



Board of Selectmen
Tuesday, August 14, 2012 @ 6:00P.M.
Southwest Harbor Town Office

MINUTES

- I. **Call to order/Roll Call:** The meeting was called to order at 6:00 p.m. Present: George Jellison, Jr., David Minctons, Ralph Dunbar, Jr., Dan Norwood, Tom Benson, and Town Manager, Donald Lagrange.
- II. **Visitors:** David Chapais, David Corrigan, Dick Broom, Bob Shields, Thia RenaeEmbers.
- III. **Approval of Minutes of July 31, 2012:** It was Moved Jellison and Seconded Minctons to approve the minutes of July 31, 2012 as presented. Vote 5 – 0.
- IV. **Warrants:** Administration, 11/12 199, 12/13 15, 17, 21, 22, Water, 17, Sewer, 20, School, 16, 18, Special Projects 19.
- V. **Manager's Report:** Lagrange spoke about the Water Treatment Plant had the lock cut off of the chain and the scrap metal bin had been emptied. (Old meters, copper etc.)He spoke briefly about having security surveillance installed in the future which would help cure this issue. He told the BOS that the Town Office had purchased a folding machine for our big statement processing and about how much time it saves the office staff. He let the BOS know that the auditors would be at the Town Office performing their annual Sewer Audit. Town Audit will be coming up in September of this year. He asked the BOS of their opinions on the Chamber of Commerce Membership Fee that he had received an invoice on. After a short discussion among the board members, Don will talk to the Chamber Director about the services provided for the Town that comes with the membership and about their financial status. He spoke briefly about the Dock User that had been imposed to the fishermen. He advised the BOS that notices had been sent out to residents of SWH about the upcoming road construction on Seal Cove Road. It also was posted around town and on the Town's website and the cable channel information site. Dunbar asked to include on the agenda for the next BOS meeting the Water Audit.
- VI. **Old Business:**
 - a. **Tax Assessment 2012:** Rob Duplexes & Matt Caldwell, from RJD Appraisal, spoke to the BOS about the changes of the assessor's job and how they tax properties. They receive paperwork from the State of Maine Registry in mid June and they look at most recent real estate sales and make assessments upon that information. Rob spoke to the BOS of how they come about to have the two classes of property be at the same ratio for taxing purposes. Dunbar expressed his concerns about the decrease in property values amongst the taxpayers. Norwood expressed frustration with the timing—assessors knowing of the changes to Town Manager to BOS members. Dunbar suggested to the appraisers to have a quarterly updates for the BOS in the future. He also brought up the subject of the contract between RJD Appraisal & the Town of Southwest Harbor being outdated. He suggested to Rob to make

changes in the new contract and Jellison added to have the current BOS signatures on the new contract. Rob stated that he will write a retroactive contract and the BOS will review it before signing it. Chairman Benson thanked the assessors for coming to the meeting.

b. **Water Tank:** David Corrigan , Public Works Director, addressed the BOS about the upcoming signing of the contract on August 16th for the Water Tank Project with Sargents. Dunbar expressed concerns of making sure there was an “on site” engineer inspector at the project. He felt that Sargents should have an on site engineer to be at the work site inspecting as the project moves along. After much discussion, Chairman Benson asked David to check into more and let the BOS know what their options are for their next meeting.

c. **Seal Cove Road:** David Corrigan, Public Works Director, informed the BOS that the contract for the project had been signed on August 3rd between the Town of Southwest Harbor and Goodwin’s. They will be having regular Monday meetings throughout the project. Goodwin’s started the project on August 13th. He spoke briefly about the progress of the project and about having some delays due to the construction. Norwood had heard complaints from the residents concerning the delays so he drove up into the project area to see for himself. He said that he thought the delay was short but did notice that the culvert seemed to be shaped differently than from the original drawings for the project. David explained to the BOS about the culvert being different and why. He said a drawing had been submitted to the engineers for approval. He said that the road itself seemed to be in good shape.

- 1.) Motion to extend Seal Cove Road Construction. Motion by Jellison and Seconded by Benson Vote 0/5 (failed)
- 2.) Motion to reconstruct intersection of Long Pond/Freeman/Seal Cove for price of \$21,102.00 Motion by Norwood and Seconded by Jellison Vote 5/0

d. **Bicycle Shop:** Lagrange spoke about having a meeting scheduled with the engineers at 10:00 a.m. with the shop owners. Norwood asked the owners if they were comfortable with the way everything is being handled regarding their issue with the water. The owner told the BOS that they had no prior water issues until the Wesley/Mansel project. Dunbar expressed his concerns and suggested that a BOS be present at the meeting.. Benson agreed to attend the meeting at the Bike Shop with Don Lagrange and the engineers.

VII. **Other Business:** Dick Broom spoke briefly to let the BOS know that following Rob Duplisea’s presentation, he (Rob) had made a mistake and inadvertently included a bank sale in calculating the new waterfront assessments.

VIII. **Accept & Sign Warrants:** Moved by Dunbar and Seconded by Norwood to accept and sign allwarrants presented accept for School #18. Vote 5/0. The BOS wanted to hold back payment until they knew more about the insurance check that was supposed to be issued but not yet received for the gym floor damage.

IX. **Excutive Session pursuant to 1 M. R. S. A. 405 (6) (A) Personnel Matters:** It was moved by Dunbar Jr. and Seconded by Norwood to to into Excutive Session. Time in 7:42p.m.. It was moved to adjourn Executive Session by Dunbar Jr., and Seconded by Norwood. Time Adjourned 8:20 p.m..

IIX. Adjournment: It was Moved by Minctions and Seconded by Jellison, Jr. to adjourn the meeting at 8:25 p.m..