




**Lebanon, Maine**  
**SELECT BOARD-FIRE MEETING**  
**Town Office Conference Room**  
**Minutes –Meeting**  
November 2, 2023

 Paul Philbrick – Chairman  
 Shelli Boucher – Selectwoman  
Michael Walsworth - Vice Chair  
 Richard Harlow III – Selectman  
Kevin Edwards – Selectman

*For complete meeting minutes please view the meeting in full at <https://www.youtube.com/c/TownofLebanon>*

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4:36 PM

Pledge of Allegiance

Chair Philbrick turned the meeting time over to Vice Chair Walsworth. Vice Chair Walsworth requested an update on the mobile home status from Selectman Harlow. Selectman Harlow informed the Select Board on the latest information he had on the availability of a mobile home to place at Station 1 and the possible need for a “slab” to place it on. The discussion addressed immediate availability and the process to “order” one for delivery. Potential lead time of 6 to 8 weeks, depending on time of year and demand.

Selectman Harlow informed the Select Board that the chimney at Station 1 will be coming down on November 3, 2023. The Modine heater will be installed shortly at Station 1. The work on the door leading into the open room is progressing and the replacing of the back door is being addressed as well.

Discussion progressed into the cleaning up of the area around the station and the removal of the storage trailer. **Vice Chair Walsworth made a motion to accept a quote from the “Dump Guy” services to remove the storage trailer and contents from Station 1, for \$4,750.00, funding to come from the Fire Department building maintenance budget 51-01-20-05. Seconded by Selectman Harlow. Motion carried 5-0.**

The discussion returned to the mobile home option for Station 1 and progress to a discussion of the property located at 826 Carl Broggi Hwy (former Auction Barn). A paper was distributed outlining information about the property, buildings, and various options from renting to purchasing.

Selectwoman Boucher asked various questions about the property and concerns about the location study results. Discussion followed addressing the questions.

5:59 PM

The allotted time for the meeting had been reached, thus, **Vice Chair Walsworth motioned to adjourn the Select Board- Fire Team meeting. Seconded by Selectwoman Boucher. Motion passed 5-0.**

**Public Participation:**

**Clarification of acceptable public participation presentations.**

Presentations that involve questioning a decision made by the Select Board are permissible providing they are not personally directed at an individual in a way that may bring about questioning the integrity of an individual.

Presentations that involve complaints or allegations against or about public officials, employees or appointees when the individuals right to privacy or harm to reputation may be implicated during a public meeting is not acceptable. An executive session will be scheduled and held with the speaker and the individual present before the Select Board. Per legal counsel any complaints or allegations made about employees are not public records unless or until disciplinary action is taken and not appealed.

If the topic of the presentation becomes suspect of violating the acceptable practices of public participation the individual speaking will be requested by the Select Board to discontinue the presentation.

## Fire Dept Plan with To-Do List

### Short-term Plan

- Renting vacant daycare on Merchants Row
  - Rent on a month-to-month basis, \$3,150 + utilities
  - Downside – **response times will increase**, responders will be geographically separated from the trucks and equipment during freezing temperatures because trucks need to be heated, parked in Station 1
  - No choice We need to do what's right for our responders, period! Until the entire Town gets to vote on whether we continue as a 24/7 staffed FD

### Intermediate Plan

- Find a solution to place apparatus and personnel in **same location**
  - Response times improve back to baseline
  - Station 1 w/ Singlewide Manufactured home behind. **Preferred option**
  - Transfer Station with single wide mobile home and heated garage. Not preferred
- Manufactured home – Chip
  - Single wide HUD compliant with ME certification label
  - Site work for solution
    - Gravel pad
    - Electric
    - Septic
    - Water
    - LP tanks
    - Phones (Lynne/Joe)
    - IT equipment (Lynne/Joe)
- Scrap storage trailer and generator - Mike
- Office Trailer (TBD)
  - Repurpose as training aid
  - Relocate to Transfer Station when appropriate
- Tree removal (TBD)
  - Postponed until needs for space are identified
- Station 1 Winterize/Repairs – Chip
  - Close side door
  - Heat in utility room
  - Seal slab/CMU seam
  - Replace back door (Mike)
  - Modine heat in bays
  - Seal roof leaks (Mike)
  - Establish a safety monitoring program with HEB
  - Tear down chimney
  - Patch driveway (Paul)
- Station 2 – Mike
  - Replace door knob
  - Ensure water lines or secured

- Turn off electric circuits except for lights
- Close hose tower
- Grants:
  - Steven King for gear
  - Firehouse for gear
  - SAFER grant for personnel
  - AFG for truck
  - AFG for equipment
  - Crypto grant for IT equipment

### **Long-term Plan**

- New Fire Station
  - Multiple sources of expertise have said unequivocally that we need a New Station and that neither Station 1 nor Station 2 can be refurbished and expanded to any degree that they would be suitable for the Town as a Central Station The Location study confirms best location in at intersection or Rt 202, Long Swamp, Center Roads
  - A single central station is the best path for the Town
  - Repairs to Station 1 or Station 2 should only be necessary minimal repairs  
Once a new Station is built, Station 1 and Station 2 can be evaluated for alternative uses and the viability with cost of rehabilitating to that use can be debated and chosen by the voters The disposal of Station 2 could be chosen by the voters earlier and monies possibly be used towards a new station

- 826 Carl Broggi Hwy
  - 2 Buildings, 50' x 100'
    - Front Bldg
      - Living quarters
        - 2 Bathrooms first floor, 1 Bathroom w/ shower 2<sup>nd</sup> floor
        - 2<sup>nd</sup> floor not up to code nor finished
        - 1<sup>st</sup> floor could be turned into living space
    - Back Bldg
      - Drive through bld w/ Sprinkler system
      - Park all vehicles inside
      - Space for Gear
      - Potential bathroom for decon bath
  - Rent
  - Buy entire lot
  - Buy only 3-4 acre spot for new FS
  - Willing to owner finance
  - Use two bldgs. Until new station built.
  - Sell Town property to help finance
    - Station 2
    - River Rd property R12-21 (17 acres) and adjoining R12-34 (12 acres) along Salmon Falls River, Prime real estate along waterfront, only if gift
  - 13+ acres for future Town use
  - Front Bldg could be repurposed for Community Center and Town Meeting area
    - Plenty of Parking, Central, Easy access
- From Rich Rigazio
- Below are the 2 options I would like to outline regarding 826 Carl Broggi Highway Lebanon:
- Option A: Lease Proposal
  - I would be willing to do a short or long term lease on the two 5,000 sq ft buildings + 3 acres
  - \$10/sq ft per year, totaling \$8,333 monthly
  - I'd have you triple net your portion of the taxes for the buildings and 3 acres approximating \$500 monthly
  - You will also need a liability insurance of \$1,000,000
  - I will fix the heat, sprinkler and roof
  - Tenant will be responsible for any additional outfitting. Permission by owner would be needed prior to making any changes
- Option B: Owner Finance or Purchase Outright
  - Sale price for the two 5,000 sq ft buildings + 3 acres would be \$1,500,000
  - Price for entire lot, \$1,600,000
  - 30 year mortgage at a fixed rate of 7%
  - Open to see what a bank would charge us and match
  - Compound annually and paid annually, equates to \$128,938.25 (\$10,744/mo)
  - This would approximate \$10,000 monthly with no money down
  - I will pay for the sub division