

**Selectmen's Meeting Minutes
February 16, 2023
Harpswell Town Office
Approved 3-2-2023**

Call to Order and Pledge of Allegiance: Meeting was called to order at 6:00 pm.

Selectmen Present: Chairman Kevin E. Johnson, Selectman David I. Chipman, Selectman Jane G. Covey

Staff Present: Kristi Eiane, Town Administrator; Terri Gaudet, Deputy Town Administrator & Treasurer; Ron Ponziani, Road Commissioner.

1. **Adoption of the Agenda:** The agenda was adopted as written.
2. **Accept Donation from Cook's Lobster and Ale House for Heating Assistance:** Kevin O'Kelley from Cook's Lobster and Ale House reported that the annual dinner and auction to benefit Harpswell Heating Assistance which was held in December, raised \$20,000. He acknowledged sponsors, Rob Williams Real Estate, Land's End Gift Shop, Keller Williams Harpswell Realty, R.A Webber & Sons, Homes & Harbors Engel Volker, Roxane York Maine Real Estate, Northeast Marine Survey, Doug Warren & Pamela Berry, Fishnet Café, Mike Topchik, and Paul Donahue. He also reported that Maine Standard Bio Fuel donated 780 gallons of fuel to five Harpswell households. Selectman Chipman moved, seconded by Selectman Covey to accept the donation. Motion passed 3-0.
3. **Public Comment:** Bart Beattie announced that he was running a write-in campaign for a seat on the MSAD 75 School Board. Ron Ponziani encouraged the public to contact the Cumberland County Sherriff if they witnessed vehicles speeding. He also reported that he was working with Maine DOT to have dead trees removed.
4. **Selectmen's Announcements:** None
5. **Town Administrator's Report:** Administrator Eiane reported that the Town has launched its updated website, and acknowledged Terri Gaudet, Gina Caldwell and Peter Lieberworth for their work on the project pages. Administrator Eiane reported that FEMA will be releasing new flood plain maps in the near future. Mark Eyerman, Town Planner, reported that the Town would need to adopt the new flood insurance rate maps within six months of FEMA's release, as well as a Letter of Map Amendment. He also reported that the new maps may require changes to the Shoreland Zoning Ordinance.
6. **Consent Agenda: 1) Approval of the Minutes; 2) Memorandum of Understanding with Mt. Ararat High School; 3) Authorization of the Warrants;** Selectman Chipman moved, seconded by Selectman Covey to accept the consent agenda. [1) Minutes 1-26-23 and 2-2-23. 3) Warrant #7 in the amount of \$877,571.58, #7a in the amount of \$95,397.17 and payroll warrant #6 in the amount of \$21,394.86]. Motion passed 3-0.

7. **Road Commissioner Recommendation to Restrict Weight on Certain Town Roads:** Ron Ponziani, Road Commissioner, recommended posting weight limits on Town dirt roads beginning February 17 through April 14, 2023. He stated that he would continue to monitor paved roads. Selectman Chipman moved, seconded by Selectman Covey to implement the postings. Motion passed 3-0.

8. **Mitchell Field**
 - **Consolidated Waterfront Project & Possible Engineer Contract Amendment:** Mark Eyerman, Town Planner, reported that the Department of Transportation SHIP grants would reimburse the Town for 50% of up to \$714,500 for the consolidated boat launch and stub pier or floats project at Mitchell Field. The Harbor and Waterfront and Mitchell Field Committees recommend staying with a 20' boat launch and the stub pier option. Due to increased construction costs there will be a shortfall of \$85,000 for the stub pier option and \$133,000 for the float option. This does not include the truck and trailer parking. Mark Eyerman suggested adding \$50,000 for other costs. Chairman Johnson moved seconded by Selectman Chipman to increase the contract with GEI, Inc. by \$9,750 to beginning the permitting for this project. Motion passed 3-0
 - **Administrative Building:** Don Miskell of the Mitchell Field Committee, reported that the committee recommended obtaining current cost information before bringing the issue of the Administrative Building to the voters. Selectman Johnson moved seconded by Selectman Covey to accept the committee's recommendations. Motion passed 3-0.

9. **2023 Draft Warrant:** Deputy Administrator Gaudet reviewed the 2023 Draft Warrant. Chairman Johnson reported on the acquisition of property on Ash Point Road from Harpswell Coastal Academy. He reported that HCA was asking for \$800,000 for the property which The Academy felt was needed to cover HCA's financial obligations. The Board concurred to placing this item before voters and to neither support nor oppose it. Staff recommended that the potential funding sources should this be approved, would be \$400,000 from unassigned fund balance and borrow \$400,000 at 10 years with interest of \$110,052. This would also increase the Debt Service article by about \$9,000 and a ½-year maintenance budget of \$30,000 would be needed. Selectman Covey moved, seconded by Selectman Chipman to place this article before the voters with the recommended funding option. Motion passed 3-0. The Board also discussed the funding for the above motion relating to the Consolidated Waterfront project and concurred that the article would be placed on the warrant with the option to raise and appropriate \$135,000. Treasurer Gaudet explained that, should these items pass, it could create a need to vote to exceed LD1. The Board agreed to present the articles, if approved, as exceeding the LD1 limit. Deputy Administrator Gaudet reported to the Board that there was going to be a shortfall in funding for the Emergency Communications Project. She asked the Board to approve a Warrant article requesting that the funds received in the event that Verizon joins the tower at Mitchell Field be added to the Emergency Equipment reserve account to be used for Emergency Communications improvements. Selectman Covey moved, seconded by Chairman Johnson to add this article to the Warrant. Motion passed 3-0.

10. **Public Comment:** None

11. **Other Business:** Ron Ponziani, Road Commissioner added that the posted roads would be Grassy Lane, Upland Lane and Sage Road. The Board scheduled the next meeting for March 2, 2023. Treasurer Gaudet reported that the Recreation Committee had approved the Grant submission to

Harpswell Heritage Land Trust for the Community Garden, and that the Grant had been submitted. Selectman Chipman reported that the roof of the Administration Building at Mitchell Field was leaking and should be patched again.

12. **Adjournment:** The meeting was adjourned at 7:44 pm without objection.

Respectfully Submitted,

Ronda Peek
Recording Secretary