

Lebanon, Maine
SELECT BOARD MEETING
Town Office Conference Room
Minutes –Meeting
Thursday, March 7, 2024

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

Kayleigh Lytle
Adam Schad
Todd Ouellette
Todd Ouellette
Tyler Leach
Blaine Wood (Skip)

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

6:00 PM

PLEDGE ALLEGIANCE AND ROLL CALL. All Select Board members present.

Vice Chair Walsworth found a Maine Legislature document dated March 6, 2023, posted on a door at Station1 that recognized Blaine Wood (Skip) as fire fighter of the year with 36 years of service. Vice Chair Walsworth presented the framed document to Skip publicly with members of today's department in attendance. Board and those in attendance thank him for his service.

6:03 PM

Fire Department: Selectman Edwards informed the Board that Car 1 has it's EMS license allowing it to be used for medical treatment, but not for transport. The medical cabinet for the vehicle has been received and will be installed. The Fire Department received a technology grant to outfit A1 and A2 with a HHS system which will improve road safety for the vehicle. The Car 1 policy is in the review process.

6:08 PM

PUBLIC HEARING – None

DEPARTMENT HEAD BRIEFING – None

AGENDA ITEMS – None

PUBLIC PARTICIPATION- None

INDIVIDUAL SELECTMEN ISSUES:

1. Selectman Harlow: Updated the Board on the status of the road entry access for 826 Carl Broggi Hwy, DOT reviewing, no commitment to date. Town would need to own the property in order to apply for an official permit and receive a decision from DOT. Discussed the current LD-1 limit and shared with the Board the latest revenue increase, due to the current bank interest rates. The Town is receiving approximately \$25,000.00 per month in interest on its deposits. This is a major increase in interest revenue in comparison to the previous years. The Board discussed this increase in revenue and applied a portion of it to the LD-1 calculation. **Selectman Harlow motion to change "other revenue" to \$1,950,000.00 for the purposes of calculating LD-1 for**

the 2025 budget. Motion seconded by Vice Chair Walsworth. Motion passed 5-0-0. Informed the Board that legal had provided wording for the ballot question that addresses disposing of foreclosed properties. Updated the Board on the Conservation Commission request for establishing the wetlands sanctuary off from Carl Broggi Hwy. Some of the properties involved in this undertaking were gifted to the Town, others were foreclosed on. Additional investigation will be required on what can be included in the establishment of the sanctuary at this time. Requested permission from the Board to ask the Waterboro paper, REPORTER, if the Town of Lebanon's name could be added to the papers front page banner and if issues of the paper could be available at local establishments for pick-up by the residents of Lebanon.

6:42 PM

1. Vice Chair Walsworth: Discussed the Land Use Ordinances out for review. Items being addressed are fees for solar installations and green houses. Requested input on how to handle the higher fees being applied at this time to the reduced fees in the proposed ordinance change. Presented to the Board a complaint about a dog barking consistently during the daytime. Clarification was presented by the Board that previous interpretations of the ordinance were not correct, and the ordinance applies to both daytime and nighttime nuisance barking.
2. Selectman Edwards: Requested an update on Port City's work on the fire station.

6:58 PM

1. Selectwoman Boucher: Informed the Board that the Parks and Recreation committee was meeting on March 13. Updated the Board that on April 7 there would be an event, Easter Egg Hunt, at the Hanson School. Announced that baseball/softball sign-ups end March 15.

7:01 PM

1. Vice Chair Walsworth: Addressed the general government budget in regards to the Chief's salary reduction. Requested the Board to consider a Town Administrator/Town Manager to perform administrative duties for the Town. Discussion ensued in regards to duties, pay, and how to place it on the June ballot.
2. Selectwoman Boucher: Requested to be placed on the Budget Committee agenda to request funding for the Parks and Recreation department of \$1,000.00. Request to be forwarded to the Budget Committee Chair.

7:30 PM

1. Code Enforcement Officer presented to the Board two documents to be reviewed and approved that address a code violation enforcement. **Selectman Harlow made a motion for the Code Enforcement Officer and Town Counsel are authorized and directed to agree upon a contract regarding corrective action and possible enforcement proceedings against Centura Bay LLC in regards to 131 Bog Road, Lebanon, Me. 04027. Additional fines may be imposed if violations are not brought into compliance. Fines must be paid within 14 days of the date of this notice. Once fines have been paid in full, the building permit along with the fees associated it can be issued. Motion seconded by Vice Chair Walsworth. Motion passed 4-0-1 abstain (Edwards).**
2. Town Clerk Torno praised the election staff, school employees, and Sheriff's department for the excellent job they all did on election day.

7:40 PM

1. Chair Philbrick: Requested information in regards to Safety Zone establishment – awaiting response from legal. Notified the Board that the Floodplain ordinance changes had been approved by the author and is ready for the Public Hearing. Shared with the Board that the Town Pound restoration work was completed under budget and was very well done. Notified the Board that the Auditor would be at the Town Office on March 28 to work on the 2023 audit. Informed the Board on Milton's ballot question in regards to the New Bridge replacement and the proposed new price increase from \$2.7 M to \$4.6 M. Requested that anyone interested on the Board to attend the York County Budget Caucuses to select or be selected a budget committee member.

7:50 PM

UNFINISHED BUSINESS

1. Reviewed the list, no changes to the list.

REVIEW OF MINUTES

1. None

PAPERWORK

1. Abatement Request: **Selectman Harlow motioned to approve the tax abatements for R2-019 for a total of \$5,937.65. Seconded by Selectwoman Boucher. Motion passed 5-0-0.** Board signed the abatement request.
2. TRADEBE Environmental Services LLC contract was presented for approval to remove the hazardous materials located in the Town Office. **Selectman Harlow made a motion to authorize Chair Philbrick to sign the contract to have TRADEBE dispose of the hazardous materials in the Town Office for the sum of \$3,900.16 to be expensed to the General Government Building Maintenance. Seconded by Vice Chair Walsworth. Motioned passed 5-0-0.**

8:04 PM

EXECUTIVE SESSION(S):

1. **Selectman Harlow motion that the Select Board enter into Executive Session pursuant to 1 M.R.S.A. 405 (6)(C) for Acquisition of property. Seconded by Selectman Edwards. Motion passed 5-0-0.**

8:38 PM

1. **Vice Chair Walsworth motioned to exit executive session. Seconded by Selectman Edwards. Motion passed 5-0-0.**
2. **Vice Chair Walsworth motioned that the Select Board enter into Executive Session pursuant to 1 M.R.S.A. 405 (6)(A) for personnel – salary. Seconded by Selectman Edwards. Motion passed 5-0-0.**

8:54 PM

1. **Vice Chair Walsworth motioned to exit executive session. Seconded by Selectman Edwards. Motion passed 5-0-0.**
2. Select Board entered into budget discussions in regards to LD-1, Mil rate, Town Administrator/Town Manager, Temporary Housing for Fire Personnel, Paving CIP/funding.

9:55 PM

1. **Chair Philbrick motioned to adjourn the meeting. Seconded by Vice Chair Walsworth. Motioned carried 5-0-0.**