

TOWN COUNCIL MINUTES

FEBRUARY 26, 2007

Due to lack of a quorum on Tuesday, February 20th, the regularly scheduled meeting of the Hampden Town Council was postponed until Monday, February 26, 2007. The meeting was held in conjunction with a Special Meeting scheduled for February 26th for the purpose of pre-budget discussions. The meeting was held at the municipal building council chambers and was called to order by Mayor Briggs at 7:07 p.m.

Attendance: Councilors: Rick Briggs, Thomas Brann, Andrew Colford, Edward Murphy, Matthew Arnett and Shannon Cox. Robert Gilberti was excused

Town Manager: Susan Lessard

Town Counsel: Thomas Russell

Department Heads/Staff: Town Planner Bob Osborne

Representatives from Haverlock, Estey & Curran and citizens

A. CONSENT AGENDA

Treasurer's Warrants were circulated for approval and signatures of the Finance Committee. The balance of the Consent Agenda was accepted without objection.

B. PUBLIC COMMENTS

There were none.

C. POLICY AGENDA

1. PUBLIC HEARINGS

- a. APPLICATION FOR RENEWAL OF A LIQUOR LICENSE RECEIVED FROM WANG & LO, INC. d/b/a FRESH GINGER RESTAURANT at 64 MAIN ROAD NORTH

Mayor Briggs explained the procedure for the public hearing and then opened the hearing.

Proponents – None; Opponents – None; General Questions or Comments – None. The hearing was closed.

Motion by Councilor Arnett, seconded by Councilor Brann to approve the application as submitted – unanimous vote in favor.

2. NOMINATIONS-APPOINTMENTS-ELECTIONS

There were none.

3. UNFINISHED BUSINESS

There was none.

4. NEW BUSINESS

a. LOT SALE - #3 HAMPDEN BUSINESS PARK

Haverlock, Estey & Curran, an accounting firm in Bangor has offered to purchase Lot #3 in the Business Park for \$92,000.00. The construction investment in the building will exceed \$500,000 and Haverlock, Estey & Curran will submit an application for a TIF. In a memo dated February 20, 2007 Economic Development Director Bion Foster reported that the Economic Development Committee is recommending acceptance of this offer and requested that Manager Lessard be authorized to sign a Purchase & Sale Agreement on behalf of the Town. Councilor Brann moved to accept this offer as tendered. Councilor Colford seconded the motion and vote was unanimously in favor.

D. COMMITTEE REPORTS

Councilor Arnett reported that the Charter and Ordinance Committee met earlier in the evening and discussed the proposed ordinance for outdoor wood-fired boilers. The Committee has agreed on language and he requested that that item be agendaed for discussion at the next Council meeting. The Committee also continues work on the issue of private pump stations and the Mineral Extraction Ordinance. Additionally, they had discussions with Code Enforcement Officer Ben Johnson and Building/Fire Inspector Keith Barnhard relative to the Mobile Home Park Ordinance. Attorney Russell explained that in order for a park owner to get their license, all of the units in the park have to meet the standards of the ordinance. Units owned by the park management have been brought into compliance, but some privately-owned units have not so Ben has been issuing a conditional license. When the ordinance was originally adopted, there was discussion about assisting the private owners in bringing the units into compliance. Town Staff will work on a proposal to move forward with that assistance.

E. MANAGER'S REPORT

A copy of the Manager's Report is attached hereto

F. SPECIAL MEETING – PRE-BUDGET DISCUSSION ITEMS

1. BUDGET/VALUATION OVERVIEW 2001-2007

Manager Lessard prepared a Budget Recapitulation for the period of 2001/2002 through 2006/2007 for the Council's review (copy attached). There was considerable discussion about this recap and how the budget and valuations affect the mil rate.

2. BUDGET PREPARATION GOALS

a. % COST OF LIVING FACTOR (Payroll Base - \$2,678,000)

- 3% = \$80,300
- 2% = \$56,560

Following discussion, it was the unanimous consent of the Council that the upcoming budget include a 3% cost of living increase for Town employees. It was also decided that the Finance Committee will review the current wage scale and employee benefit package to see how it compares to other communities.

b. % ACROSS THE BOARD OPTIONS – NON-SALARY ITEMS

- New Project Items?
- Service Delivery Changes?
- Department Specific Budget Presentation Requests?

Following discussion, it was the consensus of the Council that the Department Heads should put forward their budgets as they have in the past, including any new project requests, but they need to have very strong justifications for their requests.

c. %LD 1 ALLOWABLE GROWTH FACTOR + TOWN GROWTH FACTOR (Current State Law)

- State 2.42%
- Town 3.00% (Conservative Estimate)
- Total 5.42% (\$342,506 allowed)

Manager Lessard provided this conservative estimate to give the Council a frame of reference as to what the legal parameters are under LD1. This is the estimated allowable increase to the municipal tax commitment.

Councilor Arnett said he would like to see a plan developed to step-by-step accommodate the loss of revenue from Host Community Benefits. A meeting of the Finance Committee was scheduled for 7:00 pm on Thursday, March 8th to discuss that issue. Additionally, the Council will discuss Host Community Benefit lump sum payments at its next meeting to give the Finance Committee some direction.

G. COUNCILOR'S COMMENTS

There were none.

H. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:28 p.m.

Denise Hodsdon
Town Clerk