



TOWN COUNCIL MEETING MINUTES FEBRUARY 21, 2017

Dale Crafts, At Large 2017
Normand Albert, At Large 2018
Kasie Kolbe, District 1 2018
Allen Ward, District 2 2018
Christopher Brunelle, At Large 2019
Mark Lunt, District 1 2019
Kris Crawford, District 2, 2019

CALL TO ORDER. The Chairman, Allen Ward, called the meeting to order and led the pledge of allegiance to the flag at 7:00 PM.

ROLL CALL. Members present were Councilors Ward, Albert, Kolbe, Crafts, Brunelle, Lunt, and Crawford. Also present were Diane Barnes, Town Manager; Dennis Douglass, CEO/Health Officer; Sean Galipeau, Fire Chief; Marc Hagan, Police Chief; Ryan Leighton, Public Works Director; Tracey Steuber, Economic & Community Development Director; Marie Hale, Water Commissioner; Donald Fellows, Planning Board Chair; Karen Paradis, Planning Board Member; Fern Larochelle, Lisbon Development Committee; Eric Samson, Androscoggin County Sheriff; Martin Fournier, Androscoggin County Communications Manager; Ray Schlotterbeck, Reserve ACO; plus others totaling approximately 50 citizens in the audience.

GOOD NEWS & RECOGNITION

LISBON CHEERLEADERS PROCLAMATION

VOTE (2017-36) Councilor Kolbe, seconded by Councilor Albert moved to adopt the following proclamation:

WHEREAS, The Lisbon High School Cheering Team have made the Community proud as they finished first with a score of 66.7 while competing for the Southern Maine Class C Championship, and

WHEREAS, The Lisbon High School Cheering Team went to the State Championship with the goals of having fun and beating their previous score in the Southern Maine Class C Championship, and

WHEREAS, The Lisbon High School Cheering Team prevailed over their rivals Dirigo, Monmouth, and Sacopee Valley from the Southern Maine Class C Championship scoring a 70.9 at the State Championship.

WHEREAS, The Lisbon High School Cheering Team claimed its second state title with their performance at the State Championship, and

NOW, THEREFORE, we, the Town Council of the Town of Lisbon wish to congratulate and thank the Lisbon High School Cheering Team for their fine representation of the Town of Lisbon while winning the Class C State Championship Title on February 11, 2017.

Order passed – Vote 7-0.

SPIRIT OF AMERICA AWARD

VOTE (2017-37) Councilor Albert, seconded by Councilor Crawford moved to adopt the following resolution:

The 2017 Lisbon, Maine Spirit of America Foundation Tribute honors the Route 196 Master Plan Sub-Committee, now known as the Lisbon Development Committee (LDC) for commendable community service in Lisbon's Vision for Economic Vitality.

Providing for: Recognition of the Route 196 Master Plan Sub-Committee, now known as LDC volunteerism and community service.

BE IT RESOLVED by the Town Council of the Town of Lisbon as follows:

WHEREAS, in 2014 the Town Council appointed members of the Route 196 Corridor Master Plan to continue their work as a sub-committee; and

WHEREAS, the goal was to reach out to individual business/property owners, stakeholders, community groups, and residents to build awareness of the vision, and look for opportunities to build new partnerships and implement elements of the plan; and

WHEREAS, the committee would select and implement projects that would give the Route 196 planning effort visibility; and

WHEREAS, the Route 196 Master Plan Sub-Committee, now known as LDC was instrumental in the following projects: adoption of Design Standards, adoption of the Downtown Plan, Community Development Block Grant Awards – Façade Program (\$150,000) and Downtown Revitalization Program (\$320,000), Downtown TIF, trail extension along Davis Street; and

WHEREAS, the Route 196 Master Plan Sub-Committee, now known as LDC's vision and commitment to the implementation of the adopted Route 196 Master Plan, Design Standards and Downtown Plan will continue to benefit the Town of Lisbon and all; and

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Lisbon that the Route 196 Master Plan Sub-Committee, now known as LDC is hereby recognized for their admirable achievements and honors that this committee has instilled upon this community with the 2017 Lisbon Spirit of America Foundation Tribute; and

BE IT FURTHER RESOLVED that a copy of this resolution be framed and presented to the Route 196 Master Plan Sub-Committee for appropriate display.

Order passed – Vote 7-0.

A. PRESENTATION TO OUTGOING COUNCILOR METIVIER

Councilor Ward called Eric Metivier forward to be recognized for his contributions to the Town Council serving from 2013-2016 and presented him with a gift. Mr. Metivier thanked the Council for their thoughtfulness and gift.

WORLD'S GREATEST SLEIGH RIDES

Councilor Ward said the pictures Steve Yenco took showed a record attendance this year at the Sleigh rides.

LISBON SPORTS

Councilor Ward said Unified Basketball is still going on. Councilor Kolbe reported the Lisbon High School's Basketball teams, the Greyhounds, played very well this year. She said Lisbon took home 3rd place in wrestling this year along with two others as alternates.

PUBLIC HEARING

A. KELLY PARK TIF DISTRICT

Once the Chair opens the public hearing at 7:20 p.m., those in the audience who wanted to speak were invited to address the Council Chair once Ms. Steuber had finished making her presentation explaining TIF's and the way they work. See power point presentation attached.

Scott Kelly reported he changed his original plan from commercial to residential after noticing the lack of decent housing in Lisbon. He reported 1,400 hits on each of his five houses listed online. He secured the same contractor

who is building some similar units in Westbrook to build these units here. He indicated there would be room to add 2 more multi-units into the project if needed and three or four more houses bringing that total added value to an additional \$10 million.

Councilor Lunt asked what percentage cap was Lisbon at with total town-wide TIF acreage. Ms. Steuber replied way below the limit.

Mr. Fellows reported Kelly Park is not quite final. The final plan was approved last Thursday night with stipulations that all road including both exits and the side roads are made to be at least 30 feet wide. Currently the drawings show Premier Drive at 32 feet up to the jug handle and 24 feet from there to Moody Road. Wine Time and Champagne are 24 feet wide. These standards are not acceptable for town roads and we have required that they be made to meet the 30 feet width requirement since that is the stated intent of the subdivision revision. We expect to sign the mylars with the revision on March 9. The Water Department has also stipulated that the roads be accepted by the town before it will accept the water lines. He said that DEP has not yet approved any of the last two subdivision amendments and is not expected to do so until after the first of March. The parcels dedicated for the TIF (15.44 acres) includes all roads, the lot that holds the apartments, and lot #2 as well as some common areas. The change in the road width may have a minor impact on the TIF district size as well.

Mr. Fellows said he supported the point from the wording in the TIF stating that the main purpose is for work force housing for young professionals and those looking to downsize, not employment opportunities. He said it seems a stretch to say that workforce housing for jobs in areas such as Brunswick would be a draw for housing here. However, because of his personal experience, he believed the purpose to be a valid assumption. He said Lisbon was a logical and prominent source of affordable housing when Navy personnel sought accommodations for their families in the not too distant past.

Mr. Fellows questioned why wouldn't Lisbon take all of the dollars that will be given back to the town and turn them into something for current and future residents to benefit from. Why wouldn't Lisbon try to improve the infrastructure or develop properties to that end, he asked. He said the Lisbon Village area needs improving and this revenue could be a source of funding projects in the amount of \$44,800 every year for the next 20 years. He pointed out that the wording in the current document says we have to spend it on the Economic Development office and for grant matches and if not done, it goes back into the general fund unsheltered. He explained that the Town Manager and Council should have the flexibility to increase or decrease funding for that department without their hands being tied by TIF dollar flow.

Mr. Fellows asked that the split between the developer and community be 50/50 or even 45/55. He indicated that according to the figures provided in the TIF, the shelter benefit for the town looks like a net loss to the taxpayers unless the ratio allows a 45% credit enhancements and a 55% share to the town. He said he hoped that whatever share is appropriate for the town, that taxpayers would see some kind of tangible, viewable, and/or recognizable benefit for the taxpayer. He encouraged the Town Council to take their time, wait for things to settle, and to think about making the taxpayer whole in this endeavor.

Fern Larochelle said the whole TIF process is overwhelming, that he supported the developer, and that he had voted on this original TIF when he was in office as a Councilor. He mentioned that Scott Benson the former Economic and Community Development Director had based the original TIF on performance and quality structures, plus the number of jobs, the dollar factor, or earnings and the Town Council at that time were supportive and he still supports the TIF. He pointed out that 40% should benefit the town, that 100% of it goes towards the benefits in Tier I, II, and III, which are tangible projects you can see. He said he would like to see that go towards improving Village Street. He encouraged the Council to move forward to ensure this works for Scott and the town.

Ross Cunningham said he supported this project. He pointed out that Navy individuals found affordable housing here in Lisbon, just as he had. Councilor Lunt said the 60/40 split had already been agreed to and was already in place and had been approved by the town and DECD. Ms. Steuber said the town has time to work out these details with Mr. Kelly. She said they can hold another public hearing once the Town Council's request have been addressed. Councilor Brunelle said he was pretty sure the Council all supports it. Councilor Ward suggested the town move forward to support whatever. Ms. Steuber indicated she would like to set up something for the Council to work out these details. Councilor Albert said that perhaps these funds could be used towards the short and/or long-term sewer projects goals recently discussed.

Seeing no further comments, the Chair closed the public hearing at 8:00 p.m.

AUDIENCE PARTICIPATION & RESPONSE FOR AGENDA ITEMS

Roger Bickford spoke in favor of retaining the Lisbon Police Department's Communication Center. He said we have one of the best systems around and that it works so well. People are surprised to find out we only have 12 officers, because the service they receive feels like we have 25 or 30 officers. We could tweak it, but if it isn't broke, don't fix it. He explained that he had been on the receiving end of both sides when his mother in law needed help. He called 911 and didn't get any help so after 15 minutes he then called 2500 and help arrived in five minutes. He mentioned the state might do something down the road but no one knows right now what that will be. He said he would rather pay his tax dollars to keep it here in Lisbon and that there were no guarantees they would even hire our great employees we have here. He reported that after many meetings previously the Council had voted to keep it. Let's keep it again. It works really well the way it is now.

Miriam Morgan-Alexander said she agreed with Mr. Bickford.

Mr. Larochelle said he totally agreed that anything can be outsourced, but we would like to keep this in house. He said most people in this small town would like to keep things local.

Eric Metivier said he agreed with Mr. Bickford. If it isn't broke, don't fix it. He said there was not a big savings here and that this money would get spent elsewhere, leaving Lisbon without a Comm Center. He said it's just not the right thing to do.

Larry Fillmore said let's make this simple. He said you need to look at who takes your 911 calls. That was determined to be the Androscoggin County dispatch. That part is already done. Next, you need to look at who is going to dispatch "our" first responders. The Town Council says that we have our Comm Center here and we do a great job. First responders say to ask who does the job. Lisbon Emergency does a super good job for us. We have Police and Fire who do an excellent job. They start when dispatch but the key is whether that's the Androscoggin County Dispatch or the Comm Center. He said we have an agreement with Androscoggin County who has to call the Lisbon Comm Center to dispatch. The rest of the world has 911 operators dispatching first responders directly. This type of delay can affect the person who needs it the most. Which way is faster, he asked. He said then doing away with the Comm Center would be more efficient, that's a fact. Everyone wants local control and everyone wants to be able to put his or her finger on the button. He remarked, let's give up local control so we can save more lives.

Jeffery Picard asked if Mr. Fillmore talked with local responders or dispatchers. He explained how cell phones are pinged off the nearest towers and that 911 operators could be responding to multiple calls and then funneling them back to where they are coming from anyway. He explained that there are multiple main streets and asked what happens when an officer is called to respond to the wrong main street. He pointed out that our dispatchers are trained. Harry Moore pointed out that the 911 operators tell the Comm Center what these codes are when they call so that information is passed on when dispatched.

Ray Schlotterbeck said he is also the Reserve Animal Control Officer for Harpswell, which gets dispatched by the Sheriff's Department. He said Lisbon's Comm Center always checks in on him every so many minutes when he is out in the field to see if he is okay, but that doesn't happen in Harpswell. He said he supported keeping it local.

CONSENT AGENDA

VOTE (2017-260) Councilor Albert, seconded by Councilor Crafts moved to approve the Accounts Payable & Payroll Warrants #103 \$7,474.91, #104 \$133,369.31, #105 \$12,937.50, #106 \$3,554.86, #107 70,103.82 and #108 \$13,318.31, along with the Minutes of January 31, 2017 and February 8, 2017. **Order passed - Vote 7-0.**

COUNCIL ORDERS, ORDINANCES, & RESOLUTIONS

HEALTHY ANDROSCOGGIN GRANT AWARD

INTRODUCTION: Healthy Androscoggin has been awarded a grant from the University of New England, to support enforcement efforts related to underage consumption of alcohol. They have asked if the Lisbon Police Department would participate in the enforcement program and have offered six-hundred dollars (\$600) in reimbursement funding for enforcement details.

We would like to accept this funding, and would conduct two (2) details (prom night, and graduation weekend) with the money. The offered funding may not cover the complete costs of the two-officer details, depending on which officers' sign up for the events. The police department would cover any additional costs within our overtime budget.

VOTE (2017-39) Councilor Brunelle, seconded by Councilor Kolbe moved to accept grant funds from Healthy Androscoggin in the amount of \$600.00 for reimbursement funding for enforcement details as presented. **Order passed - Vote 7-0.**

KELLY PARK TIF DISTRICT

Councilor Ward asked Mrs. Barnes to set up a workshop with Mr. Kelley. Mrs. Barnes indicated sometime in April would work since most of March was reserved for budget workshops. Councilor Ward agreed that would be fine.

USDA RURAL DEVELOPMENT FUNDING APPLICATION

INTRODUCTION: Mr. Leighton indicated at the Town Council workshop on February 14, 2017, Olver Associates presented the results and recommendations which they developed based on completion of a sewer system evaluation and a sewer rate study. The sewer system evaluation study identified nearly \$20 million in work which is necessary throughout the system. This total includes short and long-term items. Phase one recommendations total nearly \$9 million as detailed below:

<u>PROJECT</u>	<u>ESTIMATE</u>
Main Street Sewer Replacement	\$ 2,200,000
Sewers upstream of D & B pump station	\$ 4,400,000
Davis Street PS/Treatment plant contact tanks	\$ 2,200,000
Total	\$ 8,800,000

We have had initial discussion with the U.S. Department of Agriculture, Rural Development, Community Programs specialist in our area and based on those conversations and input from Olver Associates our recommendation at this time is to apply for a combination of a loan/grant funding solution through the USDA RD program and we request permission to proceed with the application process.

VOTE (2017-41) Councilor Brunelle, seconded by Councilor Albert moved to authorize the Town Manager to submit an application for loan/grant funding through the USDA Rural Development Program. **Order passed - Vote 7-0.**

DISPATCH CONSOLIDATION DISCUSSION

COUNCILOR COMMENTS: Councilor Albert indicated he sat in on the previous meetings and felt they were rushed somewhat, but the last meeting the Council held was not like that. It was very comprehensive with lots of information. He said he could not see an upside to this right now. The savings will be eaten up by hiring personnel to cover overnight shifts while another officer transports out of town. It's hard for leadership and employees to hear this repeatedly. He said perhaps down the line we may be forced into it, but right now is not the time.

Councilor Kolbe indicated the Council heard from Department Heads and that they had a good conversation with the Androscoggin County Sheriff, but other partners should be explored. She encouraged the Council to not shut this down based upon one meeting. She said let's do this right this time. We have to involve everyone.

Councilor Crawford said he agreed with Councilor Kolbe. He said every couple of years we go through this process. It's time to make a logical decision and gather more information. He said it might be better to contemplate better terms now than wait to see what the state is going to offer us.

Councilor Lunt said he would like to check with other communities that have made this switch, like Topsham. He encouraged the Council to bring in these individuals to see how it went for them.

Councilor Ward said we heard from all the departments, we listened to their plans, but that he was not sold on it being a decision to be impacted by a budget. He said it is not correct to move forward with this.

Councilor Crafts said he agreed with Councilor Albert. We have the same or better service locally. He said the numbers just don't add up. He said it's important to keep it local.

Councilor Brunelle said he wanted to leave it the way it is. He said he had read lots of stuff about this, attended the workshop, and that he was ready to put this to a vote.

VOTE (2017-42) Councilor Brunelle, seconded by Councilor Albert moved to NOT consolidate and to keep the Comm Center the way it is. **Order passed - Vote 4-3 (Opposed: Kolbe, Crawford, and Lunt)**

ATRC PROJECTS

INTRODUCTION: Mr. Leighton requested permission to complete the Androscoggin Transportation Resource Center Project Selection Application for eligible roads in Lisbon. The only roads eligible to receive funding through this process are Route 196, Route 125, Route 9, Upland Road, and Village Street.

The current application is for FY 2020 and we anticipate resubmitting for any projects not already in the Maine Department of Transportation work plan as well as a new section of Route 196 from around Frost Hill Avenue to around Bisbee Street.

VOTE (2017-42A) Councilor Brunelle, seconded by Councilor Crawford moved to authorize the Public Works Director to complete the Androscoggin Transportation Resource Center Project Selection Application. **Order passed - Vote 7-0.**

OTHER BUSINESS

A. COUNCIL COMMITTEE REPORTS

1. School: Councilor Albert said their recent meeting had been rescheduled to Thursday. He indicated the state had released their ED279 preliminary numbers this year differently. They had to find them on the state's website. He said the number was not as bad as they had thought it would be.
2. Planning: Councilor Ward said he attended their last meeting, that they approved a subdivision applications for John Crafts at 117 Main Street and Kelly Park subject to street widths being 30 feet wide, which will be addressed at their March 9 meeting.
3. Water Commission: Councilor Crawford said their next meeting will be on Monday, February 27.
4. LDC: Councilor Albert said he had nothing to report.
5. Conservation Commission: Councilor Lunt said their last meeting was the same night as the Council's Workshop, but that he hopes to attend the next one.
6. Recreation: Councilor Kolbe indicated nothing to report.
7. County Budget: Councilor Ward indicated nothing new to report.
8. Library: Councilor Lunt mentioned the Library's new project and their transition over to the Inter-Library loan program. It should be nice when it is updated and ready to go.

B. TOWN MANAGER'S REPORT

Mrs. Barnes thanked the Public Works crew for their hard work this past week covering three storms. They spent an enormous time in the plow trucks and then cleaning up the streets, often without much sleep. She commended them for doing such a good job.

Mrs. Barnes said they recently did a mailing to those thought to be veterans informing them about the homestead exemption. To date 60 have come in to apply and those with mobile homes could find this homestead exemption covers their entire bill.

C. DEPARTMENT HEAD WRITTEN REPORTS

Councilor Ward asked if the Library fines were listed in our fee schedule.

Councilor Ward praised Melinda Durgin for putting together such a nice brochure for the Lisbon Police Department to use for marketing purposes to attract personnel to help fill positions in Lisbon.

D. DEPARTMENT HEAD ORAL REPORTS**DENNIS DOUGLASS, CODE ENFORCEMENT/HEALTH OFFICER/APPEALS
BOARD/PLANNING BOARD**

Mr. Douglass suggested Department Head oral reports be placed at the beginning of the agenda so they would not have to wait as long to deliver their reports. Councilor Ward polled the Council members and asked if they would like to continue with oral reports since the written reports were available ahead of time for the meeting. Councilor Kolbe said this makes no sense. She suggested Council read these reports ahead of time and if there are questions, that department head should be invited to the meeting to address their question. Seeing no objections, the new procedure was accepted.

Mr. Douglass submitted his annual report for the Town Report to the Council highlighting the 15 new residential home permits, 98 building permits totaling 4.5 million in new construction, 97 plumbing permits, 94 Electrical permits, and 60 miscellaneous permits. The Planning Board reviewed seven (7) cases this year, created a yard sale ordinance, property maintenance ordinance, outdoor firing range ordinance, and draft medical marijuana ordinance, along with amending two zoning sections in the ordinance, and issuing two conditional use permits. He said the Planning Board is very structured and working well. They previously approved the Fox Knoll subdivision and Worumbo Mill demolition permit. They approved a home day care business on Hasey Street and a conditional use application for fuel tank storage use, as well.

He mentioned there were many changes taking place on Main Street in the falls. The Champoux Insurance Agency is moving into the old TD Bank building. Haggerty Reality will be relocating to the corner of Main and Maple Street, a photography business will be opening where Downeast Energy used to be, and the Moxie Store is under contract. That will look awesome when renovated and should become quite a tribute to Lisbon. He said most of the vacant buildings are being filled. He said there were three façade grants going on now and more coming.

AUDIENCE PARTICIPATION FOR NEW ITEMS - NONE**COUNCILOR COMMUNICATIONS - NONE****APPOINTMENTS****WATER COMMISSIONER**

Councilor Ward appointed James Lemieux as Water Commissioner to fill the rest of Bill Bauer's term until 2019.

EXECUTIVE SESSION – NONE

ADJOURNMENT

VOTE (2017-44) Councilor Brunelle, seconded by Councilor Kolbe moved to adjourn at 9:26 p.m. **Order passed - Vote 7-0.**

Twila D. Lycette, Council Secretary
Town Clerk, Lifetime CCM/MMC
Date Approved March 7, 2017