

Blt 9/10/15
PAV 09-10-15
Selectman Heath referred to
5:30

LEBANON BOARD OF SELECTMEN MEETING

August 20, 2015

Present: Chairman Ben Thompson, Selectman, Selectman Paul Nadeau, Selectman Royce Heath

4:00pm: Since no bids were received to date, for the Painting and Sanding of the exterior of the Town Hall and Electrical Services, new notices will be published extending the due date for bids until September 4, 2015. There were no bids received for electrical services either.

Ms. Adams asked the Board what the electrical services involve. Chairman Thompson stated it would include servicing the Town's generators, installing a light on the flag pole, changing light bulbs in the foyer, and installing motion detector lights for the parking lot.

Ms. Adams submits minutes to Chairman Thompson.

4:10pm: Susan Collins joins the meeting. A motion to assess all mobile homes according to Maine Revenues pricing and depreciation sheet. Chairman Thompson requests that Selectman Heath make the motion since he had been doing the actual math on depreciation of mobile homes and the calculations on the waterfront. Chairman Thompson then proceeds to assist Selectman Heath in the proper wording of the motion as requested by Selectman Heath 2nd by Selectman Nadeau. All in favor.

4:15pm: Selectman Heath presents the motion to assess all mobile homes according to the pricing schedule and depreciation sheet of the Maine Revenue Assessment manual. 2nd by Selectman Nadeau. All in favor

Selectman Thompson made them motion to vote to assess all additions on mobile homes according to the residential cost schedule of the State Assessment Manual. Cost determined to be \$52.53 per square foot. 2nd by Selectman Nadeau. All in favor.

Selectman Heath presents motion to assess waterfront property as discussed August 12 2015 according to State Assessment Manual. Chairman Thompson 2nd the motion, all in favor.

It was decided not to have any Selectmen's meeting on August 24th and 27th. but will post a workshop meeting on these days, due to the Selectmen being together. Workshop will continue to finalize assessments. etc;

4:27pm: Ms Adams addresses the Board concerning who is responsible for the maintenance of the Town building and grounds, citing the unkempt appearance it presents. Brief discussion ensued with no conclusions reached.

Ms. Wilson suggests a solar light for the parking lot in place of an electrical unit.

Ms. Wilson, also asks Selectman Heath has there been any progress on the minutes for July-early August. Selectman Heath responds "No comment".

4:30pm: Larry Downs, a Lebanon resident addresses the Board concerning an ongoing issue with property adjoining his at 280 Hubbard Road. He says it is now heading into fall and he is tired of looking at this dump. This issue has been brought before the court in the past and homeowner has not complied with the Judge's ruling. Chairman Thompson replies he would like to give Code Enforcement Officer Mike Beaulieu an opportunity to view the site. Mike Beaulieu agrees to review the site and if the homeowner refuses entry the Board will seek a Court Order. Mike Beaulieu will follow up with Mr. Downs.

4:48pm Motion to go into Executive Session MRSA 405-6-A

5:pm: Awarding of the Paving Bids.

Mr. Tim Benton enters meeting

Each bid was read and discussed. Decision made to go with F. R. Carroll

Chairman Thompson makes motion to award the bid to F. R. Carroll, Limerick, Maine, who submitted the lowest bid. This paving includes paving throughout the Town.

All in favor.

Note to be sent to other bidders notifying them of the award.

5:05: Awarding of the ITT bid.

Ms. Lemay joins the meeting.

All bids submitted were viewed and discussed. Although there were lower bids than WG Technologies, it was decided that WG Technologies presented a better service package.

Chairman Thompson makes the motion to award the bid to WG Technologies of Westbrook, Maine.

Motion accepted. All in favor.

A note will be sent to other bidders notifying them of the Town's decision.

5:35pm Chris Gilpatrick, a Lebanon residence enters meeting.

5:39pm Board enters into Executive Session MRSA 405-6-FA with Christine Torno and Tracey Place, Union Representative , personnel issue

5:55 pm Executive session ends. Chairman Thompson presents a motion to give Christine Torno, a written verbal notice:

1: A written verbal reprimand for failure to file a BMV {Bureau of Motor Vehicle} report in a timely manner.

2: A written verbal reprimand for poor cash handling.

Motion seconded by Selectman Heath, 1 no by Selectman Nadeau

6:05pm Tracey Place a resident of Lebanon questions the Board regarding an ongoing issue with Lower Barley Street. Chairman Thompson explained he is still researching the history involved as to if the Town has responsibilities in the maintenance of this road. It requires researching through old Town annual meeting reports which have still to be located.

6:12 Deborah Wilson, Lebanon Truth Seekers addresses the Board concerning the Board's position in regards to The Ethics Policy, presented to the Board in October 2013 and revisited a few weeks ago.

After a lengthy discussion Selectman Heath motions the Board to close the session. Selectman Nadeau 2nd the motion to close the meeting. Ms. Wilson then approaches Selectman Nadeau informing him of the importance of such a policy and he, Mr. Nadeau makes a motion to re-open the session.

Discussion continues with public comments presented by Chris Gilpatrick, a Lebanon resident, Ms. Wilson Ms. Adams. Corinna Cole and Teresa Brooks were also in attendance.

It was suggested a Public Hearing to be held with a date set, to present the Policy to the residents and to receive their input in assisting the Board to develop and implement an Ethics Policy.

A public hearing will be held in mid-September. Date to be yet decided.

Ms. Wilson asks the support of the Board in a petition she has created to establish a 5 member Board as opposed to a 3 member Board. Both Selectmen Heath and Nadeau are opposed to this presentation.

Chris Gilpatrick suggests he may run for Office of Selectmen and take no pay for his service.

6:35pm Chairman Thompson announces the hiring of the new employee for the front desk position . Although he could not recall her name her first day at work will be Tuesday, September 8, 2015.

**6:40pm Chris Gilpatrick addresses the Board concerning the firm from Brownfield ,
Maine who was awarded the mowing contract citing several Town properties that have
not been maintained.**

One being Stuart Field, littered with trash and knee high grass.

**6:45pm Board goes into Executive Session MRSA 405{6} {A} Personnel issue.
Board will adjourn immediately after.**