

Special Council Meeting Minutes
November 10, 2010

Attending:

Mayor Matthew Arnett	Dan Higgins
Councilor Tom Brann	Dave Hamlin
Councilor Janet Hughes	Susan Lessard, Town Manager
Councilor William Shakespeare	Dean Bennett, Economic Dev. Director
Councilor Andre Cushing	Katie Higgins
Councilor Elect Kristen Hornbrook	Chris Hamlin

The meeting was opened at 7:20 p.m. by Mayor Arnett. The late start was due to the absence of a quorum until Councilor Cushing arrived. The meeting was not held in Executive Session.

1. Negotiations – Hamlin Marine

Economic Development Director Dean Bennett gave an overview of the 2 year process that had been underway for consideration of a land exchange between Hamlin Marine and the Town of Hampden. The Town and Hamlin have had land surveys, yellow book appraisals, and environmental reviews of both involved parcels and the land valuations of each are within \$10,000 of each other. The undeveloped Turtle Head peninsula lot value exceeds the developed parcel value.

Over the course of the summer, Chevron, through its environmental consultants and attorneys, expressed interest in a project that would involve the possibility of Chevron funding the land exchange project through a grant that was part of an environmental improvement project. This project would serve as part of the requirements of compliance with a consent agreement between Chevron and the Department of Environmental Protection related to oil tanks that leaked on land in Hampden adjacent to the Penobscot River. Chevron and the DEP have been working on remediation of that site for a number of years, and remediation will continue regardless of the grant project.

The discussion among those present included how the land acquisition by both parties would be funded, what length of time might be given to the Hamlins' to pay it, and what form payment might take. As one possibility, Mr. Hamlin explained an annual boat donation/raffle that his business does with the Belgrade Lakes Association that nets that organization nearly \$25,000 per year.

The Town's Economic Development Director explained that what Chevron and its attorneys and environmental consultants would be looking for at the meeting on 11/17 was a plan between the Town of Hampden and Hamlin Marine that was

solid to move forward. Further, that the Town agreed to the land swap and that Hamlin's agreed to exercise the land purchase option and sell it to the Town.

Councilors present discussed the fact that this project had been ongoing for several years and that it was anticipated that a time would come when a decision would be made on whether or not to go forward with the swap, and on what dollar value terms and conditions. It was the consensus of the Council that the land swap should go forward regardless of whether or not the Chevron grant was received. The source of funding for the purchase of the lot, if the Chevron grant were not received, would likely be the Host Community Benefit Fund. Terms of payment from Hamlin to the Town would be worked out by the Council and Hamlin, likely through a recommendation of the Finance & Administration committee with assistance by the Town Attorney.

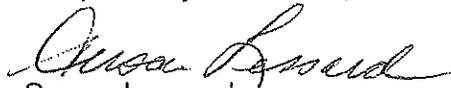
Motion by Tom Brann, seconded by William Shakespeare to purchase the Turtle Head peninsula lot for \$250,000 from Hamlin Marine and to sell the current Hamlin Marina leased lot to Hamlin Marine for \$250,000. The vote was unanimous.

Councilors were reminded of the meetings with Chevron and its associates to be held on Wednesday, November 17th beginning at 1 p.m. at Hamlin Marine.

Mayor Arnett will not be present for the Council Meeting on Monday, November 15th or the meeting on the 17th with Chevron, so he took a few minutes to update the Council on the activities of the MSAD #22 Re-use Committee. This included presentation by SAD #22 officials of a Public Relations Plan for the committee and announcement of a public forum on November 30th related to legal issues to be held by the District.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Susan Lessard
Town Manager