

Selectmen's Meeting Minutes
February 11, 2016
Harpswell Town Office
Approved February 17, 2016

Call to Order and Pledge of Allegiance: The meeting was called to order at 6:00 p.m.

Selectmen Present: Richard A. Daniel, Elinor Multer and Kevin E. Johnson

Staff Present: Kristi Eiane, Town Administrator; Terri Sawyer, Deputy Town Administrator; and Marguerite Kelly, Treasurer

1. Adoption of the Agenda: Chairman Daniel moved, seconded by Selectman Multer to adopt the agenda as printed; motion passed 3-0.

2. Public Comment: None.

3. Administrator's Report: Administrator Eiane stated that the Food Mobile will return to Harpswell on February 25 from 10am -11:30am at the Town Office. This second mobile is a result of the Town's continuing partnering with Midcoast Hunger Prevention Program. Transportation to and from the food mobile is available through Coastal Trans. Anyone in need of transportation should call the Town Office by noon on February 24. Administrator Eiane announced that Curtis Memorial Library and the Harpswell Business Association have partnered to hold workshops to assist small businesses. On February 22 at 5:30pm, there will be a tax preparation workshop at the Town Office; on March 9 and 16 at 10am at the Town Office, a two-part business essentials workshop series; and on March 24 at 7pm a money smart workshop at the Orr's Island Library. Administrator Eiane stated the Mitchell Field Committee is holding a forum on March 1 at 6:30pm regarding the Committee's vision for the waterfront. Administrator Eiane announced absentee ballots are available at the Clerk's Office for the secret ballot vote on March 12 for Selectman, Tax Collector, Town Clerk and MSAD 75 Director. Funding of Harpswell's membership in Curtis Memorial Library will also be on the ballot.

4. Selectmen's Announcements: Chairman Daniel announced the US Coast Guard has contacted the Town seeking comments on Coast Guard efforts to have Little Mark Island designated a National Historic Site.

5. Consent Agenda: Chairman Daniel moved, seconded by Selectman Multer to adopt the consent agenda [February 4 minutes; election worker appointments to April 30, 2018 (Ruth Allen, Cindy Baumgartner, Kimberly Bernat, Hildegard Bird, Cynthia Bush, Marie Clarke, Janet Coombs, Monique Coombs, Diane Davis, Catherine Doughty, Therese Dunning, Diane Gagne, Hope Hilton, Megan Hubbard, Daniel Lafond, Sarah Lafond, Patricia Leary, Wendy Lefavor, Debora Levensailor, Susan Lowery, Lydia Mears, Melody Moore, Mary Ann Nahf, Carolyn Perow, Jean Rich, Carol Jean Richter, Thomas Rothwell, Linda Strickland, Marilyn Strout, Sara Theberge, Joyce Thomas, Shirley Thompson, Patricia Tillotson, Helen Tupper, Roberta Weil); appoint Catherine Piffath to the Fire and Rescue Committee; authorization of warrant #7 in the amount of \$669,567.29 and payroll warrant #7 in the amount of \$13,955.55]; motion passed 3-0.

6. Tax-Acquired Property Matter: Marguerite Kelly, Treasurer, stated the Town acquired a 2,600 square-foot parcel, map 18, lot 124, through foreclosure, and it abuts the Town landing at Graveyard Point Road. There were four assessed owners and Ms. Kelly stated she spoke with three of the owners before the foreclosure date and they were informed of the consequences and not one of them was willing to pay the outstanding taxes. The notice sent to the fourth owner was returned undeliverable and it was later discovered that the person had passed away. Since then, Ms. Kelly mailed the notice to her husband and a family member indicated by phone that they will not do anything regarding the foreclosure. Ms. Kelly stated one of the former owners, who is also an abutter to the parcel, has expressed interest in buying back the parcel by paying the outstanding taxes, interest and costs. Ms. Kelly stated the Town's policy allows the Board to extend redemption to the former owners and she has requested advice from the Maine Municipal Association as to whether the parcel could be sold back to one of the owners as opposed to all four. The response has yet to be received. Ms. Kelly asked the Board for initial

thoughts on whether the Board is looking to retain or sell the lot. Chairman Daniel stated the lot is not someone's primary residence, there was sufficient notice to the former owners and he does not believe one of the four former owners is "the owner". Chairman Daniel stated he believes it is in the best interest of the Town to retain the lot that abuts a Town property for use by the public. Selectman Multer asked what the outstanding costs were; Ms. Kelly responded under \$2,000. Selectman Multer agreed with Chairman Daniel's thoughts. Selectman Johnson asked if the Town needed the lot. Ken Oehmig, Town Lands Committee chair, stated he monitors the Town's site and it is used by the public. He encouraged the Board to retain the lot and suggested the lot could help the public turn around or be used for parking. Ms. Kelly stated she invited the former owner to the meeting and she informed him and his wife that the Town would likely retain the lot and it would therefore be protected. Selectman Johnson asked if the Town would have to bid the property if it considered selling it to one of the former owners. Ms. Kelly responded she is seeking legal input from MMA regarding the treatment of one former owner and not all the former owners. Selectman Johnson stated he wanted more time to consider this matter. Ned Perry, Town Lands Committee member, stated the encroachment into the Town's property at the end limits use of the site and this parcel could help rehabilitate the landing.

8. Consider Possible Long-Term Lease Warrant Article at Holbrook Landing: Administrator Eiane reported the information regarding the request for a long-term lease at Holbrook Town landing was provided to the Town Attorney. The Attorney would like to have a session with the Board on Friday or Tuesday to discuss the terms of a proposed lease. The Board agreed to Friday at 1:30pm. Administrator Eiane stated the Attorney asked if there was any permitting difference between a replacement wharf system or a new one. Mr. Leblanc stated there is history with a prior wharf system existing but the permitting processes treat it as a new system. Ken Oehmig, Town Lands Committee chair, stated there is concern about the limited available parking being occupied by the lessees and this point should be addressed with the Attorney. Mr. Oehmig noted the Town purchased the abutting lot to the landing for parking and it should be reserved for public parking. Mr. Leblanc stated the Board could limit parking to say two spaces in the lease.

9. Consider Proposed Warrant Article Regarding Water Tower: Chairman Daniel stated the Board received a request for a warrant article to use the \$22,000 that the Budget Advisory Committee and Board approved for demolition of the tower to save the tower. The request does not suggest how to save the tower or what financially viable use(s) exists for it. Therefore, Chairman Daniel is not inclined to act on the request. Selectman Multer agreed and stated if the public shares this person's views, the article for removal of the tower can be voted down. Selectman Johnson agreed that the article can be voted down.

10. 2016 Budget Review / Warrant Recommendations: Administrator Eiane stated there are two articles not in the warrant yet – the pesticides ordinance amendments and amendments regarding the 50% value of non-conforming structures, both are expected after additional public hearings. The Budget Advisory Committee met on Monday and is satisfied with its recommendations. Administrator Eiane asked if the Board agrees with the listed recommendations, including the Mitchell Field Committee report recommendation. Each Selectman agreed with the recommendations. Administrator Eiane noted there are ongoing conversations with a steel company and it is likely the cost to remove the tower will be much less than \$22,000. She asked if the board wanted to change the article for that funding to be for "water tower and out building removals" to include the three buildings in the immediate tower area. There was a discussion and it was agreed to add "related buildings" to the article.

11. Accept Donations: Chairman Daniel moved, seconded by Selectman Johnson to accept \$100 from Andrea Michelson for heating assistance and \$150 in food cards from the Elijah Kellogg Church with thanks; motion passed 3-0.

12. Other Business: Chairman Daniel moved, seconded by Selectman Johnson to appoint Richard Wyer as a Deputy Fire Warden; motion passed 3-0.

14. Administrative Matters: The Board was reminded that next week's Board meeting will be on Wednesday at 4:00pm.

7. Public Hearing Re: Curtis Memorial Library Appropriation [\$135,345]: The hearing was opened at 7:01pm. Chairman Daniel stated this matter was discussed on the floor last year and is on the ballot this year. The hearing was closed as no one spoke on the matter.

13. Public Comment: None.

15. Adjournment: At 7:03 p.m. the Chair adjourned the meeting without objection.

Respectfully Submitted,

Terri-Lynn Sawyer
Deputy Town Administrator