

Special Selectmen's Meeting Minutes

May 6, 2013

Harpswell Town Office

Approved on May 30, 2013

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Call to Order and Pledge of Allegiance: The meeting was called to order at 9:00 a.m.

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

Staff Present: Kristi Eiane, Town Administrator; Terri Sawyer, Deputy Town Administrator; Fred Cantu, Recycling Center Manager; Marguerite Kelly, Treasurer

The meeting was recorded for later broadcast on Harpswell Community Television.

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

2. Consider a New Hire at the Recycling Center/Transfer Station: Administrator Eiane asked the Board to consider accepting the resignation of Cody King effective May 11. Chairman Multer so moved, seconded by Selectman Hawkes; motion passed 3-0. Fred Cantu, Recycling Center/Transfer Station Manager, stated with this resignation and the prior one from Jared Ricker, he is short on staff to run the two facilities. Mr. Cantu stated by the time an advertisement is run for a new employee and the interviews conducted, it could be 1.5 – 2 months which will create a significant backlog. Mr. Cantu recommended the Board hire Teresa Racine for the full time position. Ms. Racine previously worked for the Town as a seasonal employee during the summer of 2012 and her performance was exceptional. If the Board approves, Ms. Racine could begin in two weeks. Selectman Daniel moved, seconded by Chairman Multer to hire Teresa Racine. Selectman Hawkes asked what the pay rate will be; Administrator Eiane responded it will be per the Union contract. Motion passed 3-0.

3. Consider Memorandum of Understanding with Harpswell Coastal Academy: Administrator Eiane stated after the Annual Town Meeting, a team of the Town Administrator, Chairman Multer and the Treasurer, was assembled to discuss a possible lease agreement with Harpswell Coastal Academy (HCA). The team has been meeting with John D'Anieri, Head of HCA. Discussions include that HCA will cover the operating costs it generates and taxpayers will not be asked to fund above the Town's appropriation. HCA would be responsible for entering into agreements for other uses and has indicated it is open to continuing other uses at the property such as for Town purposes and the Ash Point Community Library. This process has been impacted by HCA's difficult timeline which requires HCA to present something to the State Charter Commission on Tuesday, May 7. The Town has worked diligently and Administrator Eiane suggested each Selectman take the time today to review the proposed Memorandum of Understanding (MOU). Chairman Multer stated the MOU is preliminary and could be the framework for the lease. Marguerite Kelly, Treasurer, stated this process is not a market negotiation as the Town will not get a market-based rent but it is an accommodation for HCA, since it needs a school and the Town has one it is interested in renting. The lease payment will go into a dedicated account. HCA will pick up the operating costs, with the Town contributing some amount in the first year and the Town will perform some repairs. Selectman Daniel asked if HCA will become the building manager as far as other entities. Chairman Multer responded that is preferred to eliminate the Town from acting as the go-between. Administrator Eiane added HCA will know best what uses are compatible with its charter. HCA has indicated that this type of arrangement is preferred and has stated its interest in continuing to allow the Town and Ash Point Community Library use of the building. Ms. Kelly stated HCA should control who comes in the door to assure the safety for the children and that the Town will be made aware of other leases. Chairman Multer stated that HCA has indicated it may be interested in the school on a long-term basis. Ms. Kelly stated the Town has to make at least one repair – grading of the area around the gym door for under \$10,000 prior to occupancy. The rest of the repairs list can be worked on over time with the lease money that HCA advances. Chairman Multer noted HCA wanted to perform the repair and the Town said "no" as it should be in control of the process. Selectman Hawkes asked what happens if some repair needs to be made and there is no remaining lease money. Ms. Kelly responded that is the biggest risk to the Town and is not really different from what could happen now.

The Board discussed the list, submitted by HCA, of improvements. Selectman Daniel stated this relationship is mutually beneficial and moved, seconded by Selectman Hawkes to approve the MOU; motion passed 3-0. Administrator Eiane noted a couple of grammatical changes.

4. Executive Session: At 9:35 a.m., Chairman Multer moved, seconded by Selectman Hawkes to enter executive session pursuant to 1 M.R.S.A. § 405(6)(C) regarding public access easements to Cedar Beach Road and Robinhood Beach; motion passed 3-0.

At 11:03 a.m., the Board returned to open session. The Board discussed when to involve the Town Attorney.

5. Adjournment: The meeting was unanimously adjourned at 11:10 a.m.

Respectfully Submitted,

Terri-Lynn Sawyer
Deputy Town Administrator

Attachments:

[Attachments are available at the Town Clerk's Office or by email at harpwell@town.harpwell.me.us]