



HAMPDEN TOWN COUNCIL
HAMPDEN MUNICIPAL BUILDING
MINUTES

MONDAY

OCTOBER 1, 2012

7:00 P.M.

Attending:

*Mayor Janet Hughes
Councilor Andre Cushing
Councilor Tom Brann
Councilor Jean Lawlis
Councilor Jeremy Williams
Councilor Shelby Wright
Councilor Kristen Hornbrook*

*Town Manager Susan Lessard
Recreation Director Kurt Mathies
Assistant Recreation Director Shelley Abbott
Recreation Staff Jill McLaughlin
Citizens*

The meeting was opened at 7:05 p.m. by Mayor Hughes. She explained that the Council was trying out several new types of microphones and asked the public to let the Council know which Councilors could be heard well or poorly.

A. CONSENT AGENDA

1. SIGNATURES

2. SECRETARY'S REPORTS

- a. September 19, 2012 Special Meeting

3. COMMUNICATIONS

- a. Thomas Blais – Resignation from Planning Board
b. MMA/Town – Workers Comp Dividend Payment

4. REPORTS

- a. Finance & Administration Committee Minutes – 9/17/2012
b. Services Committee Minutes – 8/13/2012
c. Services Committee Minutes – 9/10/2012
d. Communications Committee Minutes – 9/11/2012
e. Infrastructure Committee Minutes – 9/24/2012

Councilor Cushing requested that item A-3-b MMA Worker's Comp/P & C Dividend be pulled.

Motion by Councilor Cushing, seconded by Councilor Brann to accept the balance of the consent agenda. Unanimous vote in favor.

Councilor Cushing asked the Town Manager to explain the relationship the Town has with the Maine Municipal Association for insurance purposes and how it benefits the Town. The Town Manager explained that the Town participated in a risk pool through MMA with hundreds of communities throughout the state. As a result of shared risk, the Town saved money on its annual premiums, and when its claims experience was favorable, the town received rebates back from Maine Municipal. Motion by Councilor Cushing, seconded by Councilor Brann to accept Item A-3-b. Unanimous vote in favor.

B. PUBLIC COMMENTS - None

C. POLICY AGENDA

1. PUBLIC HEARINGS

- a. *Ordinance Authorizing Conveyance of Land Owned by the Town of Hampden – Mayor Hughes explained that the Town Charter requires that an ordinance be adopted with a public hearing for any land conveyance that is to be done by the Town Council. The land conveyance in this matter is the 65 acres of land behind Reed’s Brook School that is being exchanged for the old Hampden Academy property. The Mayor opened the public hearing. Proponents – None. Opponents – None. Neither for nor against – None. The public hearing was closed. Motion by Councilor Brann, seconded by Councilor Wright to adopt the ordinance authorizing the conveyance of land owned by the Town of Hampden. Vote – 6 in favor, 1 opposed (Hornbrook). Motion carried.*

2. NOMINATIONS – APPOINTMENTS – ELECTIONS

- a. *Warrant for Municipal Election – 11/6/2012 – Council Signatures – Motion by Councilor Cushing, seconded by Councilor Brann to accept the warrant as prepared. Unanimous vote in favor.*

3. UNFINISHED BUSINESS

- a. *Set Service Fees for 2012/2013 – The Town Manager explained that the purpose of the Service Fees ordinance was to assess congregate care facilities that were real estate tax exempt for the costs of providing services. This requires an annual vote by the Town Council. Motion by Councilor Brann, seconded by Councilor Cushing to approve the service fees assessments for 2012-2013 in the amount of \$37,353.84. Unanimous vote in favor.*
- b. *Pilot Program for Recreation Department’s use of Skehan Center through end of Fiscal Year 2013 – Planning & Development Committee Recommendation – Councilor Brann reported that the Planning & Development Committee had unanimously supported the idea of a six month trial period for the Recreation department to utilize the Skehan*

Center for recreational programming. Recreation Director Kurt Mathies explained that the department could use the space to expand recreation programs including those for Senior Citizens, adult programs, middle school programs, and possibly Kids Korner.

Councilor Williams questioned the cost of maintaining the building for heat and electricity and where the money to pay for that would come from. He also stated that he wanted to see a business plan for the use of the facility. The Recreation Director stated that there was sufficient funds in the Recreation Clearing account to cover the costs for the trial period and that he was still working with Planning and Development on the business plan. Councilor Cushing questioned when programming would start there and the Recreation Director answered that programming could begin in late fall or early winter. Councilor Hornbrook questioned whether there were offices there and was told by the Recreation Director that the department can use the offices there but will need computers and the internet and will need to replace some doors in the facility.

Motion by Councilor Brann, seconded by Councilor Wright to authorize the Recreation Department to proceed with implementation of the pilot program to utilize the Skehan Center through the end of FY 2012-2013.

Discussion:

Councilor Hornbrook – considers this idea too open-ended and cannot support it. Since all costs are not yet known, it looks like a blank check. Councilor Williams – is a bit uncomfortable with this drastic a step and would like to see a business plan completed prior to the authorization. Councilor Lawlis – considers this a very short term plan and if some entity wanted to take over the entire property, it likely would not be before the end of the fiscal year anyway.

Councilor Brann – believes that this could open up the before and after school program and that the money in the Recreation enterprise (clearing) account can cover the costs not paid by fees.

Councilor Wright – considers this a good opportunity to test the feasibility of a town-operated community/recreation center.

Councilor Cushing – questioned funding of this. The Town Manager stated that during budget discussions \$100,000 of host community benefit monies were set aside for the total Hampden Academy Re-use project for the year and that some of those funds had been expended on the environmental evaluations that were done. He then asked the Recreation Director what was available in the Recreation Clearing account and the Director responded that approximately \$90,000 was in that account.

Mayor Hughes – is looking at a year at least before anyone is ready to do any development at the site and that it makes sense to evaluate the use of the Skehan Center for community recreation since that has been a goal of several comprehensive plans and utilizing an existing building makes more sense than building a new one.

Councilor Wright called the question.

Motion by Councilor Wright, seconded by Councilor Lawlis to call the question. Vote – 6 in favor, one opposed (Cushing). Motion carried. Vote on original motion – 5 in favor, 2 opposed (Williams, Hornbrook). Motion carried.

- c. *Zoning Ordinance Text Amendment, Residential A District, Residential B District and Article 7.1 Definitions Community Building – Introduction for Public Hearing – It was explained that the purpose of this amendment is to allow other uses to occupy spaces within community buildings such as churches and the Masonic Lodge. Councilor Brann introduced this item for public hearing.*
- d. *Route 69 Update – The Town Manager updated the Council on the fact that the Infrastructure Committee had voted to contact Winterport and Newburgh for support on a letter to the MDOT Commissioner requesting more than a skim coat of repair to Route 69.*

The Council took a ten minute break at 8 p.m.

Mayor Hughes thanked the people who contacted the Council during the break in regard to the terrible sound quality of the meeting. The Council will revert to the old microphones for the remainder of the meeting.

4. NEW BUSINESS

- a. *Municipal Review Committee – Appointment of Representative to Penobscot Valley Refuse Disposal District – Recovery of Municipal Funds – Motion by Councilor Brann, seconded by Councilor Cushing to appoint the Town Manager as representative to the Penobscot Valley Refuse Disposal District. Unanimous vote in favor. The purpose of this is to reactivate the Committee to investigate the use of funds by EMDC that were the property of the PVRDD.*
- b. *Application for Renewal of Outdoor Wood-burning Furnace License received from Doug & April Stanhope, 560 Western Avenue – Motion by Councilor Williams, seconded by Councilor Cushing to approve. Unanimous vote in favor.*

D. COMMITTEE REPORTS

Services Committee – Councilor Lawlis - the meeting on 10/9 will be largely devoted to Papermill Road Park and the early tour at 5:30 p.m.

Planning & Development – Councilor Brann – the next meeting will be on October 3rd at 6 p.m.

Communications Committee – Councilor Hornbrook – the microphone fiasco of tonight was the result of the Committee wanting to try out different microphone types. The next meeting will be at 6:30 p.m. on October 9th.

Infrastructure Committee – Councilor Wright – The Committee met on 9/24 and discussed the 1955 Jeep and the condition of Route 69.

Finance & Administration – Mayor Hughes- The committee is working on the Town Charter, Council rules related to attendance, and the community survey.

- E. *MANAGER’S REPORT – The Town Manager reminded residents that the first half of property taxes are due on 10/3, and that the front office staff will be providing snacks again this year. The newsletter will be going to the printers this week and includes the candidate bios and photos. The Candidate forum is at 6 p.m. on Tuesday, October 2nd and will be aired live and then rebroadcast up until election.*

F. **COUNCILORS’ COMMENTS –**

Councilor Williams thanked people for coming and encouraged people to attend the candidate forum. He hopes that people will show up and support their candidates and he appreciates the large number of people who have thrown their hats into the ring this time.

Councilor Lawlis reminded people of the Services Committee meeting on 10/9 to walk through Papermill Park.

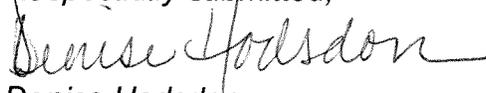
Councilor Cushing congratulated the football team on their strong start to the season. Councilor Hornbrook thanked people for coming and expressed appreciation that eight people were running for three seats. She indicated that she found it frustrating to come to meetings that were then cancelled due to lack of a quorum. She also encouraged people to continue to keep the calls and emails coming.

Councilor Wright – Apologized for being unable to attend the Candidate Forum but will be out of state but reminded people that they need to remember to vote.

G. **ADJOURNMENT**

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,



*Denise Hodsdon
Town Clerk*