



TOWN COUNCIL
MEETING MINUTES
AUGUST 21, 2007

Fern Larochelle, Jr., At Large 2007
Charles Smith, At Large 2008
Michael Bowie, At Large 2009
Gina Mason, District 1 2007
Janet Henry, District 1 2009
Dale Crafts, District 2 2007
Norma Wells, District 2 2009

CALL TO ORDER & PLEDGE TO THE FLAG. The Chairman, Norma Wells, called the meeting to order and led the pledge of allegiance to the flag at 7:00 PM.

ROLL CALL. Members present were Councilors Larochelle, Smith, Bowie, Mason, Henry, Crafts, and Wells. Also present were Curtis Lunt, Town Manager; Ryan Leighton, Town Engineer; Diane Nadeau, Library Director; and approximately 11 citizens in the audience.

PUBLIC HEARINGS

NEW VICTUALERS LICENSE - MILLER'S VARIETY

The Chairman opened the public hearing. There were no comments. The Chairman closed the public hearing.

CHAPTER 50 TRAFFIC AND VEHICLES

The Chairman opened the public hearing. There were no comments. The Chairman closed the public hearing.

CHAPTER 22 MANUFACTURED HOUSING,
MOBILE HOMES AND TRAILERS

The Chairman opened the public hearing. Ed Wall, owner of a local mobile home park, explained that the State is currently the only authority on mobile homes, and that communities do not have the right to hold authority over mobile home parks. He stated that he does not understand why a license that he feels doesn't mean anything should increase in price from \$10 to \$50 annually. Mr. Lunt explained that the cost increase is meant to cover the time used by the Tax Assessor and Code Enforcement Officer to complete the application process. The Chairman closed the public hearing.

CONSENT AGENDA

VOTE (2007-133) Councilor Bowie, seconded by Councilor Smith, moved to adopt the following consent items: (A) Minutes of 8/7/2007, (B) New Victualers License - Miller's Variety, and (C) Verizon Pole Permit - 575 Lisbon Street. **Order passed - Vote 7-0.**

COUNCIL ORDERS, ORDINANCES & RESOLUTIONS

LISBON CODE CHAPTER 50 TRAFFIC AND VEHICLES

VOTE (2007-134) Councilor Bowie, seconded by Councilor Smith, moved to adopt Lisbon Code Chapter 50 Traffic and Vehicles as amended with additions underlined and removals struck through. **Order passed - Vote 7-0 Final Passage.**

CHAPTER 22 MANUFACTURED HOUSING,
MOBILE HOMES AND TRAILERS

VOTE (2007-135) Councilor Bowie, seconded by Councilor Smith, moved to adopt Lisbon Code Chapter 22 Manufactured Housing, Mobile Homes & Trailers as amended with additions underlined and removals struck through. **Order passed - Vote 7-0 Final Passage.**

DRAFT

FROST HILL AVE DANGEROUS BUILDING

VOTE (2007-136) The Council agreed by unanimous consent to allow Mr. Siegler to continue his efforts and return on September 18th with a status report.

FUEL OIL BIDS

VOTE (2007-137) Councilor Bowie, seconded by Councilor Smith, moved to approve fixed price bids for #2 fuel at \$2.329 per gallon, diesel fuel at \$2.649, and kerosene at \$2.749 from Downeast Energy. **Order passed - Vote 6-1 (opposed: Henry).**

ANDROSCOGGIN COUNTY BUDGET COMMITTEE BALLOT

VOTE (2007-138) Councilor Smith, seconded by Councilor Crafts, moved to cast votes for Michael Bowie (Municipal Official), Normand Laplante (Resident) and Phillippe Moreau (Resident) to serve on the Androscoggin County Budget Committee to represent District 1. **Order passed - Vote 6-1 (abstained: Bowie).**

OTHER BUSINESSPUBLIC WORKS GARAGE OPTIONS

Surveys were distributed throughout the town, a questionnaire and discussion were available during the June election, and two open houses were held at Public Works. Of the population of Lisbon, only 133 residents returned surveys. Mr. Leighton stated that of the residents that returned surveys, 26 chose to improve the current building with an added office space, 16 preferred to improve the current building and add an additional office and garage space, 13 want to improve the current building with improvements to the actual structure as well as making additions for office space, 69 opted to build an entirely new building, and 9 felt it best to do nothing. Councilor Larochelle stated that the building has served the department well, but that renovating the current building at this time does not seem financially responsible. Councilor Crafts cautioned that a new building might not pass on a ballot.

Architect Dan Moreno explained, using scale models, the differences between the current building, a new building, and upgrading and adding on to the current building. He explained the financial benefits of a new building as opposed to upgrading the current building, including upkeep of a structurally insufficient building, fuel costs, and work efficiency. Mr. Leighton asked for guidance regarding how to approach the situation for the voters.

Councilor Henry left at 7:29 PM and returned at 7:32.

Councilor Crafts stated that the actual issues that brought the repairs to the floor in the first place are air quality and accessibility, and that improvement of the current building takes care of these issues. Councilor Bowie explained that the initial ballot question for the building was unclear and may have confused voters. In an informal vote, two Councilors supported upgrading and adding on to the current building, while five preferred to build a new building entirely. Councilor Bowie cautioned Mr. Leighton to keep the impact to the budget minimal to prevent increasing taxes. Mr. Leighton expressed that his intent is to report information to the Town through the Lisbon Ledger on a monthly basis.

PROPOSED TAX ASSESSMENT REVIEW COMMITTEE

Item taken out of order. Mr. Lunt explained that this volatile issue requires public input and recommended a focus group, as it has been rejected by the Town twice and the current assessing files are becoming less and less relevant. Councilor Bowie offered as a suggestion that the Councilors not be involved in the group, and that the suggested two Councilors be replaced with local business owners. Councilor Wells suggested solicitation of business owner interest and involvement.

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NEW WEBSITE DEMONSTRATION

Item taken out of order. Jon Paul, an intern in the Town Engineer's Department, is working on redeveloping the website with input from the Technology Committee as an alternative to hiring an outside company. He explained the various changes he has made and others that he intends to make in the prototype site. Mr. Leighton offered the Councilors lisbonme.org email addresses that would redirect to their personal addresses without divulging their personal information. Councilor Bowie expressed concern that replying to the emails would cause their information to be given anyway. Jon Paul offered that he could set up webmail that could also be accessed online or with Outlook or similar programs. Councilor Larochelle suggested reducing repetitive links and being careful about cluttering the pages.

TOWN MANAGER'S REPORT

Since the last Town Council meeting, the Town manager has completed the following tasks:

- The Ricker Farm Trail (3800') has been paved and a ribbon cutting event will be scheduled for sometime in September. Mr. Lunt gives credit to the Town Engineer for his efforts on the trail.
- We have received an MMA Workers Comp 05/06 fiscal year dividend of \$4,072 and a property and casualty pool 05/06 dividend of \$3,167 for 50% or less loss ratios.
- Regarding the comments made to the Council on 8/7/2007 by Lori Pomelow, Mr. Lunt has asked for the removal of the Lisbon Fire Department name from the Bowdoin owner of the former Fire Department vehicle. He spoke with Gerald Samson, CEO, about the Assessing and Codes Department and he said it was mandated in 1991 by the Selectmen and that cross-training and access would suffer if it were unmerged. The Public Works Director said he will move the Route 9/196 island back a few feet to help truck turning. The Public Works Director also said that street paving decisions such as Scottsdale Ave are made purely on technical merit after consulting with the appropriate elected officials, and that he regrets the comment that Scottsdale would not be paved until the trailer truck was moved.
- The landscaping has been done and the volleyball court is being installed at the MTM Community Center.
- He has contacted the Superintendent of Schools about a date for a joint workshop and she has said that Tuesday September 25th works, and that she will help prepare an agenda.

Councilor Bowie thanked Mr. Lunt for his 15 years of service; the sentiment was echoed by the rest of the Council.

AUDIENCE PARTICIPATION

Roger Cote stated that the rejection of the Town Garage by the voters was less because of the idea of a new building and more because of past inconsistencies regarding new buildings in general. He cited school buildings that have been built and never sold as precedence. He also thanked Mr. Lunt for his dedicated service to the Town.

APPOINTMENTS

VOTE (2007-139) Councilor Bowie, seconded by Councilor Smith, moved to appoint the following:

- Robert S. Ireton-Hewitt to the Board of Appeals with a term expiring in 2010
- Roger Cote to the Board of Appeals with a term expiring in 2010
- Ross Cunningham to the Conservation Commission with a term expiring in 2010

Order passed – Vote 7-0.

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COUNCILOR COMMUNICATIONS

Councilor Mason said that the employees should be parking in the rear of the building and leave the front spaces for the public.

Councilor Smith said that by August 31st schools need to decide who they intend to consolidate with, and that he would like the Council to be privy to the information prior to a decision being made. Janice Comber explained that the August 31st deadline was to identify the different areas the town would be looking to consolidate with and that a committee including at least one Councilor is to be formed to decide what to place on the referendum, and that the list of possible communities would be theirs to address.

Councilor Larochelle expressed concern regarding the potential consolidation of Androscoggin County's dispatch services. Councilor Bowie, who serves on that committee, explained that discussions are still ongoing, and that nothing has been decided as of yet.

Councilor Wells stated that after contacting the Maine Municipal Association (MMA), she received an explanation of the MMA service which is an eight step process for hiring a new Town Manager, and comes at a cost of \$4500. The Council agreed by general consensus to go proceed with MMA's assistance program. Ed Wall, previous Selectman, said that the most helpful thing they did during the last Town Manager search was found an interim manager. Councilor Wells thanked him for the information, and explained that the Council was already moving in that direction.

EXECUTIVE SESSION

VOTE (2007-140) Councilor Bowie, seconded by Councilor Smith, moved to enter executive session at 8:21 PM to discuss personnel issues per MRSA Chapter 13 Section 405 (6) C. **Order passed - Vote 7-0.** The recording secretary was dismissed. The Council returned at 9:05 PM.

VOTE (2007-141) Councilor Smith, seconded by Councilor Mason, moved to appoint David Brooks as Interim Town Manager. **Order passed - Vote 7-0.**

ADJOURNMENT

VOTE (2007-142) Councilor Bowie, seconded by Councilor Smith, moved to adjourn at 9:15 PM. **Order passed - Vote 7-0.**

Respectfully Submitted,

Juliet C. LeBlond
Legislative Recorder

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