

Board of Selectmen Meeting Minutes

July 11, 2013

Harpswell Town Office

Approved on July 25, 2013

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At 4:30 p.m.; Chairman Multer moved, seconded by Selectman Hawkes to enter into executive session pursuant to 1MRSA § 405 (6) (C) regarding the acquisition of a public easement, followed by § 405 (6)(E) with our attorney around 5:00 p.m.; motion passed 3-0.

The Board returned to open session at approximately 5:32 p.m. and recessed until 6:00 p.m.

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

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

Staff Present: Kristi Eiane, Town Administrator; Terri Sawyer, Deputy Town Administrator; and Bill Wells, Code Enforcement Officer.

The meeting was recorded and broadcast live on Harpswell Community Television.

1. Adoption of the Agenda: Chairman Multer noted the funds to be accepted for the Harpswell Community Bandstand (under the consent agenda) total \$4,300 and that the Board will hold an executive session before adjournment that was previously noticed. Chairman Multer moved, seconded by Selectman Hawkes to approve the agenda as amended by adding under 13: Set a Public Hearing on General Assistance Ordinance Maximums; motion passed 3-0.

2. Public Comment: None.

3. Town Administrator's Report: Administrator Eiane provided an update on the bids for the Emergency Medical Services Garage. She stated the Town hired Steve Normand to design the garage and develop bid documents. Preliminary estimates prior to bidding were in the neighborhood of \$123,000 for a 744 square-foot building. Two responses were received, Whitetail Woodworking for \$230,095.56 and Dimatteo Construction for \$449,000. Administrator Eiane recommended the Board reject the bids. The work group will develop a plan for moving forward and report back to the Board. Consideration may be given to modifying the design and the construction deadline and possibly to increasing the budget. Chairman Multer moved, seconded by Selectman Daniel to reject the bids; motion passed 3-0. Administrator Eiane announced the Marine Resources Committee will hold a meeting on Tuesday, July 16 at 7:00 p.m. at Harpswell Community School. The meeting will address public access issues. Each commercial harvester was sent a letter explaining they will get credit for attending the meeting pursuant to the Shellfish Ordinance. Clam chowder will be served.

4. Selectmen's Announcements: Chairman Multer stated a recent session regarding negotiations for access to the Beach [Robinhood Beach] was canceled by the Aspatores. The Board is trying to arrange a face-to-face meeting instead of by phone. The two main issues, there are others, are related to defining who has access to the beach and how to address the parking issues on Robinhood Road. As more information becomes available it will be conveyed to the public.

5. Consent Agenda: Selectman Daniel asked for clarification regarding the 911 Addressing Officer's position on the road name request for Ice Pond Lane; Mr. Marshall's memo recommends the name. Chairman Multer moved, seconded by Selectman Hawkes to approve Ice Pond Lane; motion passed 3-0. Selectman Daniel moved, seconded by Chairman Multer to approve the consent agenda [6/27 minutes; donated gifts of a lawn mower and supplies for the Harpswell Community Garden; \$4,300 for the Harpswell Community Bandstand; and warrant #32 \$714,942.27 and payroll warrant #28 \$15,316.59]; motion passed 3-0.

6. Stella Clare LLC Wharf Application, Snow Island, Map 46 Lot 126: Bill Wells, Code Enforcement Officer, summarized the proposal for an all seasonal system consisting of a 4'x6' platform, 3'x50' ramp and 12'x28' float. The system will be used to assist with several constructions projects on the island. Chairman Multer moved, seconded by Selectman Daniel to approve the proposal as the Harbormaster indicates there is no issue with navigation and there is no injury to the rights of others; motion passed 3-0.

7. Consider Lease with Harpswell Coastal Academy (HCA) for Use of West Harpswell School:

Administrator Eiane stated she was pleased to announce that after months of negotiations, a draft lease agreement is before the Board this evening. The Town's team, Board Chair, Town Administrator, and Treasurer, met with John D'Anieri, Head of School multiple times and in a final session with John and Joe Grady, Chairman of the Board of HCA. The initial thought was for a three-year lease term; however, recently the Academy thought it best to enter a one-year lease and accelerate the possibility of the Town selling the building and property to it – which needs to be negotiated by December 31, 2013. The lease includes a \$20,000 rent payment to be paid in installments (\$2,000/month over 10 months, beginning August 15) and the Town will make certain improvements with the funds. Since HCA will not be using the entire building, the Town will contribute up to \$10,000 for operational costs if the funds are available at year end. The lease gives HCA the authority to sub-lease with entities consistent with its use and HCA seems agreeable to allowing the Ash Point Community Library to continue. The Town retains the right to use the building for recreational purposes and meetings that do not conflict with school activities. Chairman Multer noted any proposal to sell the school will come back to a Town Meeting. Selectman Daniel asked about the operating expenses; Administrator Eiane responded of the Town's \$40,000 budget for minimal use, about \$11,000 has been expended to date. HCA will pay the operating costs except for the Town's contribution of up to \$10,000. Chairman Multer moved, seconded by Selectman Hawkes to approve the lease. Selectman Daniel stated he read the lease and thanked the Town's team for its work. Motion passed 3-0. Joe Grady thanked the Town. Administrator Eiane stated it was a pleasure to work with John D'Anieri and that the Town is here to assist HCA with building issues and other Town-related matters.

8. Midcoast Regional Redevelopment Authority (MRRA) Update: Marty McMahon, Airport Manager, provided an update (attached) on the MRRA activities, including the Brunswick Landing, and Brunswick Executive Airport. Selectman Daniel asked if there were any plans to use the Rt. 123 and 24 entrances. Mr. McMahon responded the authority for the Brunswick Police Department to control speed limits on the roads was just approved and perhaps those gates will be opened during the summer months. The Department of Transportation conducted a traffic study and made a number of suggestions including potentially eliminating the light at the entrance in Cook's Corner and creating a new Landing entrance across from Merry Meeting Plaza. Administrator Eiane asked if environmental issues continue to be monitored, such as the underground plume. Mr. McMahon responded the Navy BRAC continues to monitor the environmental issues including the eastern plume. Additionally the Restoration Advisory Board and Brunswick Area Citizens for a Safe Environment are available for citizen input regarding environmental issues. Selectman Daniel asked if there were any associated environmental issues with the anaerobic digesters such as gas omissions; Mr. McMahon responded there are no off gases. Selectman Daniel asked about community events at the site; Mr. McMahon highlighted some programs and stated the big air show has been discontinued due to the military's decision to no longer participate in air shows.

9. Accept Bid for Purchase of Portion of Town-Owned Parcel on Hildreth Road: Deputy Administrator Sawyer stated the Board previously authorized offering the small portion known as "Parcel C" of the Town-owned parcel on Hildreth Road, Map 3, Lot 73, to the three direct abutters for a minimum bid of \$3,500. The Town received one bid from Terence and Julie Kenney for \$7,001. If accepted by the Board, the deed will be prepared for the next meeting. Additionally, the remaining property (Parcels A & B) will be advertised for sale with a minimum bid of \$175,000 as previously approved by the Board. Chairman Multer moved, seconded by Selectman Hawkes to accept the Kenney bid of \$7,001 for Parcel C; motion passed 3-0.

10. Open and Review Trailer Bids: The following bids were opened:

	Hale Container	Trailer #1	Trailer #2	Trailer #3	Trailer #4
Jay Ciarfella	1010.00	350.00			
Field's Auto	50.00	50.00	50.00		
Raymond Bronn	1555.50	525.50	305.00	250.00	351.50

Selectman Hawkes moved, seconded by Chairman Multer to accept the bids from Raymond Bronn; motion passed 3-0.

11. Consider Approach Re: Marine Patrol Services: Administrator Eiane stated this is a continuation of the discussions from February on how to proceed regarding future marine patrol services. This topic is on the Board of Selectmen’s 2013 goals list. Staff is looking for direction on what information the Board wants and what specific research may be helpful. Is the Board looking to hire an employee or contract services or investigate sharing services with another community? Chairman Multer stated she does not want to share services as that would be less coverage but that she could consider contracting as long as the Town has direct control over the services. Selectman Daniel expressed an interest in knowing how other towns manage their resource such as Brunswick and Freeport. Selectman Hawkes stated that research from other towns need to be from towns that are comparable to Harpswell’s license and amount of product. The Board agreed the position being sought would be more focused towards the scientific management of the resource including record keeping and working with the committees and less on enforcement. Staff will conduct research and bring information back to the Board in late August.

12. Consider Communication to Congressional Delegates Re: Winter Moth Funding: Mary Ann Nahf, Chair of the Conservation Commission, stated the Commission has been following the winter moth issue and has prepared a write up of the background, impacts, and recommendations. While the State dispersed the parasitic fly in Harpswell in May 2013, more may be needed. The Federal Government is not planning to continue funding the program to control winter moths. The Commission recommends sending letters to Harpswell’s Congressional delegates urging them to support funding efforts at the federal level for this important program. Chairman Multer moved, seconded by Selectman Daniel to direct staff to draft a letter in collaboration with the Conservation Commission to be sent to our senators and congresswoman; motion passed 3-0. Ms. Nahf noted it is important for property owners not to use pesticides as it could be detrimental to the parasitic flies. Selectman Hawkes encouraged the Commission to develop a campaign about the effects of pesticide use.

13. Other Business: Set a Public Hearing on General Assistance Ordinance Maximums: Chairman Multer moved, seconded by Selectman Hawkes to set July 25 at 7:00pm for the hearing; motion passed 3-0.

14. Public Comment: None.

15. Administrative Matters: The Board signed a purchase order, catering permits and an Orr’s Island Lease Agreement. Administrator Eiane asked how the Board wanted to proceed with a planning process for Wharf Road and Selectman Hawkes agreed to participate. Selectman Hawkes asked Mr. McMahan if Brunswick Landing has thought of processing lobsters; Mr. McMahan responded that he didn’t think any entity has approached them but that if someone would they would be excited by the opportunity. Administrator Eiane asked Mr. McMahan to keep in mind the Town’s Mitchell Field property if they speak with businesses that seek water access.

15.5. Executive Session: At 7:40 p.m., Chairman Multer moved, seconded by Selectman Hawkes to enter executive session pursuant to 1 M.R.S.A. § 405(6)(C) regarding acquisition of property; motion passed 3-0.

16. Adjournment: The Board returned to open session at 8:00 p.m. and adjourned the meeting.

Respectfully Submitted,

Terri-Lynn Sawyer
Deputy Town Administrator

Attachments: MRRRA Update

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