

Lebanon, Maine
SELECT BOARD MEETING
Town Office Conference Room
Minutes –Meeting
October 26, 2023

HP Paul Philbrick – Chairman

Shelli Boucher – Selectwoman **Excused**

M Michael Walsworth - Vice Chair

CR Richard Harlow III – Selectman

VS Kevin Edwards – Selectman (4:35)

Chief Stefano

Todd Oullette

List attached of attendees
at the Location Study

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

4:30 Pledge of Allegiance

A moment of silence for the Mass Shooting in Lewiston

Roll Call – Selectwoman Boucher excused. Selectman Edwards will arrive soon – all others present.

4:33 Chief Stefano advises that the new engine is in having a DOT inspection. This vehicle will require new hose as the threads not match.

4:35 Selectman Edwards arrived.

Discussion regarding hose and threads and various solutions. Chair Philbrick stated that it is wiser to buy new.

Chair Philbrick will look into the removal of the trailer quote, dump run, etc. Selectman Harlow discussed having an electrician check the trailer for live power. The electric was placed underground and would like to verify that it is not live.

The Chief discussed quotes for hose and nozzle. Chief would like to take this from the CIP. Chief shares the quotes. There is discussion of billing for Paramedic Intercept calls with ComStar. Chief Stefano will look into this. The board will need to set a rate, etc.

Chief stated that Car 1 outfitted for paramedic intercept and can be used Mon-Fri. Chief states that if he is available, he will respond. There was discussion about Chief responding on weekends – don't want him to burn out.

There was discussion about costs of additional outfitting to Car 1.

Selectman Harlow motioned to spend up to \$3500.00 from CIP Fire/Equipment (25-42) on hose and nozzles. Selectman Edwards seconded. Vote taken 4-0. (Selectwoman Boucher absent) SEE AMENDED MOTION

Selectman Edwards motioned to spend up to \$7000.00 from CIP Fire/Equip. (25-42) on Farm Guard Temp control cabinet for car 1. Selectman Harlow seconded. Vote taken 4-0

Discussion that vehicles will be stored at Station 1 during cold weather. There was discussion about the response times increasing significantly.

Vice Chair Walsworth updated the board on closing of the underside of the station and that it should be fairly simple. They will also re-route water.

Chief Stefano was just advised of the cost of the nozzles.

Selectman Harlow AMENDED his motion for nozzles from up to \$3500.00 to up to \$4700.00. Selectman Edwards seconded. Vote taken 4-0

Selectman Harlow motioned to approve the Temporary Operating Policy for location of Fire/EMS equipment, administrative offices, crew quarters. Selectman Edwards seconded. Vote taken 4-0

Selectman Harlow discussed a possible solution for the fire department. The property at 826 Carl Broggi Highway. This is the old auction site. Selectman Harlow and Chief Stefano met with the owner. This location would be able to house equipment and staff.

The mobile home option isn't looking great. It would currently take 6-8 weeks to get a mobile home. That would have to be ordered after the vote. It would probably too late due to weather conditions to set it up.

Selectman Harlow and Chief discussed the property on Carl Broggi. The property has heaters for the vehicles and there are sprinklers as well. There are 2 separate buildings so one would not need to be fitted with sprinklers because it is not mixed use. Some work would need to be done such as showers. The town could purchase it or rent it. Selectman Harlow would have to discuss with the owner as to what he would be willing to do. This would be a great temporary situation until a new station is built, which could be on this property. The buildings that are there, could then be used for voting, meetings, etc. The Town could also sell some of the 14 acres to help fund the new station. Vice Chair Walsworth asked if this is a current marijuana licenses business. Selectman Harlow stated that it was purchased for that but due to circumstances, they never did it. Vice Chair Walsworth wanted to be sure that he didn't need to recuse himself. The Board would like Selectman Harlow to speak with the owner and get numbers to bring back to the board.

There was discussion that if the January vote is no, the Town would have to shut down the Fire Department. Chief Stefano stated you can not shut it down. Selectman Harlow stated that there are consequences if the vote is no. The board cannot run a department without money and the money would run out very quickly if the funding is voted down. The voters need to know that this is a possibility. The board discussed putting both numbers out for the Budget Committee Meeting on 11-1-2023.

Chair Philbrick stated that we could go to 4 people on duty so that 2 respond to the scene while the other 2 get the vehicles and then respond. There was discussion that this is not ideal. This is a solution if the staff and vehicles have to be separated. Discussion regarding plowing so the department can get out – in the middle of the night etc.

Vice Chair Walsworth has been looking into a quote for town website work etc. Discussion about the Public Relations – the board will table this for a week. Selectman Harlow stated that the Public Relations is more for crisis management than for every day.

6:14 Agenda Items – The Milton Board would like to have a meeting with the Lebanon Board regarding the New Bridge project. Milton will host this meeting and Lebanon as public forum. Chair Philbrick and Selectman Harlow stated that yes, they should go.

6:17 Selectman Edwards nothing to discuss. Selectman Harlow discussed:
repairing the water at station
Brian is ready to do the chimney
2 heaters - 1 could be put in and the other could be used at Carl Broggi
Concord Homes has no trailers in stock
Call Colonial Homes to check inventory

Chair Philbrick mentioned the Solar issues. Selectman Harlow stated that in his opinion it isn't an emergency and should wait until June election. Should this be an Ordinance? Chair Philbrick and Selectman Edwards agree that it should be an Ordinance.

Vice Chair Walsworth discussed the budget – transfer station reserve. The issues are with Trio and the board needs to remember these issues when looking and speaking on this subject. The Treasurer is working with TRIO on this matter. There was a reminder about the new firewall quote. There is a resident asking about the speed limit on Center Road. The resident will need to go directly to ME DOT as they set the speed limits, the Town cannot.

6:36 Chair Philbrick motioned to approve the Minutes of 10/19/2023 as written. Selectman Edwards seconded. Vote taken 4-0 (Selectwoman Boucher absent)

6:36 Chair Philbrick motioned to approve the Board- Fire Dept. minutes of 10/19/2023 as written. Vice Chair Walsworth seconded. Vote taken 4-0

Time off request and training request approved.

6:48 Chair Philbrick read abatements -

U17-027-A	Missed homestead	\$ 230.00	duplicate
R05-028	Landlocked	\$ 356.39	duplicate
R12-038-H	Correct Map/Lot# & acreage	\$ 51.75	
R03-022-A	Repriced 6 ac as wetland	\$ 71.30	duplicate
R06-023	Stabilization missed @ commitment	\$1289.95	
U13-015	Common Lot value inherent	\$2,368.47	duplicate
U10-024	Subdivision lot values	\$1,060.36	duplicate
R11-009-0001	Acreage correct 40 to 35.40	\$ 30.82	duplicate
R01-047	Stabilization missed	\$1,181.56	
R08-045-A003	Stabilization missed	\$ 775.00	
R10-0111	Stabilization missed	\$2,413.78	

Chair Philbrick motioned to abatements as explained except for the duplicates. Selectman Harlow seconded. Vote taken 4-0.

Chair Philbrick read abatements -

R09-042	Mobile not connected – remove SI, 50% FO on mobile	\$ 287.14
R07-051-A000	Applied -20% functional Obsolescence to outbuildings	\$ 164.72
R04-006	Repriced buildings, land as add Combined into 6A in 2024	\$1,120.90

R04-066	repriced bldgs., land will include	
	R04-006 (20 add ac) in 24	\$ 544.25
R11-069-0006	Repriced house grade 3 70% condition	\$ 232.92

Chair Philbrick motioned to approve abatements as explained. Selectman Harlow seconded. Vote taken 4-0.

6:50 Chairman Philbrick presented the Labor Contract for signature – already discussed. Chair Philbrick stated he needs a motion. Selectman Edwards will abstain as he wasn't involved in the negotiations.

Selectman Harlow motioned to accept the collective bargaining agreement with Teamsters 340 for the term of July 1, 2023-June 30, 2024. Vice Chair Walsworth seconded. Vote taken 3 yes, 1 abstain Selectman Edwards abstained.

6:55 Motion to recess for 5 minutes. Selectman Edwards seconded. Vote taken 4-0.

7:00 PM – Location study presentation

7:30 PM – Questions and answers

7: 40 PM – Presentation ended

7:41 PM – Vice Chair Walsworth motioned to enter into executive session for personnel matters per 1 MRSA 405(6)(A). Seconded by Selectman Edwards. Motion passed 4-0

7:46 PM – Vice Chair Walsworth motioned to exit executive session and adjourn the BOS meeting. Seconded by Selectman Edwards. Motion passed 4-0.

