

MINUTES
SEBAGO BOARD OF SELECTMEN PUBLIC HEARING
6:00 PM
TOWN OFFICE
TUESDAY, MAY 17, 2022

ALL REGULAR BOARD OF SELECTMEN MEETINGS
ARE HELD THE 1ST AND 3RD TUESDAY OF EACH MONTH.

Reminder to the attending public:
Select board meetings are open to the public, but the public may not speak unless
recognized by the Chair or Vice only during public comment.
Comment time is limited to 2 minutes per speaker.
Matters related to personnel will not be heard or discussed.

PUBLIC SAFETY BUILDING PUBLIC HEARING

CALL TO ORDER

The Public Hearing was called to order by Chairman Ann Farley at 6:00 pm.

ROLL CALL

Present: Selectmen; Ann Farley, Phil Lowe and Chris Parker, Town Manager, Michele Bukoveckas, Town Clerk and Recorder, Maureen Scanlon

Absent: Selectmen; Charles Frechette and Tim Mayberry

Guests present: Alan Greene, Phil Strike, John Calarese, Carolyn Calarese, Michael Boody, Linda Boody, Carla Parker, Alan Munroe, Cathy Munroe, June Allen, Donelle Allen, Grosvenor Newcomb, Susan Thuotte, Paul White, Steve Cohen, Gail Cohen, Marcia Christensen, Bob Laliberte, Marcy Laliberte, Richard Merritt, Annette Thomas, Barry Jordan, Roger Robinson, Tammy Robinson, Claudia Lowe, Mark Roy, Allen Crabtree, John Smith & Karen James from Great Falls Construction

Town Manager Michele Bukoveckas explained that last December the first step was to do a Request for Proposal (RFP) for the construction of the proposed Public Safety Building. Four companies responded, and in January the Board of Selectmen chose Great Falls Construction as the successful bidder; contingent upon approval from the town's legislative body.

The Town Manager was then tasked with researching funding options for the project. We were too late to apply for the spring issuance from the Maine (Municipal) Bond Bank, therefore we needed to line ourselves up to apply for the fall issuance from them. This created a dilemma on how to provide funding from approval at the Town Meeting in June to the fall when funds will be disbursed by the Maine Bond Bank. Another Request for Proposal was done for a Bank Anticipation Note (BAN) in the amount of \$1,300,000.00. Once again, four responses were received. The Board of Selectmen chose Bangor Savings Bank as the successful bidder with

a rate of 2.15%. The interest amount calculated on 365 days would be \$16,080.00. If approved at Town Meeting, this Bank Anticipation Note will cover the costs to start the project earlier than having to wait until the funds are released in the fall from the Maine Bond Bank, which we have already been approved to receive at an interest rate of 3.12% for a ten-year term. Once the funds have been received from the Maine Bond Bank, the Bank Anticipation Note will be paid off at Bangor Savings Bank. The total interest paid on the amount of \$1,300,000.00 will be \$155,744.60. However, there is no penalty for paying off the loan early, if the town chooses to do so.

Currently we still have two payments left to make on the Solar Bond. This debt will be retired once these payments have been made in July of 2022 and July of 2023.

Ann Farley introduced John Smith and Karen James from Great Falls Construction to present an overview of their proposed project and answer any questions from the audience.

Cost concerns were brought up, however there was an overall agreement on the need for this proposed facility.

Fire Chief Phil Strike explained the two phases of this project and future plans, such as the size of the building allowing for the future expansion of equipment. This is important because fire trucks are much larger and longer than they used to be which causes a problem in housing them in the existing Station 2 building.

It was suggested that the building should be made ready for efficiency, such as electrical, which will allow available grant funding to be obtained and help offset future costs to the town.

There was some discussion on the heating source for the facility which will be radiant heat. Fire Chief Phil Strike and Deputy Fire Chief Alan Greene spoke about the benefits of radiant heat being installed, in terms of public safety, offsetting the higher initial cost of installation. It is not just about heating the building; it is also beneficial in keeping the equipment in a more prepared state of readiness for responding to emergency calls.

ADJOURNMENT

The Public Hearing was closed at 6:34 pm.

Respectfully submitted,



Maureen F. Scanlon
Town Clerk