



Minutes Public Hearing

Tuesday, March 10, 2015

I. Public Hearing Called To Order/Roll Call at Fire Station

The public hearing for referendum questions was called to order at 5:30 pm by Selectboard Vice-Chair George Jellison. Also in attendance were Thomas Benson, David Minctons and Lydia Goetze. Board member Dan Norwood was excused. Town Manager Don Lagrange and Clerk Marilyn Lowell.

II. Referendum Questions:

a. Easement from Public Library for public parking.

The library requested from the Town to accept an easement to maintain the parking spaces in front of the library for purpose of public parking. Mgr Lagrange stated the parking would be time limited. Asked if in conjunction with snow removal if the Town would maintain the paving and Lagrange suggested this to be discussed prior to acceptance of easement and voters would be giving authority to Selectmen to enter into the agreement.

b. Road Ordinance Amendment, new road acceptance

The change in the ordinance would insure a road built to town standards would be accepted as a town road. A member of the audience asked if the all roads built would be accepted. Private roads brought up to standards would also be accepted. There would be two inspections, one by the CEO and a second by engineer. Mike Magnani suggested bringing current roads to standards would help for better, cleaner roads. Kristen Hutchins question if two properties could request acceptance? Lagrange stated the LUO definition for roads included three or more parcels. It was suggested to include the road definition in the Road Ordinance.

c. Surplus funds for salt/sand shed roof (up to \$45,000)

George Jellison suggested this request will not need to be placed on the ballot. Tom Benson would prefer to take funds out of CIP. Cory Pettegrow felt the amount requested seemed high. Lagrange stated lower numbers have been presented. It may be either a shingle replacement or a metal roof. George Jellison suggested to remove from ballot during the regular meeting portion.

d. Surplus funds for new public bathrooms (up to \$84,000)

Lagrange indicated there is \$15K in CIP and suggested, based on \$200/square foot construction cost, the construction price should be \$99K, which required voter approval to take \$84K from surplus to construct building. Audience members questioned the location and it was confirmed to replace existing bathrooms and would likely be built in the fall.

e. Easement to Black Ledge for Great Harbor Marina

It was proposed by Great Harbor Marina through their spokesman Bud Brown to build a breakwater located on Black Ledge. All outcroppings were conveyed to the Town from the State in the early 80's which prompted the request for an easement from the Town. It was stated a breakwater was necessary due to winds which can cause considerable damage. This will create a safe harbor for larger boats to use year round. Boat builders use this pier often as well as fishermen and recreational craft. Brown suggested it may be possible for construction to begin in October before ice up.

III. Sewer Rate budget and proposed rate increase (7%)

Lagrange responded to the question that it would be approximately 12 years when the sewer debt service to the Town would be paid off with this increase. Another audience member expressed the opinion the water-sewer department is running amuck and needs to be more efficient. Selectperson Goetze stated we were looking at reconstructing the water-sewer departments to be more efficient and fair. Lagrange

stated the next year a payback of \$17K to the Town and increase to nearly \$50K the following year due to the expiration of a clarifier debt obligation.

IV. Adjourn Public Hearing

David Mincton moved to adjourn the public hearing at 6:40PM. Seconded by Tom Benson and voted in favor 4/0/0.

Selectmen Board Meeting

Tuesday, March 10, 2015 following public hearing
Southwest Harbor Fire Station

I. Call to Order/Roll Call

The Selectmen regular meeting was called to order at 6:48 PM by Select board Vice-Chair George Jellison. Also in attendance were Thomas Benson, David Minctons and Lydia Goetze. Board member Dan Norwood was excused. Town Manager Don Lagrange and Clerk Marilyn Lowell.

II. Visitors to be heard not on the agenda

None

III. Approval of Minutes:

a. Public Hearing minutes, February 24, 2015

Tom Benson moved to accept the minutes of the February 24, 2015 public hearing. Seconded by David Mincton and voted in favor 3/0/1 with Lydia Goetze abstaining due to not in attendance.

b. Selectmen meeting of February 24, 2015

David Minctons moved to accept the minutes of the Selectmen meeting of February 24, 2015. Seconded by Tom Benson and voted in favor 3/0/1 with Lydia Goetze abstaining.

IV. Manager's Report

~ Water line freeze ups include 23 & 29 Wesley Avenue, Main Street and Freeman Ridge. Frost was more than 4 ½' when digging curb box on Freeman Ridge. Jim Wilson of Woodard-Curran responded with the attached email. Olver Engineers will check their field notes and assess the need for corrections on a Main St line. Freeman Ridge had this problem previously. I have schedule this water line on the ridge to be excavated in June or July and insulate as needed to protect from future problems and especially before we consider repaving that area. An inventory of problem areas to be compiled so we may schedule necessary corrections.

~ A letter of thanks was received from Maine Sea Coast Mission regarding the Town's donation to them. Their primary generosity is helping with heating assistance.

~ Attached application copy for Community Development Block Grant completed by Tabby was hand delivered to the State on Thursday to insure receipt. This involved many hours of research and discussions with Olver Engineering and Hancock County Planning Commission. It's hard to imagine finding a more thorough or professional representation. A very favorable comment by Tom Martin of the Hancock County Planning Commission. Suzi Home, representing the Chamber of Commerce wished to give Tabby a vote of thanks for the work in the grant.

~ We will be discussing tax clubs at the next Selectmen Board meeting to be placed on the floor at the May town meeting.

~ We are considering a change in our phone system from the current Fairpoint service to an OTT system. This will only affect Water, Sewer, Highway, Town office and Harbor. Police and fire not included. Costs will change from \$6,050 to \$3,666 annually. Set up fee for equipment is \$1,973 which will be drawn off admin contingency. Further explanation from Tabby.

~ A revised road ordinance draft from Olver had initial review on March 5th at the Planning Board meeting. Also at that meeting, the PB reviewed a revision of a subdivision for the Seawall Pond Subdivision by David Lloyd and a restaurant/lounge application for the Willey building across the Library.

~ Ongoing discussion with Sierra Club regarding Rhoades House in attached email. Lee points it out well; they are slow to see the wisdom of our proposal to keep and maintain a park.

V. Old Business:

a. Sewer Budget/proposed rate increase.

Lydia Goetze moved to accept the FY 15-16 Sewer budget of \$562,275 which includes a 7% rate increase. Seconded by Tom Benson and voted in favor 4/0/0.

VI. New Business:

a. Shore Road Property for sale (potential marina parking)

Lagrange suggested a parcel of land across the Manset pier was for sale which has 1.1 acres and would be a great location for municipal parking. He stated not many available sites are available to provide reasonable parking in close proximity and parking is necessary for Harbor expansion/improvements. The asking price is \$770,000. Lagrange suggested financing with a bond and payment by charging daily parking fees. Also, an increase in moorings and fees is another alternative to paying off this debt. In answering a question from the audience, Lagrange stated about \$6K in tax revenue would be lost. Other audience members suggested if we have this property, it would be even more beneficial to get the Hook property. Ron Sanborn suggested while looking at properties, we consider the Bob Brown property. The consensus of Selectmen was to continue exploring this option as well as Browns property.

b. Financial Report, Municipal Budget Update

Lagrange provided finance report YTD and stated most departments were favorable with exception of CEO/Assessing and Highway. CEO/Assessing was due to higher licensing fees for assessing programs and the Highway Department due to the expensive winter snow removal.

c. Conservation Committee Appointment, Natalia Pajor

Lydia Goetze moved to appoint Natalia Pajor to the Conservation Committee. Seconded by Tom Benson and voted in favor 4/0/0.

d. SWH Housing Authority Commissioner Appt – Suzi Homer

Tom Benson moved to appoint Suzi Homer to the SWH Housing Commission. Second by Lydia Goetze and voted in favor 4/0/0.

e. Warrant Committee Report

Chairman of the Warrant Committee Nancy Weingarten stated the committee met for 5-6 weeks and accepted all articles with a few recommendations that the town consider different money management options. Chuck Bowers commented favorable on the assistance provided by Town staff. With this initial experience, Nancy Weingarten suggested earlier involvement especially with the School Board.

f. HCPC Commission Appointments

Lagrange suggested if another Select Board member would volunteer, he would also participate in the Hancock County Planning Commission as a member of the committee. Lydia Goetze volunteered. Tom Benson moved to appoint Lydia Goetze and Don Lagrange to the HCPC board. Seconded by David Minctons and voted in favor 3/0/1 with Lydia abstaining.

VII. Other Business

Lydia Goetze moved to remove question 3 from the ballot which would have required voter approval for funds from surplus to repair salt/sand shed roof. Seconded by David Minctons and voted in favor 4/0/0.

David Minctons moved to approve the order to place the remaining four referendum questions on the ballot. Seconded by Tom Benson and voted in favor 4/0/0.

VIII. Accept & Sign Warrants:

David Minctons moved to accept the following warrants as amended to change Water 2014 to Water, 2015. Seconded by Tom Benson and voted in favor 4/0/0.

General Fund Warrants, FY 14-15; 123, 126, 128

Sewer FY 14-15: 127

Water FY2014: 4

Special Projects FY 14-15: 131, 130, 129

School FY14-15: 124, 125

IX. Next Meeting Date:

March 24, 2015 Selectmen Board Meeting @ 6:00 PM
Town Office

X. Adjourn Selectmen Meeting

David Minctons moved to adjourn at 7:30 PM. Seconded by Tom Benson and voted in favor 4/0/0.