

Public Hearing

Tuesday, October 13, 2015
Southwest Harbor Fire Station
6:00 PM

I. Call to Order/Roll Call: The Public Hearing was called to order at 6:00 PM by Chairman George Jellison. In attendance: David Minctons, Tom Benson, Lydia Goetze, Town Manager Don Lagrange and Town Clerk Marilyn Lowell. Dan Norwood was excused.

II. Discussion pertaining to the development of a Water-Sewer District: Lydia Goetze provided an overview of the second question on the November 3rd ballot which is 'Do you favor merging the Southwest Harbor Water Department and the Southwest Harbor Sewer Department to create the Southwest Harbor Water & Sewer District?' Comments from the audience questioned the need of a separate entity and how will it be more efficient and cost effective. The audience also requested the current problems be identified and how restructuring can work without forming a district. Also questioned whether the Town Manager should be on the Board of Trustees as indicated in the Charter. Union representative asked how this would affect the union agreements and will the current contract going to be carried forward.

The Selectmen stated forming a Board of Trustees to be dedicated to the operation of the utility and able to provide oversight and efficiency. A comment was made the State statutes prohibits a municipal official, referring to the town manager, from being a Trustee but it was explained a municipal official by definition in the State statutes include Selectmen or Councilors and did not include Town Managers. A discussion regarding the setup of rates indicated water rates are subject to PUC review and the Trustees could set the Sewer rates as is now the situation with the Selectmen setting sewer user rates, as required by ordinance.

III. Discussion pertaining purchase of property on the Shore Road for a parking area: Tom Benson provided an overview for the purchase of the Knot property on Shore Road to be used for a public parking lot. He stated up to 84 parking spaces could be formed including 14 vehicle/boat trailer spaces. Cost of purchase has been agreed at \$600,000 and could be financed on a 30 year bond at a potential 2% interest which will cost approximately \$26,600 per year in loan payments. There is a parking need for the Harbor and increased moorings. Also, the parking area w/approximately 20-25 spaces next to the Manset pier is leased from the Hook family for \$8,000 per year, on a year to year basis. This does not provide strategic long term planning. Communication with the Hook family has been attempted but with no response.

Questions arose regarding any historical value to existing building but according to listing broker, the building has no historical validity and would require a substantial investment for upgrades to make it livable. It was stated the construction of the parking lot would cost approx. \$350,000 however several grants will be applied for during the upcoming spring season.

IV. Adjourn public hearing: Tom Benson moved to adjourn the public hearing at 8:35 PM, seconded by David Minctons and voted in favor 4/0/0.

Selectmen Board Meeting

Tuesday, October 13, 2015
(Immediately following Public Hearing)
Southwest Harbor Fire Station

I. Call to Order/Roll: The regular Selectmen meeting was called to order at 8:37 PM by Chairman George Jellison. In attendance: David Minctons, Tom Benson, Lydia Goetze, Town Manager Don Lagrange and Town Clerk Marilyn Lowell. Dan Norwood was excused.

II. No visitors not on the agenda to comment.

III. Approval of Minutes: Lydia Goetze moved to approve the minutes of the GA Public Hearing, seconded by Tom Benson and voted in favor 4/0/0. Tom Benson moved to accept the minutes of the regular Selectmen meeting of September 22, 2015, seconded

by David Minctons and voted in favor 4/0/0.

IV. Manager's Report

~ It was discussed with Maine Coast Heritage the tree growth on the left side parking at the end of Cable crossing should be trimmed to aid in visual inspection of the parking area from Seawall regarding parked vehicles. This would be the responsibility of Maine Coast Heritage if they chose to proceed.

~ Additional space in the storage room behind the bathrooms will have double 5/8" sheetrock and a 90 minute rated access door for fireproofing on walls and ceilings which will provide a vault like condition for document storage.

~ The placement of a permanent electrical pedestal, which was an effort to simplify electrical usage during events on the School horseshoe rather than temporary power being assembled and unassembled for each event, was made complicated by Harbor House. The use of temporary power has not been charged to any event in the past and a permanent fixture would only provide for a safe permanent power source, however a suggestion was made, since it was Harbor House power, if they chose to charge a fee that would be their choice. They were under the impression the Town would collect a fee and forward to the Harbor House. The Town cannot collect fees for private use. This was a simple gesture by the Town which went beyond reasonableness. At this point, the Town should let the Chamber of Commerce, the Harbor House and the School decide their best interest and only participate if requested to do so. The Town should continue to support this proposal only by offering funds not to exceed \$1,200

~ See attached menu for the League of Towns meeting in Somesville tomorrow night.

~ A quarterly report is attached from the Town Assessor

~ Attached is a MRC report indicating PERC will not be viable after 2018. Also included is a form to nominate a candidate to the MRC Board of Directors. If you have anyone interested to be nominated, the form must be submitted prior to October 20th.

~ Finally, an opinion from Prock marine regarding the Manset Pier is attached to provide some ideas for the future of the pier.

V. Old Business:

a. Police Department: Chairman Jellison presented a certificate of appreciation in to Lt. Miller in recognition for his role as acting chief for the past year.

b. Public Bathrooms Update: Manager Lagrange expressed gratitude to Scott and Mike of the highway department for their grounds work at the new public bathrooms stating they saved the Town approximately \$3-5,000. They did an excellent job! The rough plumbing and the slab has been completed. Completion date is still expected for the third week of November.

c. Forest Avenue Construction: There was no ledge at the entrance of Forest Avenue and installation is progressing at a quick pace.

d. Gateway sign review: A decision to have an offwhite background with colored logo was approved.

VI. New Business:

a. Limited Parking, Corner Cable Crossing/Seawall Road: Abutters requested a 20 minute limit be placed on the corner of Cable Crossing due to numerous campers and commercial vehicle long term parking. Town manager suggested a discussion with Maine Coast Heritage Trust be scheduled for the Trust to provide better offsite parking then on the edge of the road.

b. Affirm appointment of Police Chief Alan Brown: Tom Benson moved to affirm the appointment of Allan Brown as Southwest Harbor Police Chief. Seconded by Lydia Goetze and voted in favor 4/0/0.

c. Sign Warrant for Special Town Meeting, November 3, 2015: Tom Benson moved to accept Articles 1-4 on the Town warrant. Seconded by Lydia Goetze and voted in favor 4/0/0.

VII. Other Business (Selectmen): None

VIII. Tom Benson moved to accept the following warrants, seconded by David Minctons and voted in favor 4/0/0.

General Fund Warrants, FY 15-16; 46, 49, 50, 51, 54, 55

Sewer FY 15-16: 53

Water FY2015: 18
Special Projects FY 15-16: None
School FY15-16: 47, 48,52

IX. Next Meeting Date:

Public Hearing, Oct 27, 2015 @ 6:00 PM
Southwest Harbor Fire Station

- a. Water/Sewer District
- b. Purchase Shore Road Property

Selectmen Meeting immediately following public hearing.

Reminder: League of Towns for elected officials, Somesville,
October 14th

X. Tom Benson moved to adjourn @ 9:10 PM, seconded by David Minctons and voted in favor 4/0/0.