

Selectmen's Meeting Minutes
February 19, 2015
Harpswell Town Office
Approved on March 5, 2015

Call to Order and Pledge of Allegiance: The meeting was called to order at 6:05 p.m.

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

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

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

- 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:** David I. Chipman spoke regarding the Noise Ordinance and encouraged the Board to continue the efforts for this ordinance in the coming year. He stated as Chair of the Planning Board, he will miss Carol Eyerman, Planner, and encouraged the Board to replace her.
- 3. Town Administrator's Report:** Administrator Eiane stated the Town received four applications for the Alternate Code Enforcement Officer position. The interview team recommends the Board hire Fred Cantu, current Recycling Center/Transfer Station Manager, for the position. Selectman Multer moved, seconded by Selectman Johnson to hire Fred Cantu for that position with a starting pay of \$20.50 per hour; motion passed 3-0.
- 4. Selectmen's Announcements:** Selectman Multer expressed concern about what will happen when rainy weather comes and the enormous amounts of snow melts. She suggested Rob McAleer, Emergency Management Agent, be asked to look at the potential issues and involve other key people such as the Fire Departments, Road Commissioner, and Code Officer. Chairman Daniel and Selectman Johnson agreed. Chairman Daniel reminded the public that Town Meeting is March 14 and the business meeting begins at 10:00am. Bill Wells, Code Officer, encouraged the homeowners to make sure their sump pumps are in good working order for the melting that will occur.
- 5. Authorization of the Warrant(s):** Selectman Multer moved, seconded by Selectman Johnson to approve warrant #8 in the amount of \$733,406.34 and warrant 8a in the amount of \$481.55; motion passed 3-0.
- 6. Consider Purchase and Sales Agreement with Harpswell Coastal Academy (HCA):** Chairman Daniel stated discussions with HCA regarding its interest in purchasing the property began two years ago when the first lease was negotiated and again when the lease extension was negotiated. Knowing this group of Harpswell citizens is providing alternative education made it a worthwhile cause to work toward. The Board never began discussions looking for top dollar but also would not accept only a dollar. The two sides compromised at \$150,000 with \$40,000 of lease payments being credited and \$10,000 at signing for the purchase plus \$10,000 annual payments over the next 10 years. The overall deal is \$150,000, not the sales price. The Town has the right of first refusal if HCA sells in the future and there are a number of schedules tied to this purchase and sales agreement. Chairman Daniel thanked the negotiation team, comprised of the Board of Selectmen, Town Administrator and Treasurer. Selectman Multer stated Bath just sold a school to a commercial operation for \$150,000. She noted the Town's building is quite old and not in a highly desirable location for businesses and stated it would ultimately cost the Town quite a bit of money if retained. Selectman Multer stated the negotiations have been long and sometimes difficult and this deal is in the best interest of the Town. She noted the final decision is up to the voters at Town Meeting. Selectman Johnson stated there is not a better deal and he hopes Town Meeting passes this. Joe Grady, HCA President, echoed the sentiment and thanked each negotiation team member. Mr. Grady encouraged voters to come to Town Meeting and express opinions and he hopes the purchase will pass. He also encouraged members of the public to investigate HCA and reach out to Board members etc., visit HCA's website and see what the school is doing. Mr. Grady noted HCA is being recognized at the State level for its approach. Selectman Multer moved, seconded by Chairman Daniel to sign the purchase and sales agreement; motion passed 3-0.

7. Consider Contract to Provide Interim Planning Services: Administrator Eiane stated the Midcoast Council of Government's (MCOG) planner [Scott Hastings] who will work with the Town for planning services is currently working with the Town on the sea level rise project. The proposed contract provides for an average of 5 hours per week of services and will focus primarily on providing services to the Planning Board. The contract is for an interim period to allow the Board time to decide where it wants to go in the long-term. Chairman Daniel stated he attended a meeting last night with Scott Hastings and he found him to be very clear and on target. Chairman Daniel moved, seconded by Selectman Multer to authorize the contract with MCOG; motion passed 3-0.

8. Consider Memorandum of Understanding with Curtis Memorial Library: Selectman Multer reviewed the change in the MOU that allow for an increase in 2015 and in 2016 in relation to the cost of living adjustment and caps it at 4%. Therefore, Harpswell's 2015 cost would be \$132,691. Selectman Multer moved, seconded by Selectman Johnson to approve the MOU; motion passed 3-0. Selectman Multer noted the vote on the budget amount will be on the floor of Town Meeting this year.

9. Other Business: Election appointments: Selectman Multer moved, seconded by Selectman Johnson to appoint Megan Hubbard as Deputy Warden, Catherine Doughty as Warden and Melody Moore as Election Ballot Clerk for March 14, 2015; motion passed 3-0.

Deputy Administrator Sawyer and Town Administrator Eiane reviewed that the Town was awarded a \$3,100 grant from Cumberland County for its emergency services planning, including holding forums with the Departments and public with a facilitator. The Board has opted to meet regularly with the three Departments and hold off on continuing the process as previously recommended. The Town can either inform the County that the funds are no longer needed or submit a modified proposal that has to be closely related to the first. The Board will review the original application and consider the options.

10. Public Comment: Deputy Administrator Sawyer announced absentee ballots for the March 14 secret ballot items are available at the Town Clerk's Office. David Chipman noted the Noise Ordinance was brought to the Town by citizens.

11. Administrative Matters: 1) Administrator Eiane stated the Town's contract for an ambulance for use by Harpswell Neck Fire and Rescue (HNFR) will be the first with lettering on it noting that the vehicle was funded by taxpayers. HNFR has asked for the lettering style to be changed and re-located. Additionally, Administrator Eiane just found out this evening that there is a compatibility issue with the liquid suspension and tire chains for this ambulance. More information is needed on this matter as the Town would have to approve any change order. Chairman Daniel suggested holding a workshop on both matters. Administrator Eiane stated she will invite the manufacturing company representative and Selectman Johnson noted that the Emergency Vehicles Committee should be invited. Administrator Eiane will work out the schedule. 2) Administrator Eiane stated two Selectmen recently attended a workshop with a commercial broker regarding Mitchell Field, who made several suggestions on how the Town might move forward. The Board agreed to attend the Mitchell Field Committee meeting on March 2 to discuss the ideas.

12. Adjournment: At 6:50pm, the Chair adjourned the meeting without objection.

Respectfully Submitted,

Terri-Lynn Sawyer
Deputy Town Administrator