

TOWN OF LEE
TOWN WARRANT

To Jacqueline Purinton, Resident, in the Town of Lee, in the County of Penobscot:

Greetings:

In the name of the State of Maine, you are hereby required to notify the inhabitants of Lee, in said county, qualified to vote in town affairs, to meet at the Eula Ham Municipal Building on **Monday the 16th day of March, A.D., 2026** at 10:00 a.m. then and there to vote on the following articles to wit:

- Article 1. To choose a Moderator to preside at said meeting.
The polls for the election of officers will open at 10:00 a.m. and will close at 6:00 p.m.
- Article 2. To choose by secret ballot, according to the revised statutes of Maine for the following: 1 Selectperson 3-year term, 1 Town Clerk 3-year term, 2 members of the MSAD #30 Board of Directors 3-year terms.
The remaining business under this warrant will be taken up at **7:30 p.m.** at the Mt. Jefferson Jr. High school.
- Article 3. Shall balances lapse to surplus unless particularly noted otherwise.
Budget Committee recommends: Yes
- Article 4. To see if the town will vote to authorize the selectmen to use the proceeds from excise taxes as a credit to the general fund.
Budget Committee recommends: Yes
- Article 5. To see if the town will vote to authorize the selectmen to use the interest earned on the checking account as a credit to the general fund.
Budget Committee recommends: Yes
- Article 6. To fix the salaries of all officials to be paid out of the general fund.
Budget Committee recommends:

Selectmen	\$ 5,000.00
Town Treasurer	\$ 5,000.00
Town Clerk	\$ 5,000.00

- Article 7. To authorize the selectmen to choose a code enforcement officer, plumbing inspector, and electrical inspector at their discretion and to regulate the salaries of these positions. Budget Committee recommends: Yes
- Article 8. To choose a **Budget Committee** for the ensuing year. The present committee is as follows:
Stephen A. Mallett David E. Crocker
Leonard J. Saba Jerre H. Crocker
Hubert Aldrich
- Article 9. To choose a **Conservation Committee** for the ensuing year. The proposed committee is:

Stephen A. Mallett
Suzanne Smith Christine Mallett

Article 10. To see what sum the town will vote to raise and/or appropriate for **Conservation Projects**.
Budget Committee recommends:

Raise & Appropriate	\$ 1,000.00
Surplus	\$ 0.00

Article 11. To choose 0 members for a three-year term, to the **Planning Board** the present committee is as follows:

Aaron Priest 2027	Hubert Aldrich 2028	Leonard Saba 2027
Roger Ek 2027	Teisha Priest 2028	

Article 12. To see what sum the town will vote to raise and/or appropriate for **Planning Board projects** and funds to pay Planning Board members a stipend for each meeting attended. (\$20.00 stipend per meeting attended.)
Budget Committee recommends:

Raise & Appropriate	\$ 1,400.00
Surplus	\$ 0.00

Article 13. To see if the town wishes to vote for one or more **constables for 2026**.
Budget Committee recommends: No

Article 14. To see what sum the town will vote to raise and appropriate for **law enforcement**.
Budget Committee recommends: \$0.00

Article 15. To see if the town will vote for the Tax Collector to settle with the town, either by cash, liens, abatements or list of taxes payable on the date set by the selectmen.
Budget Committee recommends: Yes

Article 16. To see if the town will vote to authorize the selectmen, on behalf of the town, to sell and dispose of tax acquired real estate acquired by the town as outlined in State of Maine Title 36 M.R.S.
Budget Committee recommends: Yes

Article 17. To see if the town will fix a date when taxes are due and payable, to see if the town will fix a rate of interest to be charged on unpaid taxes and to see if the town will fix a date that interest will begin. ½ taxes due August 1st and ½ taxes due December 31st; interest at the rate of 4% beginning August 2nd or 30 days after commitment on the first half and January 1st on the second half. Budget Committee recommends: Yes

Article 18. To see if the town will authorize the Tax Collector to accept prepayment of taxes without incurring interest. Budget Committee recommends: Yes

Article 19. To fix compensation for the Collector of Taxes. It is presently at 4.25 cents per dollar- with the exception of industrial development which will be set at ½ cent per dollar.
Budget Committee recommends: Yes

Article 20. To see if the town will vote to appropriate the Local Road Assistance Program funds received from the state to the Road Reconstruction account for capital improvements of town ways. Budget Committee recommends: Yes

Article 21. To see what sum the town will vote to raise and/or appropriate for **repair and general maintenance of town ways.**

Budget Committee recommends:

Raise & Appropriate	\$ 63,000.00
Surplus	\$ 39,500.00

Article 22. To see what sum the town will vote to raise and/or appropriate for **snow removal.**

Budget Committee recommends:

Raise & Appropriate	\$ 74,000.00
Surplus	\$ 24,000.00

Article 23. To see what sum the town will vote to raise and/or appropriate for **road reconstruction projects.**

Budget Committee recommends:

Raise & Appropriate	\$ 30,000.00
Surplus	\$ 4,500.00
TIF Development Fund	\$ 0.00
Town Road Reconstruction Reserve	\$ 20,000.00

Article 24. To see if the town will vote to raise and/or appropriate funds for the **Arab Road Bridge Replacement** loan with Machias Savings Bank. (Total borrowed \$250,000.00 with 10 annual payments of \$32,559.38)

Budget Committee Recommends:

Raise & Appropriate	\$32,559.38
Surplus	
TI Development Fund	

Article 25. To see what sum the town will vote to raise and/or appropriate for **salt sand.**

Budget Committee recommends:

Raise & Appropriate	\$ 0.00
Surplus	\$ 0.00
TIF Development Fund	\$ 35,000.00

Article 26. To see if the town will vote to earmark surplus from the Salt/Sand TIF account (if available) to be deposited into a capital reserve account held at UBS to be used for the future purchase of salt/sand equipment or capital improvements to the salt/sand building.

Budget Committee recommends: Yes

Article 27. To see if the town will vote to earmark the surplus from Town Ways account, the surplus from the Snow Removal account, and the surplus from the Salt Sand Account (Raise and Appropriate and Surplus funds only) to the **Highway Equipment Reserve Account.**

Budget Committee recommends: Yes

Article 28. To see what sum the town will vote to raise and/or appropriate to be deposited into a capital reserve account for the **future purchase or major repair of highway equipment.**

*TIF funds cannot be used for repairs. *

Budget Committee recommends:

Raise & Appropriate	\$ 10,000.00
Surplus	\$ 0.00
*TIF Development Fund	\$ 20,000.00

Article 29. To see if the town will vote to raise and/or appropriate funds for the annual **loader lease payment.**

Budget Committee recommends:

Raise & Appropriate	\$12,000.00
Surplus	\$ 0.00
TIF Development Fund	\$12,000.00

Article 30. To see what sum the town will vote to raise and/or appropriate funds for the annual **Ford F-450 lease payment.**

Budget Committee recommends:

Raise & Appropriate	\$11,000.00
Surplus	
TIF Development Fund	\$11,000.00

Article 31. To see what sum the town will vote to raise and/or appropriate for the **town garage and grader shed.**

Budget Committee recommends:

Raise & Appropriate	\$ 13,000.00
Surplus	\$ 12,000.00

Article 32. To see what sum the town will vote to raise and/or appropriate for **street lighting.**

Budget Committee Recommends:

Raise & Appropriate	\$ 11,000.00
Surplus	\$ 0.00

Article 33. To see if the town will earmark the snowmobile registration tax refund from the Department of Inland Fisheries and Wildlife to be used as a snowmobile recreation fund as deemed necessary by the selectmen. Budget Committee recommends: Yes

Article 34. To see what sum the town will vote to raise and/or appropriate for the **Silver Lakers Recreational Program.**

Budget Committee Recommends:

Raise & Appropriate	\$ 0.00
Surplus	Up to \$3,000.00

Article 35. To see what sum the town will vote to raise and/or appropriate for the **Lee Public Library**.
Budget Committee recommends:

Raise & Appropriate	\$ 1,200.00
Surplus	\$ 0.00

Article 36. To see what sum the town will vote to appropriate from the TIF Development Program Fund for **recreational trails**.
Budget Committee Recommends:

Hiking Trails	\$ 0.00
Snowmobile	\$ 0.00
ATV	\$ 0.00

Article 37. To see what sum the town will vote to raise and/or appropriate for **improvements and maintenance of Cole's Landing**.
Budget Committee Recommends:

Raise & Appropriate	\$ 0.00
Surplus	\$ 0.00
Appropriate from Cole's Landing Reserve Fund	\$ 5,000.00

Article 38. To see what sum the town will vote to raise and appropriate, and/or appropriate from surplus and/or the TIF Development Fund, and/or appropriate Anticipated Revenue based on current contracts for the **fire department**; with authorization to expend any additional Revenues or miscellaneous receipts from the fire department for the **fire department**.
Budget Committee Recommends:

Raise & Appropriate	\$ 30,000.00
Surplus	\$ 25,000.00
TIF Development Fund	Up to \$24,000.00
Anticipated Revenue based on current contracts	\$15,000.00

Article 39. To see if the town will vote to authorize the surplus from the **Fire Department Expense Account** to be deposited into the **capital reserve fund** for Fire Department operational costs. Budget Committee recommends: Yes

Article 40. To see what sum the town will vote to raise and/or appropriate to be deposited in a **capital reserve** fund for Fire Department operational costs.
*TIF funds cannot be used for repairs.
Budget Committee Recommends:

Raise & Appropriate	\$ 5,000.00
Surplus	\$ 5,000.00
*TIF Development Fund: Fire Truck/Equipment TIF Account	\$ 0.00

Article 41. To see what sum the town will vote to raise and/or appropriate to be deposited in a capital reserve fund for capital improvement/construction or repair of **the fire department building.**

Budget Committee Recommends:

Raise & Appropriate: Fire Dept. Bldg. Basic Account	\$ 5,000.00
Surplus: Fire Dept. Bldg. Basic Account	\$ 0.00
TIF Development Fund: Fire Dept. Building TIF Account (Capital Improvements/construction)	\$15,000.00

Article 42. To see what sum the town will vote to raise and appropriate, and/or appropriate from surplus and/or the TIF Development Fund, and/or Anticipated Revenue based on current contracts for the **rescue department;** With authorization to expend any additional revenues or miscellaneous receipts from the **rescue department** for the **rescue department.**

Budget Committee Recommends:

Raise & Appropriate	\$ 40,000.00
Surplus	\$ 40,000.00
TIF Development Fund	\$ 5,000.00
Anticipated Revenue based on current contracts	\$350,000.00

Article 43. To see if the town will vote to raise and/or appropriate funds for the **annual ambulance lease payment.**

Raise & Appropriate	\$ 31,000.00
Surplus	\$ 6,000.00
TIF Development Fund	\$ 0.00
Rescue Basic-UBS Capital Reserve Acct.	\$ 27,000.00
Rescue TIF-UBS Capital Reserve Acct.	\$ 13,000.00

Article 44. To see what sum the town will vote to raise and/or appropriate to be deposited in a capital reserve fund for **Rescue Department** operational costs *TIF funds cannot be used for repairs.

Budget Committee Recommends:

Raise & Appropriate	\$ 25,000.00
Surplus	\$ 0.00
*TIF Development Fund	\$ 25,000.00

Article 45. To see if the town will vote to authorize the surplus from the **rescue department expense account** to be deposited in a **capital reserve account** for Rescue Department operational costs.

Budget Committee Recommends: Yes

Article 46. To see if the town will vote to authorize the surplus from the **rescue department TIF account** to be credited to the **Rescue TIF Account** held at UBS.

Budget Committee Recommends: Yes

Article 47. To see what sum the town will vote to raise and/or appropriate for the **care of the cemeteries and municipal properties.**

Budget Committee Recommends:

Raise & Appropriate	\$13,000.00
Surplus	\$10,000.00

Article 48. To see what sum the town will vote to raise and/or appropriate for **general assistance**.
Budget Committee Recommends:

Raise & Appropriate	\$ 2,000.00
Surplus	\$ 0.00

Article 49. To see what sum the town will vote to appropriate for the pro rata share of **municipal staff costs** related to **TIF administration**.
Budget Committee recommends:

TIF Development Fund	\$ 0.00
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Article 50. To see what sum the town will vote to raise and/or appropriate for **Social Security contributions & Maine Paid Family & Medical Leave program** as well as the pro rata share of the cost of administration.
Budget Committee recommends:

Raise & Appropriate	\$ 34,000.00
Surplus	\$ 0.00

Article 51. To see if the town will vote to contribute \$.25 for every dollar up to 700.00 per full-time employee annually that full-time employees contribute to the **457(b) Retirement Plan** to be paid out of the general fund. Budget Committee recommends: Yes

Article 52. To see what sum the town will vote to raise and/or appropriate for **health insurance** for full-time town employees.
Budget Committee recommends:

Raise & Appropriate	\$ 27,000.00
Surplus	\$ 27,000.00

Article 53. To see what sum the town will vote to raise and/or appropriate to **insure town properties**.
Budget Committee recommends:

Raise & Appropriate	\$ 27,000.00
Surplus	\$ 27,000.00

Article 54. To see what sum the town will vote to raise and/or appropriate for **renovations and/or maintenance to the Eula Ham Municipal Building**.
Budget Committee Recommends:

Raise & Appropriate	\$ 5000.00
Surplus	\$ 0.00
UBS General Fund Account	\$ 10,000.00

Article 55. To see what sum the town will vote to raise and/or appropriate for **waste disposal**.
Budget Committee Recommends:

Raise & Appropriate	\$ 95,000.00
Surplus	\$ 45,000.00

Article 56. To see what sum the town will vote to raise and/or appropriate for **waste disposal equipment/facility or major repairs to be deposited in a capital reserve fund** for purchase of or major repairs of waste disposal equipment or the facility.
Budget Committee Recommends:

Raise & Appropriate	\$ 5,000.00
Surplus	\$ 0.00

Article 57. To see if the town will vote to earmark the surplus and revenue from the **Waste Disposal Account** to be deposited in a capital reserve fund for **the future purchase of or major repair of waste disposal equipment or waste disposal facility.** Budget Committee Recommends: Yes

Article 58. To see what sum the town will vote to raise and/or appropriate for the **Household Hazardous Waste Facility.** (The participating towns reimburse the Town of Lee for their percentage-approx. 80%).
Budget Committee Recommends:

Raise & Appropriate	\$ 2,750.00
Surplus	\$ 0.00

Article 59. To see if the town will vote to allow the selectmen to accept and make expenditures from earmarked accounts received during the fiscal year beginning February 1, 2026. Budget Committee Recommends: Yes

Article 60. To see if the town will vote to authorize the selectmen to make expenditures from the Capital Reserve accounts, with the approval of the Budget Committee. Budget Committee Recommends: Yes

Article 61. To see if the town will authorize the selectmen, with the approval of the Budget Committee, to appropriate from surplus additional funds to pay **unforeseen obligations.**
Budget Committee recommends: Yes

Article 62. To see what sum the town will authorize the selectmen, with the approval of the Budget Committee, to appropriate from the TIF Development Program Fund additional funds to pay **unforeseen obligations that are within the town approved TIF District.**
Budget Committee Recommends: Yes

TIF Development Fund	\$50,000.00
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Article 63. To see if the town will authorize the selectmen to pay **Penobscot County Tax** of **\$208,571.00** from the General Fund. Budget Committee recommends: Yes

Article 64. To see if the town will authorize the selectmen to borrow an amount of money, not to exceed one half of the amount raised through taxation in the previous year, for the purpose of paying obligations of the town and issue notes payable before the end of the fiscal year. Budget Committee recommends: Yes

Article 65. To see what sum the town will vote to raise and/or appropriate for an annual **Town of Lee Celebration** To be held in conjunction with Lee Academy Reunion.
Budget Committee Recommends:

Raise & Appropriate	\$ 5,500.00
Surplus	\$ 0.00

Article 66. To see if the town will vote to authorize the selectmen to pay **professional costs** related to the TIF from the TIF Development Program Fund.
Budget Committee Recommends: Yes

Article 67. To see if the town will vote to allow the selectmen to spend no more than 30% of the prior year's budget categories for the period beginning February 1st until the adoption of the new budget for the next fiscal year. Budget Committee recommends: Yes

Article 68. To see if the town will vote to raise and/or appropriate funds to assist **The Lee Historical Society** with insurance, maintenance, and electricity bills.
Budget Committee Recommends:

Raise & Appropriate	\$ 4,000.00
Surplus	\$ 2,000.00

Article 69. To see if the town will vote to raise and/or appropriate funds to pay **MSAD #30 Board of Directors** a stipend for each attended meeting. (\$20.00 stipend per meeting attended)
Budget Committee Recommends:

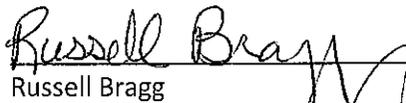
Raise & Appropriate	\$2,000.00
Surplus	0.00

Art. 70. To see if the town will vote to allow the selectmen to enter into a contract for a town wide revaluation project beginning August 2026.

Raise & Appropriate	\$ 30,000.00
Surplus	\$ 0.00
UBS General Fund Account	\$ 35,000.00

Art. 71. Shall an ordinance entitled "Town of Lee Ordinance Reestablishing a Board of Appeals and Establishing a Board of Assessment Review" be enacted, to take effect as of the 2027 annual Town meeting? (An attested copy of the ordinance is attached to and posted with this warrant)

Given our hands this day March 4, 2026



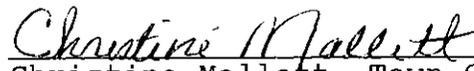
Russell Bragg

Aaron Knowles



William Hamilton

Attest True Copy:



Christine Mallett, Town Clerk

TOWN OF LEE ORDINANCE REESTABLISHING A BOARD OF APPEALS AND ESTABLISHING A BOARD OF ASSESSMENT REVIEW

Section 1. Establishment

Pursuant to Art. VIII, Pt. 2, Sec. 1 of the Maine Constitution and 30-A M.R.S. §§ 2691, 3001, 4353 the Town of Lee hereby establishes and reestablishes a Board of Appeals. The board which has been acting as a board of appeals is hereby reestablished as the legal board of appeals. The members currently serving may continue to do so until the end of the term for which they were appointed without the need to be reappointed or to take a new oath of office. The actions which that board took prior to the adoption of this ordinance are hereby declared to be the acts of the legally constituted board of appeals of the Town of Lee.

Pursuant to 30-A M.R.S. § 2526(6) and 36 M.R.S. § 844, this board is also established as the Board of Assessment Review for the Town of Lee.

Section 2. Appointment

2.1. Members of the board of appeals shall be appointed by the municipal officers, who shall determine their compensation, and shall be sworn by the municipal clerk or other person authorized to administer oaths.

2.2. The board shall consist of three (3) regular members and two (2) alternate members.

2.3. Regular members shall serve three (3) year staggered terms. Alternate board members shall be appointed for three-year terms.

2.4. When there is a permanent vacancy, the municipal officers shall appoint a person to serve for the unexpired term. A vacancy shall occur upon the resignation or death of any member, or when a member fails to attend four (4) consecutive regular meetings without a reasonable excuse. The municipal officers may remove members of the board of appeals by majority vote, after providing notice and an opportunity for a hearing.

2.5. Neither a municipal officer nor a municipal officer's spouse may serve as a member or alternate member of the board of appeals.

Section 3. Organization, Rules, and Procedures

3.1. The board shall elect a chairperson and a secretary from among its full voting members and create and fill such other offices as it may determine. The term of all offices shall be one (1) year with eligibility for reelection.

3.2. When a member is unable to act because of interest, physical incapacity, absence or any other reason satisfactory to the chairperson, the chairperson shall designate an alternate member to sit in his or her place.

3.3. Any question of whether a particular issue involves a conflict of interest sufficient to disqualify a member from voting thereon shall be decided by a majority vote of the members, except the member who is being challenged.

3.4. An alternate member may attend all meetings of the board. The member may ask questions or offer comments only when members of the public are allowed to do so, and may make and second motions and vote only when the alternate member has been designated by the chairperson to sit for a member.

3.5. The chairperson shall call one regular meeting each month, provided there is business to conduct. Special meetings can be called at any time by the chairperson or by a majority of the members. Notice of regular, special and emergency meetings shall be given in accordance with the Maine Freedom of Access Act.

3.6. No meeting of the board shall be held without a quorum consisting of two (2) members or alternate members authorized to vote. No action shall be taken by the board without at least two (2) concurring votes on the issue before the board.

Section 4 Duties and Powers

4.1. The board of appeals shall adopt bylaws governing board functions.

4.2. The board of appeals may adopt rules and procedures for transaction of business, and the secretary shall keep a record of its resolutions, transactions, correspondence, findings, and determinations.

4.3. The board of appeals shall file all bylaws, rules and procedures and subsequent revisions, and decisions with the municipal clerk.

4.4. The board of appeals shall perform such duties and exercise such powers as are provided by ordinance and the laws of the State of Maine.

4.5. The board of appeals may obtain goods and services necessary to its proper function within the limits of appropriations made for the purpose by the legislative body of the municipality.

4.6. In its capacity as a Board of Assessment review, the Board shall hear and decide all appeals properly taken from the refusal of the Municipal Officers or Assessors to make such property tax abatements as are requested. The Board may take such evidence and testimony as it deems necessary and may grant such abatements as it thinks proper. If the Board fails to give written notice of its decision within 60 days of the date the appeal is filed, unless the appellant agrees in writing to further delay, the appeal shall be deemed denied. The Board of Assessment Review's decisions may be appealed in accordance with 36 M.R.S. § 843.

Section 5. Severability Clause

Should any section or provision of this ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this ordinance.

Section 6. Effective Date

This ordinance shall take effect as of the 2027 Lee annual town meeting.

