

Special Selectmen's Meeting
Tuesday, December 10, 2013, 4:00 pm
Harpwell Town Office

Selectmen Present: Elinor Multer, Alison S. Hawkes, and Richard A. Daniel

Staff Present: Town Administrator Kristi Eiane and Deputy Town Administrator Terri Sawyer

The open session part of the meeting was recorded with some technical difficulties with the volume.

The meeting was called to order at 4:00pm.

Executive Session: Chairman Multer moved, seconded by Selectman Daniel to enter executive session pursuant to 1 MRSA Section 405(6)(c) to discuss the acquisition of real property; motion passed 3-0.

Return to Open Session: At 4:20 pm the Board returned to open session. No decision was reported.

Consider Amendment to Contract of Sale Agreement for the Lookout Point Property:

Administrator Eiane reported the Phase I study on the Lookout Point Property, map 8, lot 30, is completed and the consultants recommend conducting a limited Phase II study. The contract amendment reduces Mr. Allen's proceeds by \$3,500 that will go towards the cost of the second study. The Board will consider paying the remaining balance from the conservation account and contingency. Mr. Allen added a sentence to the contract amendment clarifying that he will not be responsible for \$3,500 if the Town does not purchase the property. Chairman Multer asked what would happen if the Town only wishes to purchase one side; it was agreed if that happens, it can be addressed at that time. Chairman Multer moved, seconded by Selectman Hawkes to approve the amendment; motion passed 3-0.

Consider Proposal for a Phase II Limited Subsurface Investigation of the Lookout Point

Property: The consultants recommended a limited Phase II due to the possible contamination of soil on the property that was hauled in and also due to the boat-related activities that have occurred on the property over time. The consultant is trying to expedite the process to facilitate the Town's and Allen's desired closing schedule prior to year's end. Chairman Multer moved, seconded by Selectman Hawkes to authorize the Phase II limited subsurface investigation; motion passed 3-0.

Consider Use of Contingency: Administrator Eiane reported the limited Phase II study will cost \$7,000 less Mr. Allen's contribution of \$3,500 leaving a balance of \$3,500 if the sale is completed. Approximately \$1,400 remains in the conservation fund which would require about \$2,100 from contingency. Administrator Eiane recommended the Board authorize up to \$2,500. Chairman Multer moved, seconded by Selectman Daniel to authorize up to \$2,500 from contingency; motion passed 3-0.

Adjournment: The meeting adjourned by unanimous consent at 4:27pm.

Respectfully submitted,

Terri-Lynn Sawyer
Deputy Town Administrator