

Selectmen's Meeting Minutes
Anson Town Office, 5 Kennebec Street
January 27, 2026, 6:00 p.m.

Present were Jim Smith, Sharon Mellows, Larry McHugh, Brenda Garland, Nancy Gove, Arty Lane, Stacey Beane.

1. Call meeting to order. Meeting was called to order at 6 pm by chairman Smith.
2. Review and approve the minutes of January 13, 2026. Brenda made a motion to approve the January 13th minutes. Larry seconded. Sharon noted an error on article #17, the Advisory Board voted to recommend \$66,204 no \$8,800. Nancy will correct the minutes. Motion carried as amended, vote 4-0.
3. Review and approve Treasurer warrants #5-#9. Brenda made a motion to approve the warrants. Larry seconded. Warrant details are: #5-A/P - \$1,817.56; #6 P/R - \$10,537.98; #7 P.R - \$10,274.09; #8 A/P - \$10,111.63; and #9 A/P - \$62,550.78. Vote 4-0.
4. New business:
 - A) Sign the January 2026 Sewer Commitment for quarter 25-4. Brenda made a motion to approve the January 2026 Sewer Commitment of \$38,463.60. Larry seconded. Motion carried, vote 4-0.
 - B) Discuss Tax Lien Foreclosures for 2023 Real Estate Taxes. Nancy reported that 20 real estate accounts have automatically foreclosed because they failed to pay their 2023 real estate taxes prior to the expiration date of the lien. She drafted a letter (to be sent by both certified mail and 1st class mail) from the Select Board giving each of them 90 days to pay their taxes or sign a buyback contract (payment arrangement), otherwise the town will put these properties up for sale through a realtor. The Board signed the letters. Harvey Baker would like to make a payment arrangement of \$50/wk or \$200/month. Brenda made a motion to authorize the town to enter into a Land Purchase Contract with Harvey Baker. Sharon seconded. Vote 4-0. The Board signed the Land Purchase Installment Contract for Harvey Baker (RE account #1196). David Ellis is looking to pay the 2023 lien amount within 30 days if the town will release the property back to him, allowing him to obtain a home improvement loan to pay the balance of the taxes and do some minor repairs. The board agreed to do this.
 - C) Review draft ordinance changes/comments from town attorney. Nancy went over the changes recommended by the town attorney on both the Needle Exchange Ordinance and the Controlled Substance Ordinance. Another public hearing will be scheduled for February 10th to get public comments on the new drafts.
5. Department head reports:
 - Road Commissioner- Arty reported that nationally, we have a salt shortage. Locally, we were able to get a shipment of salt prior to the Noreaster which affected the

entire east coast. Arty's still having issues with the hydraulic pump.

Fire Chief – Stacy reported that on Friday, Bob's Cash Fuel will be doing some furnace maintenance work at both stations. (The boiler at the North Station runs constantly.) Lance has received most of the generator order and will soon begin installing it. There's a low coolant alarm on the Generac generator at South Station.

EMA Director – Brenda reported that with the bitter cold snap and storm, she had coordinated a warming shelter in stark for Anson folks. (She wanted people to know that the Carrabec Community School is not a warming shelter, it's a disaster shelter.) Kari asked if Brenda would prepare a sign in/out sheet to track individuals who use a shelter. Brenda will prepare something for the fire station to have.

Administrative Assistant – Nancy asked the board to sign the Employee Handbook with the most recent changes made on January 13, 2026. The Board signed. The General Obligation Bond is due 2/4/26 and Nancy wanted to know which roads and how much to request. The Board agreed to bond for \$2,050,000 for 5 years. Arty will get bid prices so we can determine which roads to work on. Our annual principal payments will be \$410,000 less the current bond payment of \$120,000, leaving an additional \$290,000 to be raised in future commitments. Every \$200,000 is roughly a mil on the tax rate. This bond will result in approximately a 1 to 1.5 mil increase. The bond council has drafted the warrant article to be voted on in March. Nancy has drafted a sewer abatement for Dennis Carey who purchased his property in October of 2024. In May of 2025, Nancy liened the 1st, 2nd and 3rd quarter of 2024, utility bills not belonging to Mr. Carey. He is asking for an abatement. Sharon made a motion to abate \$221.40, the amount of the 2025 tax lien. Larry seconded. Vote 4-0. Nancy presented a vacation request which was approved.

6. Selectmen concerns. None.
7. Public session. Kari Estes asked Nancy if she would put the revised and final budget on the website. Nancy will do that. She also inquired about AMS Ambulance driver reimbursement to the fire department. Nancy will investigate it. She asked why the ambulance subsidy increased \$8,000. The board instructed her to speak with George Demchak on the ambulance budget.
8. Adjourn. There being no further business, the meeting adjourned at 7:04 p.m. on a motion by Brenda, seconded by Larry. Vote 4-0.