another resident wanted to strike the article and vote it down if it was to be sold, it needed to be bid out not left to the Board of Selectmen.

Another resident asked :What is the proposal?

**Board:** His proposal is on page 60 in your town reports.

One resident asked Why is this article even on the warrant?

**Board:** Because he had come to the board a while ago and he has been waiting to be heard. So we put it on the Warrant for discussion and a vote one way or the other.

A lady in the audience asked Why are we giving it away?

**Mike Wark, Select Board Chair:** This article has never been out for a vote. The business man approached the board. So we brought it to you.

One of the residents wanted to know if they could just vote

Someone in the audience agreed with Let's just vote

Another resident wanted to know: If sold what will it turn into?

A gentleman stated that the town would get taxes out of it if it was sold

Vote went to the town. They voted by raising of their hand. It was a unanimous vote not to sell the old town municipal building.

### **Article Failed**

**ARTICLE 35:** To see if the Inhabitants of Sangerville, Maine will authorize the town to allocate up to \$440,000.00 from the Town's reserve funds to be used to do renovations to the Town Hall building? With a one – year goal, the renovations will be focused on obtaining municipal fire, hazard and liability insurance and reestablishing use of the first floor for the town office, voting place and community meeting space. ~~The project will be overseen by a committee consisting of the following town citizens: Dennis Campbell, Gerald Peters, Patti Davis, Lance Johnson, and Jeffrey Peters. This committee will put the required repairs and renovations out to bid and forward its recommendation to the Select Board for approval by the Board or by Special Town Meeting within two weeks of submission.~~

### **Citizen's Petition**

This article confused the residents. The one that ended up in the town report, part of the article got cut off and it had the wrong price within the article.

Before we started a resident wanted to request that we go to a written ballot.

**Moderator** agreed it should be written ballot.

A committee member stood up to explain what the committee came up with and what there figures and plans were.

Another committee member stood to give a little history. In 1992, they had Charleston Correctional system come do about \$50,000 of work done. They helped with building a vault, drainage system, and new siding. We had 8 to 10 years we didn't have any committee to keep the building in good shape. Now we need to address it. We can make it even better. Any building needs to have maintenance done on a yearly basis. This is the 1<sup>st</sup> time in 5 years to vote on this . Another resident stated that 2023 Committee recommended a new town hall.

We went to special town meeting in December and building a new town hall was voted down 79 to 21. After that meeting, we had to re-group and set a plan to move forward. We got some contractors to give us prices, then we were denied access to the building. Right now we are at an estimated \$309,000 out of the \$440,000.

A gentleman in the audience asked Why were they denied?

A committee member answered the question. We were told it was an insurance issue.

A resident wanted to address the group. I have been involved with several new builds for offices in the state. I can tell you that \$440,000 will not build a new building.

I don't know about you, but I want some solid figures and what phases are we going to go through? We need to go back to the drawing board and find out what the engineer has found for issues and how and what is it going to cost to get this taken care of. I don't want to lose that building, but I also need to have a plan of action and cost to it. What are the plans for the floors above the old town office? Are we going to do all this work for this building and only have the town office in it?

We need to find out what we are dealing with and not just put a band-aid on a building that is going to cost us a whole lot more.

Is the CD our surplus?

We need to have better numbers.

We need to have a committee not just the ad-hoc committee. We need to have a building committee.

Jody: \$440,000 is the reserve funds

A resident stated that they understand that taxes are going up anyway not just this year.

Jody: We could amend the article and lower the amount down to \$100,000 to be able to do the Comprehensive study.

Motion made and seconded to amend the article. Open to discussion.

One resident stated that she didn't believe that you can amend a citizen's petition.

One committee member state that we were in the town office with no problem

Mike W: The study was posted on the town website. We have a certified engineer look at it. We were able to correct a few things, which bought us some time, but they came back and then MMA pulled our coverage.

A resident asked : Why was this not brought to the town's people before you moved?

A resident felt that they (the residents) should have been more discussion before anything was done.

One person stated that We aren't doing just the first floor.

Jody: Yes the engineer will go through the whole building and this would mean making holes in the walls to see what structural issues might have come up since the last engineering study was done.

One lady wanted to know: What about looking at the A.E.Robinson building? Has anyone done that?

Jody: 2 weeks ago, she met with an engineering company and Jeff. They went through the whole building. The contractor said that it would be \$3.50 a square foot. The building is 3000 square feet. It would take a lot to bring the building up to tier 1 municipal insurance and that isn't even purchasing it.

A Resident: Would \$100,000 cover the cost of having the study done?

One citizen wanted to know what engineer is going to be used?

One resident stated that everyone keeps throwing all these numbers out all over the place. It's very confusing.

Jody: unfortunately, the prices keep changing and mostly going up not down.

One resident found is a little frustrating , we keep asking for the same thing and we are not getting it. We want a presentation with actual numbers. We asked this back at the other town meeting. Perhaps we should vote no on all of the articles.

One resident stated you had an engineering study that cost \$25,000. It's in the budget pages. Where is the study if this money was spent?

Mike W: Jeff has been working with engineers, there are different degrees of engineering. This resident asked again, where is the study that was done for \$25,000.00?

Jeff: We will get an engineering study and he will put it out to his contractors and get definite prices, then everyone can read the numbers. We will have a full engineering study and be as transparent as possible.

One resident wanted to clarify: to get the tier 1 insurance back we are required to have an engineer and he has to sign off on the finished product before the insurance will be reinstated.

Board: Yes

Mike Wark: If you spend the \$440,000 there is no guarantee that MMA will let us back in the building. You have to address all the issues in their report. You can not pick and choose what you want to fix.

One resident stated that years ago money had been put away for an elevator to be put in. Will we be using all the floors or just the first one?

Jeff: If we spend \$440,000, we would have to come up with \$80,000 to make the building ADA accessible and if we repair 40% of the building with Fire Marshall will make us be completely ADA accessible, which could mean paving the parking lot, elevator, ramps from room to room to go over the threshold etc.

One resident asked how do we get away with not being ADA accessible in the current town office?

An older resident stated that all of these numbers are flexible, we need solid figures so we can compare apples to apples.

One of the board members stated that everyone is in agreement that we need to have an engineering study whether we spend \$440,000 or \$100,000 we can't move forward without this study. So let's spend the money and get this part started.

Mike W: We have an insurance study

One resident stated that we need to have the board and the committee to work together to come up with the figures for the public to make a decision.

Board: Agree with this

Jody: Agrees with Jerry that we need to come together and work on this project. She wishes to withdraw her amendment to the article and go back to the original figure.

One person stated that we have been working on this project for years. It is time for this project to get done. A building sitting there with nothing happening to it, is not good. We need to get moving and not keep waiting. Perhaps we will have the money to do the downstairs, while looking for grants and fund raising to be able to move towards phase 2. Etc.

A committee member stated that it was too bad we couldn't come up with a wish list so if we had any wiggle room we could work on that too.

One resident stated that our community is one of the poorest and oldest in the state. We have a lot of heritage and heart in this community and town, but I don't believe that it's up to the town to save this building. We need to come up with options. We might not be able to afford to repair this building. Not an idea that anyone wants to face. It is wonderful to have a library and a historical building in our town. However, who is going to be using this building? The population



is dwindling, businesses are leaving, and few people are moving here. What are we going to use the building for? You can't play basketball in there anymore. What are we saddling our kids with? Are they even going to care about this huge building? I think we really need to figure this out.

**The town went to vote on this article by written ballot.**

**The count was 148 people voted. No: 27 ---- YES 121.**

**Article passes**

## MEMORANDUM

**TO:** Town of Sangerville Select Board

**FROM:** Kristin M. Collins

**DATE:** April 22, 2024

**RE:** **Citizens' Petition**

The Select Board has asked me to comment on a citizens' petition submitted on March 1, which requests placement of an article on the town meeting warrant that would accomplish various things related to the Town Hall building. My opinion is that the Select Board should accept the petition in part and reject it in part. I will address the components of the petition separately.

1. "Authorize the town to allocate up to \$440,000.00 from the Town's reserve funds to be used to do renovations to the Town Hall building."

This provision is allowable because it seeks the appropriation of funds, something that appropriately falls within town meeting to do. However, it is important for the voters to understand that it does not mandate the expenditure of the funds once appropriated. The Select Board will retain the discretion to choose to seek and execute – or not seek and execute - contracts for renovations, and also retains authority over disbursements. Also, the phrase "to do renovations" is broad enough that it would allow the appropriated funds to be used for preliminary work related to renovations, such as assessments, engineering or architectural work. I mention this because some may read the article as requiring the funds be spent on physical renovation work. The article neither requires any expenditure, nor precludes expenditure for "soft costs."

2. "The project will be overseen by a committee consisting of the following town citizens..."

This portion of the article is not a valid exercise of town meeting authority and may be rejected. Title 30-A M.R.S. § 2601 states that, "[e]xcept where specifically provided by law, charter or ordinance, the municipal officers shall appoint all municipal officials and employees required by general law, charter or ordinance and may remove those officials and employees for cause, after notice and hearing." Because the Select Board holds the statutory appointment authority and that authority can only be locally changed by charter

or ordinance, the proposed warrant article does not provide a valid means of removing the Select Board's authority.

Because this portion of the petitioned article violates state law, it may be withheld from the article that is put forward to town meeting vote.

3. "This committee will put the required repairs and renovations out to bid and forward its recommendations to the Select Board for approval by the Board or by Special Town Meeting within two weeks of submission."

Because I think the petitioners intended to form the committee only if it was comprised of the specific individuals mentioned in the petition, I do not recommend that the statement of the committee's authority should be put forward in the absence of the prior sentence regarding its membership. Another reason why this portion of the article should not be accepted is its provision purporting to require the Select Board to call a special town meeting if the Select Board does not approve the recommendations. A warrant article cannot constrain or mandate the Select Board's authority over the town meeting warrant. See *Blanchet v. Waldoboro*, LIN-11-101.

Based on the above, the article submitted to the voters should simply be: "To see if the Inhabitants of Sangerville, Maine will authorize the town to allocate up to \$440,000.00 from the Town's reserve funds to be used to do renovations to the Town Hall building? With a one-year goal, the renovations will be focused on obtaining municipal fire, hazard and liability insurance and reestablishing the use of the first floor for the town office, voting place and community meeting space."

I would be happy to answer any follow-up questions you may have.

**Article 36:** Shall the Town of Sangerville appropriate reserve funds in order to build a new town office with a community room on town owned land? The total cost of the project is currently estimated at \$500,000.00. The Board will seek Congressional funding for at least 50% of the project, but could be awarded up to 75% of the total cost. A "YES" vote shall cap the maximum "out of pocket" for the town at up to \$250,000.00. With all additional money coming from the grant money. IF the federal funding is not a minimum of 50% of the building cost, the project will not advance.

**Recommended by the Select Board**

Motion and seconded to accept the article as written.

Mike W: This is the last shot to get congressional funding.

Jody: This funding might be going away and we won't have another shot like this.

Mike W: This article is written so if we don't get the congressional funding the project won't take place.

A resident stated that his brother, Ralph, his brother, puts buildings up and works with this funding. He is part of the Corinna fire department build. You can't do it for a million dollars.

Mike W: The price came from Plymouth Engineering.

One committee members asked. If this passes, does this negate the town office? Would it be up to the select board to then decide what action would be taken? When would the new building be built and where would it be placed?

Board: A committee would be formed to design the building and decide where to put the building.

One resident stated that he would like to amend the article for the town's people that makes these decisions.

There was no vote on this amendment.

The town went to vote by ballot.

Total Cast: 145

No 106

Yes 39

**Article was defeated.**

Motion made and seconded to adjourn the meeting at 5:26 PM.

Jeff Peters was sworn to office by the Moderator, Paul Davis. Jeff took the oaths for Board of Selectmen, Overseer of the Poor and Assessor.

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**Jody Cabot, Chair person**

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**Dale Gray**

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**Jeff Peters**

**The Board of Selectmen**

Given under our hands this \_\_\_25th\_\_\_ day of April , A.D. 2024

‘ \_\_\_\_\_  
Michael Wark

‘ \_\_\_\_\_  
Dale Gray

‘ \_\_\_\_\_  
Joanne Cabot

The Select Board of Sangerville

The Registrar of Voters will be available at the Sangerville Town Office on May 3rd, 2024 to correct the voting list.

Pursuant to the within Warrant, I have notified and warned the Inhabitants of Sangerville qualified as therein expressed, to be at the time, and place and for the purpose therein named, by posting this day an attested copy of the within Warrant at the following places:

- The Sangerville Town Office
- The Sangerville Web site
- The R & D Emporium

Attest, a true copy:

‘ \_\_\_\_\_  
Michelle Nichols, Town Clerk