

Select Board Meeting Minutes
September 28, 2023
Harpswell Town Office

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, and Selectman Jane G. Covey

Staff Present: Kristi Eiane, Town Administrator; Terri Gaudet, Deputy Town Administrator/Treasurer; Margaret McIntire, Code Enforcement Officer.

1. **Adoption of the Agenda:** The agenda was adopted with the addition of executive session at the end of the meeting and CMP to item 9.5.
2. **Public Comment:** None.
3. **Selectmen's Announcements:** Selectman Covey thanked members of the public who volunteered to clean up Mackerel Cove, 3,300 lbs. of trash was collected.
4. **Town Administrator's Report:** Administrator Eiane reported that Alternate Code Enforcement Officer Margaret McIntire had completed her certifications for Code Enforcement Officer and Licensed Plumbing Inspector. She recommended an increase to \$28.00 per hour. Selectman Chipman moved, seconded by Selectman Covey to promote Margaret McIntire to Alternate Plumbing Inspector and increase her wages to \$28.00 per hour effective August 18, 2023. Motion passed 3-0. Administrator Eiane reported that Fire Administrator Drake had made some minor changes to the job description for the per diem Firefighter position. The Board concurred to move forward and post the position with the new job description. Administrator Eiane reported that East Coast Communications, the company installing the new emergency communications system, had proposed removing an old fence and installing a new fence at the Orr's Island Fire Station for \$7,500. Selectman Chipman moved, seconded by Selectman Covey to increase the contract with East Coast Communication to replace the fence. Motion passed 3-0.
5. **Consent Agenda: 1) Approval of the Minutes; 2) Local Road Assistance Program Certification; 3) Cumberland County 2023 Assessment. 4) Municipal Valuation Return. 5) Municipal Reimbursement for Taxes in Excess of Stabilization. 6) Shellfish Conservation Warden Appointment; 7) Authorization of the Warrants;** Selectman Chipman moved, seconded by Selectman Covey to accept the consent agenda. [1) Minutes 9-14-23. 2) LRAP funds \$36,988. 3) Cumberland County Assessment, One Half Year 2023 \$582,779 (25% to be paid this year.), and FY 2023-2024 \$1,292,876. 4) Winter Sand Supplier – Country Fare. 4) 2023 Municipal Valuation Return. 5) Taxes in Excess of Stabilization \$71,496.74. 6) Mark Yankowsky, Shellfish Warden. 7) Warrant #39 in the amount of \$1,604,155.50 Warrant #39A in the amount of \$31,882.75 and payroll warrant #38 in the amount of \$28,799.34]. Motion passed 3-0.
6. **6:15 Public Hearings:**
 - Norm Stevens Junkyard, Tax Map 46, Lot 31: Code Enforcement Officer McIntire, reported that two abutters had come forward in support of Norm Stevens auto graveyard. She reported

that he had removed the items that were outside the fence. She agreed that the Code Office would visit the Junkyard quarterly to insure there were no issues.

- **General Assistance Ordinance Maximums.** Administrator Eiane reported that every community in Maine is required to have a General Assistance program which is reimbursed at 70% from the State. She recommended that the Board adopt all of the maximums described by the State in the Appendixes for all categories except housing, she reported this would set housing at the overall maximum, which may be needed due to higher rents in the area. Jim Laughren inquired whether these maximums were enough. Administrator Eiane stated that staff assisted applicants in finding other resources if needed.

The public hearing was closed at 6:20. Selectman Chipman moved, seconded by Selectman Covey to issue the permit for Norm Stevens Junkyard for one year. Motion passed 3-0. Selectman Chipman moved, seconded by Selectman Covey to adopt the maximums set forth in appendixes A through H excluding C. Motion passed 3-0.

7. **Harpwell Heritage Land Trust Request for Use of Mitchell Field:** Deputy Administrator Gaudet explained that this request was for a Dark Sky event which required approval for use of Mitchell Field after the normal closing hour. Selectman Chipman moved, seconded by Selectman Covey to allow the event. Motion passed 3-0.
8. **Possible Town Partnership for Public Access at Clark Cove.** Hope Hilton from the Town Lands Committee reported that an 18-acre parcel, with 1,600 feet of frontage on Clark Cove, had been purchased by the State of Maine in 1972. The lot is Tax Map 11 Lot 65. She explained that the Town could partner with the State under a management agreement to manage public access to the property. She explained that any funding required may come from Federal and State sources. She reported that the Town Lands Committee was recommending the Board consider installing a gravel parking lot along Allen Point Road, and a mowed trail to the shore. Jim Laughren, Brian Marden, Mary Maidl and Patty Laughren spoke as abutters about their concerns regarding installing a parking area and path on this parcel. Maryann Nahf spoke in support of the public access partnership. Chairman Johnson suggested a site visit. [The public site visit was scheduled for Friday, October 6, 2023 at 12:00pm.]
9. **Selection of Contractor for Maintenance Project at Giant Stairs Trail:** Deputy Administrator Gaudet reported that the Town had received two bids for the project at Giant's Stairs. She reported the low bidder was R.A. Webber at \$8,884, which includes \$2,724 to repair the washed out parking area. Selectman Chipman moved, seconded by Selectman Covey to contract with R.A. Webber & Sons for \$8,884. Motion passed 3-0.
- 9.5 **Request for support from Central Maine Power:** Greg Thompson from Central Maine Power reported that the Office of the Public Advocate had testified that CMP had irresponsibly used rate payer funds for storm response, hiring additional crews to restore power more quickly than the plan made by CMP. He stated that after the December 24, 2023 storm, CMP had fully restored power in 3 days when the plan had called for 4 to 7 days. He stated that the short-term cost of the additional crews was offset by the shorter time frame. He asked for the Town's and the public's support by notifying the Public Utilities Commission. Hope Hilton spoke in support of a letter to the PUC. Chairman Johnson and Selectman Chipman agreed to sign a letter of support, Selectman Covey declined to sign the letter.
10. **Accept Donations:** Selectman Chipman moved, seconded by Selectman Covey to accept donations of \$13,959.88 for the bandstand, \$55.00 for the Cliff Trail, \$200.00 for Food Cards, and \$6,700 for Heating Assistance. [See attached]. Motion passed 3-0.

11. **Public Comment: None**
12. **Other Business:** Administrator Eiane reminded the Board that a meeting with residents in the Gurnet area was scheduled for October 3, 2023 at 3:00 pm in the Select Board meeting room, regarding traffic concerns on Route 24.

6:55 PM Chairman Johnson moved, seconded by Select Board Member Covey to enter into executive session pursuant to 1 M.R.S. § 405 6 (C) Re: Economic Development at Mitchell Field; motion passed 3-0.
13. **Adjournment:** The Board returned to open session at 7:16 pm and the meeting was adjourned without objection.

Respectfully Submitted,

Ronda Peek
Recording Secretary