

HAMPDEN TOWN COUNCIL
HAMPDEN MUNICIPAL BUILDING
MINUTES

TUESDAY

SEPTEMBER 17, 2012

7:00 P.M.

Attending:

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

*Town Manager Sue Lessard
Robert Osborne, Town Planner
Economic Development Director Dean Bennett
Ron Dennis, Dennis Paper
Andrew Neff, Bangor Daily News
Superintendent Rick Lyons
Citizens*

The meeting was called to order at 7:02 p.m. by Mayor Hughes.

Motion by Councilor Cushing, seconded by Councilor Lawlis to excuse Councilor Wright from the meeting. Unanimous vote in favor.

A. CONSENT AGENDA

1. SIGNATURES

2. SECRETARY'S REPORTS

- a. January 3, 2012
- b. September 4, 2012

3. COMMUNICATIONS

- a. Jeremie DayGlider/Town Clerk – Thank You

4. REPORTS

- a. Finance & Administration Committee Minutes – 9/4/2012
- b. Board of Appeals Meeting Report – 8/29/2012
- c. Pool Board Meeting Minutes – 7/10/2012

Councilor Hornbrook requested that item A-3-a be pulled.

Motion by Councilor Cushing, seconded by Councilor Brann to accept the balance of the consent agenda.

Councilor Hornbrook asked about the voting/residency laws regarding persons who live overseas but apply for a ballot in their former community. The Town Clerk explained that under the federal Uniformed and Overseas Citizens Absentee Voting

Act, US citizens living outside the country are entitled to vote in the last place of residency before leaving the country. Motion by Councilor Hornbrook, seconded by Councilor Cushing to accept item A-3-a. Unanimous vote in favor.

B. PUBLIC COMMENTS

Katherine Cavness – 240 Carmel Road South – Spoke about the badly deteriorated condition of Route 69. She had spoken with Representative Cushing, Senator Plowman and Senator Thibodeau about it as well. She requested that the Council send a sternly worded letter to MDOT since this area is slated for a just a minor resurfacing and not a rebuild. Councilor Cushing suggested that Ms. Cavness also contact Winterport and Newburgh for support.

Ms. Cavness stated also that she is a nurse and works in a nursing home and wants a bill to pass in the legislature to up staffing requirements in nursing homes. She says they are underfunded and the state sets a minimum staffing level which is not safe. She will be asking the Town Council to send a letter of support for this when it goes to the legislature.

C. POLICY AGENDA

1. PUBLIC HEARINGS

- a. *Dennis Paper & Food Services Tax Increment Financing District & Development Program with Credit Enhancement Agreement - Economic Development Director Dean Bennett explained the terms of the proposed TIF for Dennis Paper as fifteen years with ten of it having tax rebates to Dennis for 77%/23% for years 1-5 and 50%/50% for years 6-10.*

Mayor Hughes opened the public hearing. Proponents – None. Opponents – None. Neither for nor against – None.

The public hearing was closed.

Motion by Councilor Williams, seconded by Councilor Cushing to approve the TIF as proposed for the Dennis Paper expansion. Vote 5-0-1(Hughes due to possible conflict).

Owner Ron Dennis thanked the Council for its support and credited staff with being proactive and business friendly. He indicated that he would be willing to provide a positive testimonial on doing business in Hampden.

2. NOMINATIONS – APPOINTMENTS – ELECTIONS

- a. *Notice of General and Referendum Election – Absentee Ballot Processing Dates/Times – This item was provided by the Town Clerk for information purposes only.*

3. UNFINISHED BUSINESS

- a. Reconsideration of the Sale of the 1955 Jeep – Councilor Brann – *Councilor Brann indicated that several residents had asked if the Council would reconsider and keep the 1955 Jeep for parade purposes for the Fire Department. He had spoken with the Public Safety Director who indicated that the grant for the new vehicle only required that the old Jeep be taken out of fire service – not ownership. Councilors discussed the possible value and its potential uses. Motion by Councilor Cushing to refer this item back to the Infrastructure Committee to determine the cost of retaining and maintaining the 1955 Jeep. Unanimous vote in favor.*
- b. Old Hampden Academy Property – Purchase & Sale Agreement - *The Mayor explained that the \$86,000 that was originally part of the agreement has been removed and that the Town accepted responsibility for the current environmental condition. The closing is scheduled for 9/20/2012 at 10 a.m.*

Town Attorney Russell indicated that the document in the packet had been agreed upon by both sides, but at the SAD #22 board meeting, minor changes had been made to Section 7 but he had no concerns with them. Copies of the changes were distributed to the Town Council.

Councilor Cushing expressed concern over the snowmobile trail on the property and insuring that access will be retained or users. Superintendent Lyons indicated that the school district would be continuing access to the snowmobile trail.

Motion by Councilor Lawlis, seconded by Councilor Williams to authorize the Town Manager to sign the revised Purchase & Sales Agreement for the old Hampden Academy, continuing on to the closing.

Discussion: Councilor Williams reiterated where the Town is in the process, which is a simple land swap with no money changing hands.

Councilor Lawlis questioned the insurance needed for the property. The Town Manager indicated that she had already contacted Maine Municipal Association with pertinent information if the Town acquires the property.

Vote on motion – 5 in favor, 1 opposed (Hornbrook). Motion carried. Mayor Hughes thanked the Council and staff for all the hard work on this project.

- c. Authorization to Proceed with Implementation of Marina Plan – *Planning & Development Chair Councilor Brann reported that everything had been submitted to the State/Federal government for the*

final approval of the land swap, and that we have been assured that it is forthcoming. However, the DEP settlement needs to be expended by a time certain so we need to move forward or lose the money to the State of Maine and the project will fall apart. The request is for the Council to reaffirm that it is ready to proceed with contractors for work at the site and move forward with the project.

Motion by Councilor Brann, seconded by Councilor Lawlis to authorize implementation.

The Economic Development Director explained that this includes the parking lot, trail system, signage, toilets, replacing the dock and the kayak launch facility.

Vote on the motion – 5 in favor, 1 opposed (Hornbrook). Motion carried.

- d. *2010 Draft Comprehensive Plan – Planning Board Response – Planner Robert Osborne presented the Planning Board comments and read their letter into the record (included and made part of the minutes).*

There were no public comments on this item.

Mayor Hughes suggested sending it to Public Hearing with the Planning Board Comments.

Councilor Cushing asked if we could address the typographical errors identified by the Planning Board. Attorney Russell responded that clerical errors could be corrected but no substantive changes without referring it back to the Comprehensive Planning Committee process.

The Town Manager questioned some of the contents of the letter as referring to the implementation of the plan – not its adoption. Mayor Hughes asked that the definition of ‘affordable housing’ be included along with the requested map listing and citation document and correction of clerical errors.

Councilor Williams indicated that he was surprised that the Planning Board had considered the document to be ‘ambitious’ because it had been watered down a good deal by the Citizen’s Comprehensive Planning Committee.

Councilor Brann indicated that the Council needs to hold a public hearing to adopt the plan and then the Planning & Development Committee will take public comments and the Planning Board additional recommendations for implementation into account.

Councilor Brann introduced the Comprehensive Plan Draft for Public Hearing by October 15, 2012 after clerical errors are corrected, the

Town of Hampden
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C-3-d

September 12, 2012

Dear Hampden Town Council:

The purpose of this letter is to respond to your recent referral of the following item:

Town of Hampden forwards the 2010 Comprehensive Plan to the Planning Board for recommendations with particular focus on the comprehensive land use policy amendments proposed by the Citizens Comprehensive Plan Committee, and the Planning Board's responsibility to rule on proposals before them, as to the proposal's consistency with the comprehensive plan.

The Hampden Planning Board has reviewed the proposed 2010 Comprehensive Plan's comprehensive land use policy amendments as proposed by the Citizen's Comprehensive Plan Committee. Those elements were found to be well considered and generally an incremental change from the 2001 Comprehensive Plan.

The Hampden Planning Board has reviewed the 2010 Comprehensive Plan and the Planning Board's responsibility to rule on proposals before them, as to the proposal's consistency with the comprehensive plan. The Board discussed the 2010 Comprehensive Plan and generally found that the Board would be able to utilize the plan as drafted to evaluate proposed projects consistency with the Comprehensive Plan. The Board recommends that the Town Council have Town Attorney, Tom Russell develop a priority list of ordinance revisions and replacements needed to be consistent with the 2010 Comprehensive Plan. The Board recommends that priority be given to adjustment of land use ordinances that are not consistent with the 2010 Comprehensive Plan and that a priority list should be developed identifying what ordinances should immediately be modified in some way to be made consistent with the new plan. The Board recommends that in instances where land use ordinances specifically require the Planning Board to determine if an application is consistent with the 2010 Plan that the ordinance offer some parameters for the Board to consider rather than a universal reference to the plan.

The Hampden Planning Board made some general observations about the 2010 Comprehensive Plan that are also included here as well as several recommendations:

Affordable Housing: The Plan places considerable emphasis on affordable housing. The Board questions how that is to be accomplished. Is the intention to simply create incentives through subdivision and zoning ordinances such as density bonuses for developers or was there an intention to create some sort of mandatory requirement? The term "affordable housing" is found a number of times in the 2010 Comprehensive Plan. Since "affordable housing" is a State of Maine mandate the Planning Board recommends that the 2010 Plan should include a precise definition of the term "affordable housing".

Accomplishing the Goals of the 2010 Plan: The Hampden Planning Board identified an ambitious number of stated goals contained in the 2010 Plan and noted that accomplishing those goals represents a quantifiable amount of time and financial expense. It was suggested that any proposed project that requires additional resources or funding from the Town or State be noted and identified in the plan as to the amount of funding and sources.

As examples, the following projects are referenced.

2.3 Employment and Economy Implementation Strategies EE1, EE2, EE3, EE6, EE13, EE16, and EE18;

3.3 Housing Implementation Strategies (provide incentives for housing); H1 and H8;

4.3 Transportation Implementation Strategies (build alternative methods, sites vs. single passenger trips); T5, T9, T10, T11, T16, T17, and T18;

5.3 Recreation Implementation Strategies R2, R6 and R8;

6.3 Marine Resources Recommendations/Implementation Strategies MR8;

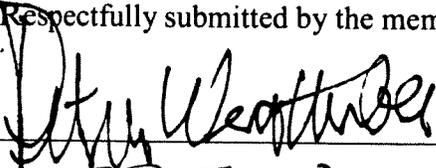
7.3 Water Resources Implementation Strategies WR13 (what would be the budget for materials, etc.?)

The Hampden Planning Board noted that the number of projects proposed is ambitious and may exceed the time capabilities of the town's staff if the intent is to pursue all of the stated recommendations of the plan within the timeframe laid out in the plan. As an example, the 2010 Comprehensive Plan assigns the Town Planner/Planning Board with more than 40 immediate projects, 13 ongoing projects, and 22 long term projects without the addition of any new projects. Thus, the Planning Board recommends that there be an effort to review those assigned projects to determine if the current staff and Planning Board has the time to complete the identified projects within the defined timeline. This would also lead to assigning a specific time (weeks, months or years) for each project, and more importantly, a priority system within each of the plan's currently stated times for the projects should be established. Perhaps some of those assigned projects might be accomplished with hired consultants if the Council determines that to be necessary to meet the prescribed timeline to accomplish the stated goals and objectives. The Planning Board suggests that in instances where a design or study would precede a large capital expense that the fiscal prudence be observed to not study and design Town projects that cannot be funded in the immediate future.

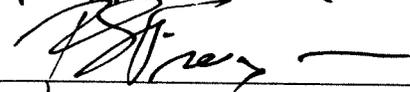
Clerical errors: The Hampden Planning Board noted that there were a number of clerical errors that they recommend be noted and corrected. They passed those specific comments on to the Town Planner but they are not all detailed here. Generally those issues include page numbering and citations in Book One, a citation to Section 14.8 (that should be 14.7). An error was noted in Book Two regarding the days that the Planning Board meets on. The Board noted that the Map Book should generally be addressed to improve the referencing and citations on the maps. For example the Current Land Use Map inadvertently cites the 2009 Comprehensive Plan.

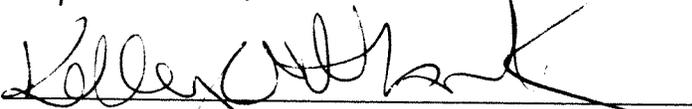
Additional information provided for the plan: The Hampden Planning Board recommends that the Map Listing and Citation Information document the Town Planner provided the Board previously (essentially an index of the maps that was revised because of changes made by the Citizens Committee) become Appendix B of Book 2 and also become the Table of Contents of the Map Book.

Respectfully submitted by the members of the Hampden Planning Board,

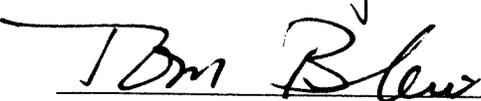


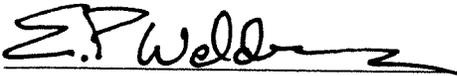
Chairman











affordable housing definition is included and the map listing is attached.

- e. *Town Council – Rules Violation Discussion – Councilor Hornbrook – Councilor Hornbrook asked for this to be put on the agenda in response to a Finance & Administration Committee meeting that was held on 9/4/2012 where a topic was discussed that was not on the posted agenda. She believes that there is no point in having rules if we are not going to follow them. She indicated that she was frustrated and felt ‘out of the loop’ in regard to information. Additionally, although she had received the Town Attorney’s response to the question of whether items could be added to the agenda, she disagreed with it because the rules say that items cannot be added to the agenda of Committee meetings. If the Council is to be transparent, it should follow its own rules.*

Councilor Lawlis stated that since there is a special meeting tomorrow night in regard to Council rules/ Charter, that would be a great time to talk about this.

Councilor Brann stated that there is nothing in the Charter or Council Rules regarding when things can be added to an agenda. Additionally, the Finance & Administration Committee does not spend money – it only makes recommendations to the Council. He was also upset with continued references by Councilor Hornbrook to ‘private meetings’, although she has not identified what those are or what she considers to be a private meeting.

Councilor Hornbrook indicated that she would not address this because Councilor Brann was deflecting on one Councilor and that is not appropriate. She then asked Town Attorney Russell to sum up his opinion of the Council Rules (copy included as part of the minutes) and Section 40 of Robert’s Rules.

Councilor Hornbrook believes that section 18a of Council Rules would prevail over Section 40 of Robert’s Rules of Order. Town Attorney Russell does not agree with her interpretation.

Councilor Lawlis indicated that the topic in question was on the Council agenda – just not the Finance Committee agenda.

Mayor Hughes apologized if anyone felt misled and took the opportunity that evening when the rest of the Finance Committee items had been discussed to update Councilors on the old Hampden Academy project. She indicated that she is tired of the constant battling.

Councilor Lawlis made a motion to table the item.

HAMPDEN TOWN COUNCIL RULES

1. The Town Council shall only act by ordinance, order, or resolve. All ordinances, orders, and resolves shall be confined to one subject, which shall be clearly expressed in the title. All orders and resolves shall be dated, numbered, and signed by the Town Clerk and the Town Councilors will receive a copy.
2. In all motions of command, the form of expression shall be 'ordered' and in all motions concerning principles, facts, or purposes, the form shall be 'resolved'.
3. The name of the Council member or other person, persons, or group requesting an item on the agenda will be indicated on the agenda with the said item.
4. As a matter of courtesy, conduct for all Council and Committee meetings shall be as follows:
 - a. Cell phones shall be silenced during Council & Committee meetings by Town Councilors, staff, and the general public.
 - b. Councilors and staff shall refrain from texting or emailing during all Council or Committee meetings.
 - c. Cell phone use, texting, and email may be done during breaks in regular or special Council meetings or committee meetings.
5. Town Councilors shall participate in Freedom of Information Act training within 120 days of being sworn in as a Town Councilor and documentation of that training shall be filed with the Town Clerk.
6. Town Councilors shall participate in Elected Officials training offered by the Maine Municipal Association within the first year of office.
7. A New Councilor orientation packet shall be provided to all Councilors at the time they are sworn in.
8. Excused absences for Councilors for Council meetings may be granted as the result of illness, vacation, work commitments, or family illness.
9. The Mayor shall take the chair at the appointed time for the meeting, call the members to order, and proceed to the following order of business:
 - A. Consent Agenda
 1. Signatures – Treasurer's Warrants, etc
 2. Secretary's Report
 3. Communications
 4. Reports
 - B. Public Comments
 - C. Policy Agenda
 1. Public Hearings
 2. Nominations-Appointments – Elections
 3. Unfinished Business
 4. New Business
 - D. Committee Reports
 - E. Manager's Report

F. Councilor Comments

G. Adjournment

10. In the absence of the Mayor, the Deputy Mayor shall preside over the Town Council meeting. In the absence of the Deputy Mayor, the Mayor shall appoint, in advance, another Council to chair the meeting.
11. When a question is under debate, the Mayor shall receive no motion but to adjourn, or for the previous question, to lay on the table, or to postpone to a day certain, or to refer to a committee or some administrative official or to amend, or to postpone indefinitely; which several motions shall have precedence in order in which they stand arranged.
12. When a vote is passed, it shall be in order for any member who voted in the majority, or in the negative on a tie vote, to move a reconsideration thereof at the same, or the next stated meeting, but not afterwards; and when a motion or reconsideration is decided, that vote shall not be reconsidered.
13. When any member is about to speak, they shall respectfully address the Mayor, confine themselves to the question under debate, and avoid personalities. No member speaking shall be interrupted by another but by a call to order, or to correct a mistake.
14. Every member present, when a question is put, shall give their vote, unless the Council, for special reasons, shall excuse them. Application to be so excused must be made before debate on the issue and the decision on the application shall be made by a majority vote of the council without debate.
15. The rules cannot be dispensed with or suspended if one or more members of the council shall object. No rule or order shall be amended or repealed without notice, in writing, being given at the preceding meeting.
16. Any person wishing to address the Town Council will be given the opportunity to do so in accordance with the following procedure:
 - a. Persons wishing to address the Council on an item which appears on the agenda shall wait until the Mayor announces the consideration of such item, at which time they may address the Council on that particular item. There shall be a five minute limit on such comments per person, per item. In the event that a large number of persons wish to speak on an issue, this limit may be changed to insure that all who wish to speak have the opportunity to do so. Once public comment on an item has closed and a motion and second has been made by members of the Town Council, further public comment is only allowed if approved by a unanimous vote of the Town Council.
 - b. Any person wishing to address the Council on an item not appearing on the agenda shall be allowed to do so only in that section of the agenda referred to as "Public Comments". There shall be a five minute limit on such

comments per person per subject raised. Items heard during Public Comment may be agendaed for a subsequent meeting or referred to a Committee or staff member for discussion/action. No votes may be taken by the Council on a subject raised during Public Comment without a vote by the Council to set aside the rules and add it to the regular agenda for consideration.

- c. Any person wishing to address the Council shall signify their desire by raising their hand and, when recognized by the Mayor, such person shall thereupon request permission to address the Council, giving their name and address and then designating the subject matter on which they desire to address the Council.

17. At the commencement of the Calendar year, or as soon thereafter as possible, there shall be chosen the following Committees, each Committee to consist of three (3) members of the Council as the Mayor may designate, or, upon a motion, the Council may ballot.

- a. Finance & Administration – The purpose of this committee shall be to review all items related to their fiscal impact on the Town as well as all matters that pertain to items of administrative procedures. This committee will also have the responsibility for the review and signature of all payment warrants.
- b. Services Committee – The purpose of this committee shall be to review all matters related to services provided by the Town related to recreation, parks, trails, the library, the pool, and other items related to non-emergency or public works services provided in the community
- c. Infrastructure – The purpose of this Committee shall be to review all matters pertaining to public infrastructure including buildings, roads, and all town capital equipment.
- d. Planning & Development – The purpose of this Committee shall be to review all matters related to all ordinances of the Town and all proposals for economic & community development.
- e. Communications – The purpose of this Committee shall be to review all matters related to the Town Website, Town Newsletter, Town Cable Channel 7, and other town sponsored communication activities.

18. Committee procedure shall be governed as follows:

- a. All Committees will be required to post an agenda at least 48 hours prior to the meeting and no issue may be voted on unless it is agendaed.
- b. It shall be the responsibility of the Committee Chair to discuss the development of the meeting agenda with the assigned staff person at least 24 hours before the meeting is required to be posted.

- c. The assigned staff member shall prepare and post the agenda.
 - d. Draft minutes of each meeting will be prepared by the staff member supporting the committee within three business days.
 - e. Committee meeting minutes shall be posted on the Town website following their voted approval by the Committee.
 - f. Non-committee Council members attending a Committee meeting will have voting rights if they have been present for the entire discussion of an issue, providing that at least two of the three appointed members of the committee are present.
 - g. Two appointed members of the Committee shall constitute a quorum
 - h. The Mayor shall serve as an ex-officio member of all committees with the exception of Finance & Administration, and shall serve as a member and Chairperson of that Committee. The Mayor, when serving as an ex-officio member, shall not count as an appointed member for the purpose of establishing a quorum at all other Committee meetings.
19. The Mayor of the Council may appoint members of the Council and/or citizens of the Town to special committees as authorized by the Council. No Committee shall have the power of executive action unless specifically authorized and shall report back to the Council for action on its recommendations or proposals.
20. In all cases where the parliamentary proceedings are not determined by the foregoing rules and orders, "Roberts Rules of Order" shall be taken as authority to decide the course of proceedings.
21. The first and third Mondays of each month are designated as 'regular' council meetings with the provision that a unanimous vote of the council would cancel a meeting. Whenever a regular meeting falls on a legal holiday, such meeting will take place the following day.
22. Special meetings of the Town Council may be scheduled for other dates for special purposes. The agendas for such meetings shall be posted at the Post Office, Town Office, Town Bulletin Board, on the Town website, no less than 72 hours in advance of the meeting (unless an emergency meeting is needed for the purpose of dealing with an unanticipated Town emergency, in which case posting shall be to all normal posting locations and via email to local print media as soon as it is identified that a meeting will be held). The agenda for a Special Meeting shall be prepared as follows;
- A. Call to order
 - B. Subject(s) for meeting
 - C. Adjourn

The general public shall be allowed to comment on subjects at Special meetings in the same manner as for Regular Council meetings. There shall be no general Public Comment section for items not contained on the agenda for Special Council meetings.

23. Any item on the consent agenda can be set aside for discussion at the request of any Councilor, prior to a motion on the remainder of the consent agenda.
24. Council Meetings shall not extend beyond 10 p.m. without an affirmative vote of the Town Council.
25. The Councilor Comment section of the agenda is reserved for the purpose of enabling any Council member to discuss matters not previously mentioned on the agenda. No official Council action can be taken at this time.

This policy replaces the Council Rules last updated February 19, 2008

Adopted by Town Council: May 21, 2012

Councilor Hornbrook made a point of order that she has had her hand up and not been recognized by the Chair. She considers that others are deflecting from the issue to her personally. She believes the Council needs to follow its own rules.

Motion by Councilor Lawlis, seconded by Councilor Cushing to table until the special meeting on 9/18/2012. Vote 5-1(Hornbrook).

Mayor Hughes reminded Councilors and those in attendance and watching on Channel 7 that there would be a special Council meeting on 9/18 for the purpose of discussing Council Rules and the Charter as it pertains to the Council.

4. NEW BUSINESS

- a. *Voting Delegate for Maine Municipal Association Annual Business Meeting – Motion by Councilor Brann, seconded by Mayor Hughes to nominate Councilor Cushing as the voting delegate for the Maine Municipal Association Business meeting. Vote – 5 in favor, 1 opposed (Hornbrook).*

D. COMMITTEE REPORTS

Services Committee – Councilor Lawlis reported that the Services Committee had met the prior Monday and talked about Dorothea Dix Park and its new picnic tables and water fountain. The Committee also discussed Papermill Road Park and the idea that it is time to take a closer look at the park and restore it to its former glory. The next meeting will be at 5:30 on the 2nd Tuesday in October due to the Monday holiday. The Committee will meet at 5:30 at the parking lot and car pool to Papermill Road Park for a tour and then come back to discuss what had been seen.

Planning & Development – the next meeting will be on Wednesday, September 19th.

Communications – The September 11th meeting discussed the newsletter, district meetings, the Hampden Academy video project, the candidate forum for 10/2 and trying out new microphones for the Council Chamber. Due to the conflict with Services, the Communications Committee meeting will begin at 6:30 p.m. on 10/9.

Finance & Administration – Mayor Hughes reported that the Committee had discussed a request by Liberty Mutual to provide an employee-funded benefit, the election of District Councilors and the upcoming survey that will go out in the January newsletter.

- E. *MANAGER'S REPORT – The Manager's Report is attached hereto and made a part of the minutes.*

F. COUNCILORS' COMMENTS

Councilor Hornbrook – Appreciates feedback and comments and questions and concerns from the public and she will continue to bring those forward. She has spoken with people who have concerns about the economy and she hopes people will continue to be engaged at the local level.

Councilor Cushing – Thanked the Clerk for her leadership in the Race for the Cure, said he was sorry he missed the opening of the new Hampden Academy, that he

MANAGER'S REPORT

9-17-2012

Candidate Forum – The Communications Committee is planning a Candidate Forum for Tuesday, October 2nd at 6 p.m. here at the Town Office. I have heard back from four of the eleven Candidates thus far and only one cannot make it.

Assessment Questions – The Assessor is back in the office during regular hours and is working through the list of questions that accumulated during her absence. In addition, in response to questions that have been asked related to changes in tax bills this year, the memo attached explains increases, decreases, and their source. I hope this is helpful.

Newsletter Update – The deadline for the newsletter has been changed from 9/13 to Thursday, September 20th to allow time for all the candidates to provide their information. So far I have only had information provided by 3 candidates.

Tax Due Date Reminder – The first half of property taxes are due on the first Wednesday in October which is October 3rd, in order to avoid interest. I am happy to report that payments have already started to come in and that we have collected 7.7% of the real estate tax commitment as of today.

Soccer Program – It is worth noting that the Hampden Recreation Soccer program for this fall session has 211 participants. This is a significant increase in enrollment in the program. Average enrollment generally does not exceed 190 children.

New High School Video – The video done by volunteer resident Jim Folsom and our video intern Justin Foster has a 'draft' ready. Further refinements will be done, but the current draft will air on Cable Channel 7 this week. Town Office staff was able to preview the video last Thursday. Many thanks to Mr. Folsom for his 'idea' and for all the hard work that he put in to making it a reality. Thank you also to MSAD #22 who co-sponsored the video.

2012 Race for the Cure – Bangor – Hats off to Town Clerk Denise Hodsdon for her work – for the 4th year! as co-chair – of the Bangor race. She has devoted countless volunteer hours to this 'cause', and also serves on the State Komen Board.

TO: Hampden Town Council
FROM: Sue Lessard, Town Manager
DATE: September 17, 2012
RE: Tax billing – Increases/Decreases 2012/2013

The purpose of this memo is to provide information related to tax billing for the 2012-2013 year. Councilors have indicated that they have had questions from residents about increases in property taxes. The following is a breakdown of increases and decreases in tax bills for this fiscal year:

A total of 3,632 real estate tax bills were generated.

275 of those bills contained an increase (7.57%)

Of those 275 increases, 78 (2.15%) were due to Homestead Exemption & Veteran Exemption Changes, leaving 197(5.42%) that were increased for other reasons.

The Town has issued a total of 146 building permits from 2010 through April 1st of 2012. Since the date of assessment is April 1st of each year, there are always increases related to new construction that are from prior permit years. In addition, at the time the current assessor took over from Vivian Gresser when she retired, there were a number of properties that were only being assessed as partially completed. The current Assessor has also been working on inspections to bring those properties, if completed, in line with completed values.

253 of those bills contained a decrease (6.97%)

Of those 253 decreases, 149 (4.10%) were due to Homestead Exemption & Veteran Exemption Changes, leaving 104 (2.86%) that were decreased for other reasons.

believes that we made a large step forward tonight in the old Hampden Academy project and the marina project and that the Comprehensive Plan is close to adoption after a long period of time and effort.

Councilor Lawlis – Shares Councilor Cushing's feelings that great things have been happening but believes the best is yet to come with Papermill Park, the Marina, and the new Hampden Academy.

Councilor Williams – Thanked people for coming to the meeting. Reminded people that the condition of Route 69 will be on the Infrastructure Committee meeting agenda and believes it is appropriate to pressure the state to get work done on that road.

Mayor Hughes – Agrees with the comments of the other Councilors that the Council and Staff have been working on some great things including the new school, Papermill Park, and business expansion. The Council has responded to the request of many residents to use the Skehan Center as a Community Center, and the Council will be evaluating its future use during this interim period.

G. ADJOURNMENT

The meeting was adjourned at 9:23 p.m.

Respectfully submitted,



*Denise Hodsdon
Town Clerk*