

Selectmen Board Meeting Minutes

Tuesday, August 11, 2015

- I. The Selectmen regular meeting was called to order at 6:00 PM by Chairman George Jellison. In attendance: David Minctons, Tom Benson, Dan Norwood, Lydia Goetze, Town Manager Don Lagrange and Town Clerk Marilyn Lowell.
- II. No visitors to be heard not on the agenda
- III. Dan Norwood moved to accept the July 14, 2015 Selectmen meeting minutes as amended, second by Tom Benson and voted in favor 5/0/0.
- IV. Manager's Report
 - ~ Scott and Mike of the Highway Department recently finished cleaning the landscape around the upper town dock shore front. It's worth a look-see. Also, cleaned an existing pathway at the end of Lawler Lane for pedestrian traffic to the shore.
 - ~ Developed contract for any future police hires that require advanced training for full time status. This employment training agreement requires a minimum 60 month commitment to afford the expense of training with repayment prorated during that term. Also included is estimated training expense from Phase I online training, academy attendance, clothing, field training and supplies total approximately \$24,000. There are many combinations that may be less expensive depending on the applicant.
 - ~ Attached bulletin from MRC indicates a positive solution to deliver all processing residuals to Waste Management for a ten year term from the new Hampden Fiberright facility in 2018. This was a crucial requirement before finalizing the deal.
 - ~ Recently replaced a 12" culvert across Freeman Ridge at the intersection of Seal Cove with an 18" culvert. This was necessary due to the deteriorated 12" culvert causing back up to the westerly property as well as to let the 8' deep trench settle a winter season prior to any potential paving.
 - ~ Battery charging units at both generators at the water filter plant and the pumping station went ka-put and needed to be replaced. Interesting is the fact they both went bad at the same time.
 - ~ One of the two blower units at the sewer plant failed. Generally, this time of year it is difficult to contain sewer odors however with one blower unit out of commission, it added to the odor problem. Replacement costs between \$8-10,000. Funds will be taken out of Sewer CIP.
 - ~ The existing bathroom building is being considered to be moved to the upper parking lot for police storage. Currently a bay at the highway garage is used which is needed to park the front end loader.
 - ~ Dividend Payments have been received from MMA Workers Compensation and Property/Casualty Pool totaling \$5,358, down from previous year of \$5,812.
 - ~ The gateway sign has been kicked back and forth with the latest request is color in the logo. Sample attached.
 - ~ Annaleis Hafford of Olver Associates met with electrician and electrical engineer last Friday arriving at a conclusion for the replacement of the control panel as well as the valve issues and replacement of actuators at the water filtration plant. See attached memo.
- V. New Business:
 - Chairman Jellison moved to take the Bar Harbor Bank presentation out of order and allow Joseph Pratt and Melanie Bowden to make their presentation regarding investment strategies for the Town's long term reserves. They presented a sample investment policy and summarized the State statutes regulating the use of public funds in any investment plan. They recommended a minimum \$400,000 investment. Dan Norwood suggested the establishment of a finance committee be placed on the next agenda.
- VI. Old Business:
 - A. Knot Parking Facility, Appraisal/Potential construction grants
 - Manager Lagrange summarized the proposal to create a public parking facility to support harbor growth and activities at the Manset Pier. Lack of communication with the abutting property owned by Hook should lead to the conclusion with no potential future plans, the Town should relinquish lease

arrangements with Hook with the purchase of Knote property. We currently pay Hook \$8,000 per year lease. Taxes from Hook property is \$713/year.

Other points of interest were stated:

- Attached appraisal for the Knote property from Jerome Suminsby estimates value of \$600,000. Asking price is \$770,000
- We have received a report from Greg Johnston the project is feasible.
- A recommendation from Broker Marianna Reeves of ERA Dawson-Bradford recommended the value not be much greater than assessed value which is \$560,000.
- The Comprehensive Plan approved by voters in 2010 noted adequate parking is necessary at the Manset Pier and the Town should make a concerted effort to acquire property in order to protect public access to this part of the shore for commercial fishermen, local boatyards and the public.
- Suggested financing through local banks to provide for a short term payoff.
- Estimated construction costs \$350,000-\$400,000.
- Attached list of potential grant availability for this project include USDA Rural Business Development Grants, Maine Department of Agriculture Boating Facilities fund and the SHIPS grant from Maine DOT. Applications to be submitted in spring.
- Switching all parking to Knote from Hook property with paid spaces will contribute to the purchase price.
- Ample vehicle/trailer parking facility will be available with the new proposal.
- Recommendation to move forward received from both the Harbor Committee and the Planning Board.

Dan Norwood suggested the Town not to relinquish the annual lease of the Hook property due to its value to the Manset Pier. Anne Napier of the Harbor Committee stated the entire committee is in favor. Lagrange reiterated the short term lease basis with Hook could be detrimental should Hook decide not to allow the Town future access and alternatives were needed for the long term benefit of the harbor.

Tom Benson moved to request Dawson Realtors to make an offer to Knote in the Town's best interest subject to voter approval on the November ballot. Seconded by Dan Norwood and voted in favor 5/0/0.

B. Public Bathrooms

Dan Norwood commented the proposal was a good looking design and functional. Manager Lagrange stated not all estimates received but EBS package for building materials came in at \$33K. The construction target is just over \$99,000. Plans include two family bathrooms, a front foyer and storage. The interior will be ceramic tile with electric hand dryers and motion water faucets and flushes. Goal to start construction is the first of October with the Town doing the earth work.

C. Tax Club Report

Tabbatha Newenham summarized the progress of the newly established tax clubs with 44 participants.

VII. New Business:

- a. Bar Harbor Bank Presentation was moved ahead of old business
- b. Dan Norwood moved to re-appoint Joel Harper to the Harbor Committee for another term expiring in June, 2018. Second by Tom Benson and voted in favor 5/0/0.
- c. The MMA insurance action plan indicated the Harbor House roof had a sag and it should be reviewed by a qualified professional to ensure that additional

supports are not needed. Ingrid Kashmar indicated the roof has been the same for the last 50 years. Lagrange indicated the insurance carrier needs a response to their request. Dan Norwood suggested Eric Henry be contacted to provide an opinion.

d. The Selectmen agreed to enter into a payment contract for taxes in arrears for Map 13 Lot 25-3 allowing the property owner to regain possession of property. Dan Norwood moved to develop the tax payment plan as presented effective September 1, 2015 to and including September 1, 2019. Seconded by Tom Benson and voted in favor 5/0/0.

e. Manager Lagrange summarized the fiscal year end which resulted in an estimated budget surplus from (11) departments including overlay for a total of \$277,084. It was recommended to move \$42,500 to fund overdrafts in three departments including highway, CEO/Assessing and Contracted services. The sum of \$154,600 to be moved into reserve/CIP items and the balance of approximately \$80,000 to flow into surplus funds. Lydia Goetze moved to debit the above noted budget line items listed (a) through (i) in the amount of \$197,100 and credit the above noted Departments, Reserves and CIP accounts (j) through (r) totaling \$197,100 with the approximate balance of \$81,180 remaining to flow through to surplus funds. Seconded by Tom Benson and voted in favor 5/0/0.

f. Tom Benson moved to approved the liquor license renewal for XYZ Restaurant, seconded by Dan Norwood and voted in favor 5/0/0.

VII. Other Business

Lydia Goetze felt the Islander editorial misrepresented the intent of Selectmen regarding a liaison to the School Committee and the tone the Islander projected. The School Board was contacted by Goetze to clarify the select board's intent.

VIII. Tom Benson moved to accept & sign following warrants:

General Fund Warrants, FY 15-16; 9, 11, 12, 15, 21, 22

Sewer FY 15-16: 19, 20

Water FY2015: 14

Special Projects FY 15-16: 16, 17, 18

School FY15-16: 10, 13, 14

Seconded by David Minctons and voted in favor 5/0/0.

IX. Next Meeting Date:

a. Special Meeting, August 18, 2015@3:00 PM

Executive Session, Personnel Issues

b. Water/Sewer Board Meeting, September 8@5:30PM

c. Regular Meeting, September 8@6:00 PM

Town Office

X. David Minctons moved to adjourn meeting at 7:28 PM. Seconded by Lydia Goetze and voted in favor 5/0/0.