



TOWN COUNCIL MEETING MINUTES JANUARY 20, 2015

Gregg Garrison, At Large 2015
Mark Lunt, District 1 2015
Dillon Pesce, District 2 2015
Christopher Brunelle, At Large 2016
Eric Metivier, District 1 2016
Roger Bickford, District 2, 2016
Dale Crafts, At Large 2017

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

ROLL CALL. Members present were Councilors Lunt, Bickford, Crafts, Pesce, Garrison, Brunelle, and Metivier. Also present were Diane Barnes, Town Manager; Ryan Leighton, Public Works Director/Town Engineer; Dennis Douglass, Code Enforcement; Kathy Malloy, Assessor; Tracey Steuber, Economic Development Director; Cristy Bourget, Contracted Health Officer; Eric Cousins, Contracted Health Office Director; Fern Larochelle, Finance Committee Chairman; Miriam Morgan-Alexander, Finance Committee; Traci Austin, School Committee Chair; Kathi Yergin, School Committee Member; Karen Paradis, Planning Board Chairman; Donald Fellows, Planning Board Member; William Bauer, Water Commissioner; and approximately 20 citizens in the audience.

GOOD NEWS & RECOGNITION

Ms. Steuber announced that the new Lisbon Activity Guides were ready for distribution. There will be a link on the town's webpage so everyone can see the map showing the trails or wherever they want to go to do their exercise. She indicated this was paid for from the \$20,000 grant for a Healthy Main Street as part of the downtown designation since we are a network community. The goal was to work with businesses in the downtown area offering them healthy lifestyles, which qualified us for an extra \$10,000 to help develop a community plan so that's how we paid for the guides, trail markers, bike racks, and so forth. We are working with the School Department too; providing them with pedometers and puzzles with fruit on them that promotes healthy eating habits, which is part of their wellness program.

Councilor Pesce said this is awesome and a great addition to the trail system and for the community in general.

PUBLIC HEARING - NONE

AUDIENCE PARTICIPATION & RESPONSE FOR AGENDA ITEMS

Lisa Ward said her committee is looking at Lisbon's solid waste and recycling options. They met last week. They talked with the folks at Casella, who operate locally. She said they answered a lot of questions for us regarding how different kinds of operations work in different parts of Maine. They were very knowledgeable about every facet of the waste and recycling business. They presented different options for cost saving opportunities and gave all of us a lot of food for thought. She said the Council looked at the pay as you throw option last year, which blossomed into a search for the best possible cost saving option for waste and recycling in Lisbon. She said she was energized and looked forward to meeting with the committee again next week.

Ms. Ward said Eaton Peabody Consulting Group recently concluded its study of the structure and organization of the Water Department. They looked at the different options for consolidation or not with the operations of the Town of Lisbon. She said she concluded, after reviewing that report, that Option 1 to combine water & sewer operations under the town's control makes the most sense for both taxpayers and ratepayers. Their report points out savings in administration, functions, and fiscal benefits. A few of those important points included billing, the auditors' reports, improved timing with other town projects, and maintenance. She said the key issue here, which we must be sure to address if we choose Option 1, would be to take into consideration that ratepayers and taxpayers are not always one and the same when determining

“fair share,” which must be maintained. She said keeping rate-related costs billed to ratepayers and not just spread across the taxpayers would be extremely important. She said they will also need to look at creating an “interim budget” for the transition from a Commission to a Town Department. She indicated that they need to know what transitional costs would be incurred to make this change and that they need to be able to show both ratepayers and taxpayers the benefits for them before moving forward.

Richard Nadeau asked that the employees dealing with our waste and recycling be included in the decision-making process and that we give the people doing the work a say.

Dorothy Fitzgerald indicated Lisbon needs positive recognition, positive advertising, when instead we are being advertised as a town with slum and blight. This is not positive recognition. She said we have undergone downtown redevelopments before and after each one it looks worse than before. She questioned whether anyone making these decisions for Lisbon, Lisbon Village, and Lisbon Falls had gone to businesses off Route 196 to see what they would like to see. She encouraged these people making these decisions to visit local businesses. She said you cannot just sit behind a desk in an office and know what is going on; you have to merchandise the town and clean up the streets. She said instead of spending \$32,000 for a company to give us their opinion based on not what we suggested or need, spend it on the businesses and have them clean up their places. We have the best trails in the State of Maine and our roads look like crap.

CONSENT AGENDA

VOTE (2015-17) Councilor Bickford, seconded by Councilor Metivier moved to approve the minutes of January 6 and January 13, 2015. **Order passed – Vote 7-0.**

COUNCIL ORDERS, ORDINANCES, & RESOLUTIONS

GAS/DIESEL PUMPS CARD SWIPE SYSTEM

Mr. Leighton requested permission to go out to bid for an electronic tracking system for the gas/diesel pumps at Public Works. He indicated there were web based control systems available. Councilor Bickford said he supported going out to bid, that he should bring back a bid for a fully automated system and one somewhere in the middle. Mr. Leighton said he was not confident that it could be purchased within the current budget. Mrs. Barnes said the savings in the fuel lines could help fund it so we may be able to take advantage of this now, which is good. Councilor Pesce said it would be good for management to track this better.

VOTE (2015-18) Councilor Bickford, seconded by Councilor Garrison moved to go out to bid for quotes for an electronic tracking system for the gas/diesel pumps at the Public Works garage. **Order passed – Vote 7-0.**

PUBLIC WORKS GARAGE ADDITION

Mr. Leighton reported that the town received insurance money from the fire approximately one year ago to repair and renovate the existing garage. He indicated that \$166,000 was left from the original \$376,000 we received. The \$166,000 was carried forward with the idea that we could possibly add on a 25' x 80' steel structure to the east side of the existing garage finishing up this project. He said we have a few estimates so far that are within the \$166,000 range. He requested permission to go out to bid for at least the steel structure and more than likely the entire process to add onto this building.

Councilor Lunt asked if we had approached the School Department to see if they would like to kick in some money to make it bigger so we could work on busses. We do not want to find out later that we can't and that they would have kicked in some money to make it work. Councilor Brunelle agreed and suggested the motion include this condition. Councilor Lunt said we should ask them if they are interested in changing the specs and contributing to it.

Mr. Leighton said his reluctance to making the addition larger is that we would be above the threshold for Council approval, which means we may need to go out for a referendum vote.

VOTE (2015-19) Councilor Lunt, seconded by Councilor Garrison moved to solicit bids for the construction of a 25' x 80' steel structured addition to the Public Works garage with the condition that the School Department is asked if they want to contribute to the project or consulted on this project before it goes forward.

Mr. Leighton reported that at the workshop the Council discussed using some of the same contractors we used for the renovations portion since we had gone out to bid for that process it may not necessarily have to be done again. He said he wanted to make sure we are clear on the process and that it was acceptable to use the same contractors for the items we need for this addition. He asked if this bid should be put out together as one bid or done individually for each individual trade. Councilor Pesce said this is not a time sensitive item so we should go out to bid. He said we should follow the purchasing policy to a "T." Mr. Leighton said if we have one contract with one vendor, do we need to go out for a referendum vote. Mrs. Barnes suggested separate bids to get a better price rather than using a general contractor. Councilor Pesce said we could do everything individually, but make sure what needs to go out to bid goes out to bid. Councilor Garrison said that's how you did the garage repairs and renovations so he recommended following what worked since we saved a lot of money; let's go with that. Mr. Leighton said we met with multiple contractors in town and compared prices. He said based on the purchasing policy we will draft an RFP, send it out, wait the required time, and come back to the Council to make the award. It could take a little longer. Councilor Pesce that's okay, but we want to follow that policy 100%.

Mrs. Barnes asked if the School Department is not interested in contributing, did the Council want to move forward. Councilors responded unanimously that they would want to move forward.

Order passed – Vote 7-0.

MOXIE FESTIVAL

Councilor Pesce explained that at the previous workshop the Council discussed not charging the Moxie Festival for Police, Fire, and Public Works services. For the past two years, the Moxie Festival Committee had been reimbursing the town for these services. Last year they gave the town \$7,500; however, before that it was funded in the town's regular budget. He said the festival committee doesn't have the extra money now to fund it so to help them out the four Councilors present at the workshop felt it would be okay not to charge them. He said he wanted to be sure that the other three Councilors were good with that as well.

VOTE (2015-20) Councilor Bickford, seconded by Councilor Metivier moved to waive the Police, Fire, and Public Works reimbursement from the Moxie Festival Committee.

Order passed – Vote 7-0.

MAINE STATE RETIREMENT SYSTEM - HIRING PROCESS POLICY

Mrs. Barnes said the Council asked that she research hiring policies for employees who retire through the Maine State Retirement System and who want to return to work for the town in their former or similar position. She presented two policies for the Council to review. One prohibits the employee from coming back to the same or similar position once they voluntarily retire through the Maine State Retirement System. The second one doesn't prohibit them, but it requires them to go through the hiring process again just like any other candidate.

Councilor Lunt said he leaned more towards the second one that requires they get in line with the others. Mrs. Barnes said this would leave it open for them to apply for the position. She said neither one of them gives the employee first refusal of the job. Councilor Pesce said the second one lets the candidate know that they are not entitled to the position. Mrs. Barnes said there is no guarantee that they will get the job because they have to go through the process just like everyone else.

VOTE (2015-21) Councilor Lunt, seconded by Councilor Bickford moved to adopt the following policy to require employees who retire from the Maine State Retirement System go through the hiring process as follows:

Sec. 90-35 Retirees returning to employment with the Town after retirement.

Employees who retire from the Town and who are eligible to receive retirement benefits from the Maine Public Employees Retirement System (MainePERS) must terminate employment with the Town as a condition of receiving retirement benefits from MainePERS, as provided in MainePERS rules and regulations. Employees who retire make a voluntary decision to terminate employment with the Town, and the Town does not guarantee or promise that employees who retire will be rehired by the Town into either the same or a different position with the Town. Any employee who retires and wants to be rehired to a former position, or to a different position, shall be subject to the selection and employment process as provided by Town policy.

The Town has the sole discretion to determine whether former employees will be rehired by the Town in their former position or a position for which they are qualified to perform on a part-time or full-time basis. Any application to be rehired shall be in writing, and all requests must meet the eligibility conditions set forth by MainePERS. Any employee who is rehired by the Town shall be subject to a probationary period consistent with Town policy.

Employees who retire shall be paid accumulated benefits as provided by Town policy.

Except for retirement benefits outlined above, employees who retire and then are subsequently rehired by the Town shall be considered new employees for the purposes of accruing and receiving benefits as provided by Town policy. Any employee who retires from the Town and receives a payout for unused sick leave at the time of retirement shall not be eligible for a payout of sick leave accrued during any post-retirement period of employment.

Order passed – Vote 6-0-1. (Abstained: Brunelle)

Councilor Brunelle informed the Council that he works for the Water Department and is currently enrolled in the Maine State Retirement System and abstained for that reason.

DIRECTIVES ON MUNICIPAL BUDGET

Councilor Pesce said it would be good for the Council to give the Town Manager direction going forward so she can meet the parameters desired a little more closely from the start.

Councilor Lunt asked that it be below the rate of inflation.

Councilor Metivier agreed that it stay below the rate of inflation. We have seen too many tax increases over the years and we need to stop it and slow this down somehow.

Councilor Bickford requested that Department Heads not ask for items they do not absolutely positively need.

Councilor Crafts agreed. Councilor Brunelle mentioned that Mrs. Barnes was doing a good job and said to keep it up.

Councilor Pesce said he would like to see no increase to the mil rate this year. He said it would be important to include in this year's budget a reduction in state revenue sharing to reduce our dependency on it by some rate (\$100,000 to \$150,000) because the Governor's next budget could eliminate it or reduce it again. Then next year we would only be looking at a \$100,000 or \$150,000 hole instead of a \$250,000 hole. He said he would like to see the town's budget reduced by a total of \$300,000 so there would be no increase to the mil

rate for the \$150,000 increase in benefits, plus the \$150,000 decrease from our reliance in revenue sharing. He said if the Town Manager comes back with only \$200,000 then it would be up to the Council to bring forward suggestions to make additional reductions to the budget. He indicated that his goal was a \$300,000 reduction.

Councilor Lunt said this will be hard to get to, but it is a good goal. Councilor Garrison said this is a good goal.

Councilor Pesce said there is no doubt about it that this means a reduction in staff by all means, but we need to look at this real closely. No objections were noted.

Mrs. Barnes said one way to approach this, because the impact on the mil rate from the revaluation is unknown, is to take the current values anticipating no changes and work from there. She said Mr. Van Tuinen assured her the revaluation will be done in time for the upcoming commitment.

VOTE (2015-22) Councilor Pesce, seconded by Councilor Bickford moved to direct the Town Manager to craft a budget with a \$300,000 reduction identifying the first \$150,000 from increases and the second \$150,000 from State Revenue Sharing. **Order passed – Vote 7-0.**

DIRECTIVES ON SCHOOL BUDGET

Councilor Pesce indicated he asked the Town Manager to put this on the agenda because the School Committee is working on their budget and they are on a schedule that is completed faster than Councils' budget. He said he attended their last meeting and that it was apparent they were moving quickly. He indicated that he would like to see some changes with that budget, if the Council agrees that there should be some changes, and that we give those changes to them in advance and not at the last minute like previously so that it is in time for them to make changes.

Councilor Crafts said he would like to see the School Budget reduced \$600,000.

Councilor Bickford said he agreed with the \$600,000 reduction.

Councilor Metivier reported that he had been talking to a lot of people in town and that a lot of people are complaining about their taxes that have gone up year after year. He said if the town can take \$300,000 from its budget, then it is realistic to believe that the School Department could take \$600,000 from theirs.

Councilor Lunt said he would like the School Department to look for a similar amount in reductions to what they are going to be asking for the bond payment for the gym so that figure is equaled out and not an increase.

Councilor Garrison said he was not sure he would support a \$600,000 reduction since that is a healthy chunk of change, but he would like to see them do a reduction to reduce the effect of the mil rate on the town's budget. He reported he was not in favor of the town side absorbing this entire mil rate increase, although voters voted for it and were probably expecting to see an increase. He said for the town to absorb all of it on the municipal side is not fair. To get this number down to zero, the School Department will need to participate.

Councilor Lunt said the town's budget is half that of the school's.

Councilor Pesce said there is an automatic \$250,000 increase in their benefits to start with, as compared to the town's \$150,000. The gym bond is almost \$340,000, which brings their total to a \$600,000 increase on the school side this year, which is a healthy chunk of change. He said he remembered from last year when we hired our second interim Town Manager that the additional local funds raised by the town are more than normal. He indicated he requested those numbers a while back and it came to a little over \$1.2 million dollars between the additional local funds and adult education portion. This equates to an extra \$1.2 million more than the town needs to approve by state law. He said this doesn't mean that it is not needed, but a reduction in this area should be reviewed. He supported a \$600,000 reduction on their side. He recommended they put some effort into making that \$600,000 up somewhere within their budget because taxpayers cannot continue to take an increase. He pointed out that if the municipal budget, which is half the size of the school's, is going to find \$300,000, well then it is realistic to ask the School Department to find \$600,000. He said this may not be easy, but it needs to be done.

VOTE (2015-23) Councilor Metivier, seconded by Councilor Crafts moved to direct the School Department to reduce their budget by \$600,000 from the additional local funds being raised. **Order passed – Vote 7-0.**

BUDGET SCHEDULE

Mrs. Barnes said this was a tentative budget schedule and that she would be making changes to it after talking to Superintendent Green. She said because of the timing on the referendum for the school budget we need to see if Council can adopt the warrant calling for an election so that we can get the ballots printed earlier, which will require obtaining a legal opinion. In other words, we need to adopt a budget based on your decision no later than May 19. She mentioned we need enough time to order the ballots to be printed so if we wait until May 19 it cuts into the absentee voting time a lot, but we have to follow the School Budget Validation laws. Once the School Budget is approved we have to hold that referendum within 30 days.

Councilor Pesce said it was one of the Council's goals this year to include the Finance Committee in the budget process early enough for them to review the budget and make a recommendation to the Council. The Finance Committee Chairman, Councilor Pesce, and Mrs. Barnes met and concluded that if the Finance Committee was given the budget at the same time as the Council, knowing now what the Council recommends as well, the Finance Committee could review it and come back to the Council by April 7 with their recommendation. During the timeframe from March 3 to April 7 we can continue with this schedule obtaining department head recommendations and hold one or two workshops to consider those recommendations before the budget public hearing. No objections were noted.

Councilor Pesce asked that the Finance Committee be included on the schedule so that it is clear to them where they fit into this process. There were no objections to moving this item to the next agenda.

AMEND DIVISION 3 HEALTH & SAFETY SECTION 82-78 FOOD REGULATIONS (ADOPTION OF 2013 MAINE FOOD CODE & SUBSEQUENT AMENDMENTS) *(First Reading)*

VOTE (2015-25) Councilor Bickford, seconded by Councilor Garrison moved to adopt the amendments to Division 3 Health & Safety Section 82-78 Food Regulations adopting the 2013 Maine Food Code and subsequent amendments (see attached 2013 Maine Food Code & amendments).

Eric Cousins, Contracted Health Department Director, explained that in 2012 the Town of Lisbon and City of Auburn formed an agreement to use the City of Auburn's Health Inspector to provide health inspection services here in Lisbon. The standards the Council is being asked to adopt will apply throughout the State of Maine. He said the decision to continue to do local health inspections, means each establishment would get inspected every year versus the state doing these same inspections with these new standards that is done every two or five years. He indicated this provides for a quicker response if an eating establishment has a small kitchen fire without a lot of damage to the building; they can often get them open faster than the state so there is a benefit on both sides.

Mr. Cousins pointed out the major changes to the 2013 Food Code is that the new code does require that there be a certified food protection manager (someone who meets the state's standards for safe and sanitary food practices), new standards for no bare hand contact with ready to eat foods, establishments must have clean up procedures for employees to follow to deal with vomiting or other events, the responsibilities for the person in charge of the establishment for ill employees have been updated, along with requirements for date marking for potentially hazardous foods so it does not sit in refrigeration for longer than it should. He indicated there were other changes to be consistent with other state and federal requirements.

Councilor Lunt asked how often our establishments are inspected. Mr. Cousins replied annually. Councilor Lunt asked how much we pay for the contracted service. Mr. Cousins replied \$10,000. He said our long term Health Inspector retired back in 2012 and that this was one way to cover that position since it did not appear cost effective to have someone do all the training necessary for a part-time position. He said that contract will be expiring in February, which is coming right up.

Roll Call Vote: Yeas - Garrison, Lunt, Metivier, Bickford, Crafts, Pesce, and Brunelle. Nays - None. Order passed - Vote 7-0.

Councilor Pesce requested the public hearing and second reading be scheduled for the next agenda.

AMEND CHAPTER 70 ZONING DIVISION 14–SECTION 70-1 DEFINITIONS,
SECTION 70-564 DIMENSIONAL REQUIREMENTS,
SECTION 70-536 DIMENSIONAL REQUIREMENTS,
SECTION 70-815 OVERLAY ZONE DISTRICT DESCRIPTIONS, AND
SECTION 70-155 VARIANCE LIMITATIONS
(*First Reading*)

VOTE (2015-25) Councilor Bickford, seconded by Councilor Garrison moved to adopt the amendments to Chapter 70 Zoning Division 14 Section 70-1 Definitions, Section 70-564 Dimensional Requirements, Section 70-536 Dimensional Requirements in the footnotes and table, Section 70-815 Overlay zone District Descriptions, and Section 70-155 Variance Limitations (*see attached*).

Mrs. Barnes indicated that legal counsel made a few adjustments and now it is ready for the Council to adopt. Mr. Fellows reported the definition of impervious surfaces changed so now it agrees with Bangor and Lewiston. He said the Planning Board is okay with it.

Roll Call Vote: Yeas - Garrison, Lunt, Metivier, Bickford, Crafts, Pesce, and Brunelle. Nays - None. Order passed - Vote 7-0.

Councilor Pesce requested the public hearing and second reading be scheduled for the next agenda.

OTHER BUSINESS

A. PERFORMANCE CONTRACT UPDATE

Mr. Leighton reported that they met with Siemens Group last week. They are going to start by retrofitting the lighting at the Town Office (interior and exterior), Fire Stations, MTM Center, Wastewater Treatment Plant, Transfer Station, and Library. Tentatively that work is scheduled to start the end of February, which should take about six weeks. In the middle of March they will start doing the building envelope work at the Town Office, Fire Stations, MTM Center, Wastewater Treatment Plant, Transfer Station, and Library. The beginning of April they will start doing water conservation measures. Roof replacements at the Wastewater Treatment Plant, Library, and Town Office (roof repairs and upgrades) will be done in May and June. He said they bumped to the middle of March the transition from oil to natural gas at the MTM Center. The boiler at the Wastewater Treatment Plant will occur mid to end of April. They will continue where we left off with the window replacements at the MTM Center in May and June when the weather is nicer.

B. CDBG UPDATE

Ms. Steuber said the letter of intent to apply will go out tomorrow. We have been working with Amanda to get everything in place. The total project cost will be \$400,000 and we are applying for a \$320,000 grant. The Council set aside \$50,000 for the match and we have the \$20,000 set aside for the Davis Street sidewalk that is included in this project since it all ties in together. The additional \$10,000 is for the Economic Development Director's administrative services, plus Public Work's services because they are doing some of the work for us.

Mandy Olver explained the hand out which showed the area downtown being redesigned for this project. It encompasses Union Street, Davis Street, and the parking ride. MDOT is planning to do a project near here, which is why they selected this area for the grant. She pointed out where the new sidewalk goes and where the crosswalk will be. She mentioned the new flashing light MDOT approved which will make it safer for the pedestrians to cross Route 196. She pointed out where the granite curbing will be reset, new curbing will

be installed, new concrete sidewalks will be inserted, and detectable warnings will go for ADA compliance. She explained that they would be closing off some of the open driveway areas to create some green space. She pointed out the addition of ornamental lights as well.

Richard Nadeau requested a crosswalk be added to accommodate pedestrians crossing Route 196 to catch the town's community transportation bus that stops where the old Food City used to be.

C. WATER DEPARTMENT STUDY

Councilor Pesce explained that the Utility Committee met with Mrs. Barnes and Eaton Peabody Consulting Group. They provided three proposals. The first proposal shows a \$175,000 savings. The Utilities Committee did not feel at this time a massive change was necessary, but did conclude that it would be important for the Town and Water Department to use a cost accounting system to track true costs for the taxpayers, water ratepayers, and sewer ratepayers for a 12-month to 18-month period. He said afterwards the true costs would be revisited and a decision made at that time. Councilor Lunt indicated this sounded like a sensible way to go. No objections were noted.

D. TOWN MANGER'S REPORT

Mrs. Barnes reported that Jo-Jean Keller will be retiring from the Library. She thanked her for her service to the Town of Lisbon and wished her well in her retirement. She said Lisbon would be filling that position more towards the summer.

Mrs. Barnes said she met with a couple of firms about doing Lisbon's conditional TIF work. She recommended the town chose Brann & Isaacson, who happens to be the town's current firm and the lowest bidder at \$3,000. The others were around \$5,000. Ms. Steuber said a lot of the legwork has already been done, which saved the town some money too.

Mrs. Barnes announced that the Town Office would be closed for one half hour between 7:30 AM and 8:00 AM on Monday, January 26 for employees to participate in the Active Shooter Training taught by our Police Department's personnel.

AUDIENCE PARTICIPATION & RESPONSE NEW ITEMS

Councilor Pesce responded to the previous audience participation section earlier on the agenda. He reported he attended the waste and recycling meeting recently and indicated that different options were being discussed. He said the meeting was very beneficial. Another meeting is scheduled for next Monday to review the proposals and different options and then we will hopefully make some recommendation to move forward.

Councilor Pesce said Mrs. Fitzgerald mentioned the slum and blight designation. He explained this is an important piece and required in order to apply for this grant. The different items you find the more points you get. He said, although it doesn't sound good, it does identify an area where the grant can focus.

Councilor Pesce said to Mr. Nadeau that it is on his list to involve local haulers to make sure they are involved somehow.

Mark LaRoche informed the Council that he erected a barn down by the car wash at X-Tra Mart to hold a buy local market to sell only Maine goods. He would like to sell lobsters, clams, eggs, fudge, crafts, and Maine made products. Every Sunday he plans to have a wide-open farmer's market from 10:00 AM to 3:00 PM. He said he had 37 years of experience in retail. You can bring your mittens or whatever to the farm stand and sell it. He wanted to get the community involved. He said I am hoping these farmers's will drop off goods for me to sell during the week. Who is going to make the bread and granola? I am there for those who want to earn a little extra cash. He said it maybe a 10-year who wants to sell his painting so I can put it on the wall there and sell it for him; this is what it's all about. He said I want all these people to bring this stuff down to me and let's sell it by high volume and with great visibility. He said that barn has 150-year-old hand crafted lumber from Saint Albans Maine, rafters from the cannery at Starks Maine, and lumber from Bickford's saw mill on upper Main Street. He said I am high on Lisbon and that little section where I am in Lisbon is rolling. He invited the public to an informational night at the MTM Center on February 10 at 6:30 PM. He said we can let

them know how they get a license to do this. Councilor Pesce encouraged Mr. LaRoche to work with Ms. Steuber on the farm stand.

Richard Nadeau requested the Council form a bicycling committee to discuss certain bicycle problems. We have some issues to deal with so we need get a committee going in the town. He asked that Lisa Ward be on this committee. He pointed out that there were issues at the Lisbon Falls Church on Route 196, sidewalks since bikes were not allowed, but what are the alternatives, then at the Lisbon High School intersection and Lisbon Village area where the old Graziano building used to be. He suggested the committee produce a bicycle trail map. Councilor Pesce asked Mr. Nadeau to send a letter with his request to the Town Manager's office and it will be addressed from there.

William Bauer reported the Council enacted a fee schedule that included a fee for opening the roads. In the past the Water Department had paid a flat fee of \$200 per year. He requested the Council make an exception for road openings for the Water Department. He said he was not opposed to paying a fee, but thought the \$150 per break was a little high. Councilor Pesce mentioned the fee schedule is reviewed annually and offered to put this on their radar to look at it then.

Fern Larochelle explained that volunteers are not easy to find and anyone who serves on a volunteer board knows how important this work can be. He thanked Lori Pomelow for the time she put in while serving on the Finance Committee and said that hopefully we can find some good candidates to volunteer.

APPOINTMENTS

ACCEPT FINANCE COMMITTEE RESIGNATION

VOTE (2013-27) Councilor Bickford, seconded by Councilor Lunt moved to accept Lori Pomelow's resignation from the Finance Committee with regret.

Councilor Pesce said this was a loss for the town to lose Mrs. Pomelow on this committee. He thanked her for her service.

Order passed - Vote 7-0.

COUNCIL COMMUNICATIONS

Councilor Bickford said another rails to trails meeting will be held shortly. Hopefully we can jump start this and get it going again. He said I think we can.

Councilor Pesce said he attended the Planning Board meeting. They set two priorities, to draft a property maintenance ordinance and work on access management.

Councilor Pesce said at the last School Committee meeting Superintendent Green said the Lisbon Community School was identified as a Focus School by the Department of Education. He referred people with questions wondering what that is all about to contact Superintendent Green at the School Department.

Councilor Pesce said the January 6 Council meeting was not aired because we had an audio connection problem that has since been resolved.

Councilor Pesce announced that the Police Department is starting another Citizen Police Academy from February 26 to May 7 on Thursdays from 6:00 pm to 9:00 pm. Email Sergeant Stewart for an application or call the Police Department for one.

Councilor Pesce asked that the School Department's directive be sent off to Superintendent Green.

EXECUTIVE SESSION – NONE

ADJOURNMENT

VOTE (2015-28) Councilor Bickford, seconded by Councilor Garrison moved to adjourn to a workshop to discuss town-owned land at 8:38 PM. **Order passed – Vote 7-0.**

Twila D. Lycette, Council Secretary
Town Clerk, Lifetime CCM/MMC
Date Approved 02-03-2015



**TOWN COUNCIL
WORKSHOP
MEETING MINUTES
JANUARY 20, 2015**

Gregg Garrison, At Large 2015
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Dillon Pesce, District 2 2015
Christopher Brunelle, At Large 2016
Eric Metivier, District 1 2016
Roger Bickford, District 2, 2016
Dale Crafts, At Large 2017

The Chairman, Dillon Pesce, called the meeting back to order at 8:45 PM.

ROLL CALL. Members present were Councilors Lunt, Bickford, Crafts, Pesce, Garrison, Brunelle, and Metivier. Also present were Diane Barnes, Town Manager; Dennis Douglass, Code Enforcement Officer; Kathy Malloy, Assessor; Tracey Steuber, Economic Development Director; Fern Larochelle, Finance Committee Chairman; Miriam Morgan-Alexander, Finance Committee; Donald Fellows, Planning Board Member; and approximately 2 other citizens in the audience.

TOWN-OWNED LAND

Mrs. Malloy went over the list of town owned properties in detail with the Council. There were quite a few odd shaped pieces and properties not saleable. The town properties in the Winter Park subdivision were to stay in open space. The subdivision owner refused to pay the taxes so they became tax acquired. Mrs. Malloy suggested an attorney give the town an opinion on what can be done with that land. Mr. Douglass said typically it gets divided by the house lots in the subdivision, but that can be complicated to do at this point.

Mrs. Malloy pointed out that the town does not spend a lot of time putting a value on town property. The taxable property is done first and at the end they do the town owned properties.

Council and staff noted for the record the following comments for these properties:

- R05-001 95 Ridge Road, 33 acres on Route 9 (valuable land/buildable lot/want on tour)
- R09-053 Land Locked (try to sell to abutters but probably no funds to purchase it)
- U01-017 Summer Street across from the Sewer Treatment Plant/backside of cemetery
- U02-057 Summer Street Park (review for sale)
- U05-141 Children's Park by Library – note building next to it vacant that would make a nice parking lot
- U05-188 & 189 10 Ann Street – most of it is wet land
- U05-191 16 Ann Street – wet land
- U05-006 7 Ann Street is right behind the Water Department
- U07-059, 60, 66A 19 Bowdoin Street abuts each other – low lying land but can go out to look
- U08-001 Parrillo Street lot / landlocked
- U12-054 15 Patterson Street in resource protection and flood zone
- U14-004 309 Lisbon Street abuts the Water Department's Pump Station-discuss this one
- U16-55A 43 Village Street – lot behind the Fire Station – it's a park
- U18-01A 18 St. Ann Street / Long narrow strip of land by the river
- U19-033 Parking lot behind Fire Station
- U19-059 Gravel pit around Park Street
- U19-091 30 Spring Street – near the intersection of Memorial and Spring Street/tax acquired
- U19-100 217 Lisbon Street – corner of Lisbon and Memorial Street –Thomas Field Park
- U19-116 Parking area by the Sabattus River
- U20-021 Start of Beech Street purchased 20 yrs ago – This account should not be in here
- U20-032 Near the intersection of Pinewoods Road and Winter Street (Turn over to abutters that owns the house there)
- U29-007 208 Main Street - Behind lot 6
- U19-134 3 Village Street – corner of Village and Lisbon Street
- U19-034 33 Village Street – in front of the Fire Station
- U08-047 37 Cotton Road which is Beaver Park – land value on that is way off

Councilor Pesce asked how it works when property is owned by the School Department. Mrs. Malloy said it depends upon how the deed is written.

Councilor Metivier recommended trying to sell lots to the abutters where appropriate.

Councilor Garrison said the big lots obviously can be sold and developed.

Councilor Bickford recommended U02-057 Summer Street Park be forested, trees cut and taken to the sawmill, then the lumber given to Beaver Park, keeping a buffer for the Treatment Plant, and then selling this land for development. This is a choice piece of land along the river.

Councilor Pesce said he noticed that no one is going into Summer Street Park during the winter or summer and that the pole across the front is not very welcoming. Mr. Douglass said it would make a nice destination if the trail system went through it. Councilor Bickford said the abutters would fight against that. Councilor Lunt recommended getting more information about this piece of land and that we reach out to the abutters.

Councilor Pesce asked that staff explore Summer Street Park more specifically and identify other lots that could be sold to abutters. He asked that staff reach out to abutters to see if any would be interested in them. He said he would like to see the staff examine these parcels and identify which ones would be valuable on the market. He pointed out that Councilor Metivier's church wanted to buy a lot owned by the School Department at one point and that the School Committee was not interested in selling it. He asked that this deed be looked up to find out whom this deed was made out to.

Councilor Bickford said he would like to see if that lot on Route 9 could be subdivided and sold off. We will probably never do anything with it. The Fire Department does not want to move there now. He recommended staff talk with Mrs. Barnes, figure out what price we want for them, and then talk to the abutters.

Councilor Lunt asked that we consult with our attorney about Winter Park to see what our liabilities are there and to see what we can do with these lots. He suggested we look at R06-014, which is the old chicken barn property by the Lisbon Community School to see what we can do there.

Mrs. Barnes said some of these properties we cannot do anything with, but we can focus on the rest.

PUBLIC COMMENTS: Fern Larochelle pointed out that the 40-foot easement at Campus Commons had been used by the town over the years for soccer and other sports activities so when the town negotiated selling 4 Campus Avenue to the current owners the town wanted to retain that piece of property for Pee-Wee Football, soccer, and other activities.

Larry Fillmore said he didn't care to sit here at these meetings without the handouts and requested a copy of the parcels being discussed at tonight's meeting. Councilor Pesce asked that tonight's handouts be posted to the town's website.

Seeing no further business to come before the Council, the Chairman adjourned the meeting at 9:30 PM.

Twila D. Lycette, Council Secretary
Town Clerk, Lifetime CCM/MMC
Date Approved 02-03-2015