

TOWN COUNCIL MINUTES

SEPTEMBER 15, 2008

The regularly scheduled meeting of the Hampden Town Council was held on Monday, September 15, 2008. The meeting was held at the municipal building council chambers and was called to order by Mayor Briggs at 7:00 p.m.

Attendance: Councilors: Mayor Rick Briggs, Matthew Arnett, Thomas Brann, Andre Cushing, Shannon Cox and Edward Murphy; Andrew Colford was excused.

Town Manager: Susan Lessard

Town Counsel: Thomas Russell

Department Heads/Staff: Public Works Director Chip Swan

Citizens

Councilor Colford was unable to attend the meeting and had requested an excused absence. Councilor Arnett so moved. Councilor Cox seconded the motion and vote was unanimously in favor.

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

There were none.

2. NOMINATIONS-APPOINTMENTS-ELECTIONS

- a. CANDIDATE SLATE – LOCAL CANDIDATES – NOVEMBER 4, 2008
- b. SCHOOL REFERENDUM VOTE – SEPTEMBER 23, 2008

These items were informational only. Manager Lessard presented the slate

of candidates for District Town Councilors, School Board and Water District Trustee. She also reminded everyone that the referendum vote for the new school will be held on September 23rd.

3. UNFINISHED BUSINESS

a. ANNUAL SALT BID AWARD

At the recommendation of Public Works Director Chip Swan, Councilor Cushing moved to award the bid for road salt to International Chemicals at a price of \$67.89 per ton. Councilor Cox seconded the motion and vote was unanimously in favor.

b. PERKINS PROPERTY FORECLOSURE SALE RESULTS

Manager Lessard informed the Council that this is the second time this property has been put out to bid. The minimum bid amount was \$12,000, the amount of outstanding taxes, costs and interest. The property does have some title issues and no bids were submitted before the end of the bid period. The individual who purchased two other parcels that abut this parcel and were part of the Perkins estate did contact Manager Lessard after the bid period had closed. She said one other person had also expressed an interest only after the bid period closed. She asked that the Council authorize her to negotiate with the abutter first to try to sell the parcel and then with the second individual if that was not successful. Councilor Arnett so moved; Councilor Cox seconded the motion and vote was unanimously in favor.

c. PUBLIC WORKS COMMITTEE

1. SEWER HOOK-UP RECOMMENDATION

Due to a faulty septic system, the owner of 421 Old County Road wishes to connect their existing dwelling to the public sewer system. In order to make the required connection, the discharge line would need to run parallel with the traveled way of the road for a distance of approximately 200 feet within the Town's right-of-way. Code Enforcement Officer Ben Johnson provided a diagram of the proposed system for the Council's review. Attorney Russell has advised that this would require a formal easement and/or contract between the Town and the owner of the property. Attorney Russell is in the process of working on the documents. Councilor Murphy, Chair of Public Works Committee, reported that the Committee is recommending going forward with the project with all expenses to be borne by the property owner. Motion by Councilor Murphy, seconded by Councilor Arnett to authorize the Public Works Director to go forward with the project as outlined and authorize the Town Manager to sign the easement on behalf of the Town as soon as the Town Attorney has prepared the necessary documents – unanimous vote in favor.

2. POOL BOILER RECOMMENDATION

Public Works Director Chip Swan informed the Council that he has been researching the options for replacing the boiler at the pool. He is recommending installation of two new boilers at an estimated cost of \$35,000. Motion by Councilor Cushing, seconded by Councilor Cox to authorize putting this project out to bid – unanimous vote in favor.

3. MUNICIPAL BUILDING ROOF RECOMMENDATION

Public Works Director Chip Swan reported that after inspecting the roof on the original part of the Municipal Building, it is in need of immediate repair or replacement. The cost for replacement was not included in the current year's budget and following some discussion, Councilor Brann moved to ask the Finance Committee to find a source of funding for the roof repair. Councilor Cox seconded the motion and vote was unanimously in favor.

Chip indicated that there were three different options to think about: 1) to repair the existing roof; 2) to replace the existing roof with shingles; or 3) to replace the roof on the whole building with a standing seam system. Motion by Councilor Brann, seconded by Councilor Cox to get formal bids for all three options – unanimous vote in favor.

4. NEW BUSINESS

a. REQUEST TO CLOSE OFFICE – OCTOBER 9TH FOR MMA CONVENTION

Motion by Councilor Arnett, seconded by Councilor Brann to close the Administration Office on October 9, 2008 so that staff may attend the annual convention of the Maine Municipal Association – unanimous vote in favor.

b. SNOW & ICE CONTROL AGREEMENT – MDOT

The State has proposed that the Town continue to plow Route 1-A and will pay the Town \$4,500 per center mile for a total of \$16,380. The Council reviewed a proposed contract and Councilor Brann moved to authorize the Manager to sign the agreement. Councilor Arnett seconded the motion and vote was unanimously in favor.

c. COUNCIL COMMITTEE AGENDA & MINUTES – COUNCILOR ARNETT

Councilor Arnett explained that the purpose of this item was to discuss protocol for posting Committee agendas and minutes to the website in a timely fashion. He recommended that at every Council meeting the Chair of each Committee indicate when the Committee's next meeting will be held

so the information may be posted on the website by the Clerk or designee. He also suggested that the Chair have the agenda prepared and posted to the website at least two days prior to the meeting and that the staff person attending the meeting take minutes to be posted within ten days.

There was discussion about what information should be included in the minutes, but no action was taken on this item.

D. COMMITTEE REPORTS

Councilor Cox reported that the Community Services Committee will meet at 6:00 pm on September 16th and will continue discussion of Dorothea Dix Park.

Councilor Cushing reported that the Economic Development Committee will meet at 11:00 am on Wednesday, September 17th and the Committee on Committees will meet the same day at noon.

Councilor Brann commented that he is unable to make daytime meetings and that he would need to resign from the Economic Development Committee if the meetings continue to be held during the daytime. Mayor Briggs stressed the importance of adhering to the established schedule for committee meetings.

Councilor Brann reported that the Comprehensive Planning Committee will meet on September 30th at 7:00 pm. He further reported that the Finance Committee will meet on September 25th at 7:00 pm.

Councilor Arnett reported that the Charter & Ordinance Committee met earlier in the evening and continues discussion of rural businesses and the possibility of the need for an amendment to the Zoning Ordinance relative to building heights in the Business District. He also noted that the Committee is making progress on shoreland zoning.

Councilor Arnett further reported that the Communications Committee will meet on Wednesday September 17th at 7:00 pm.

Councilor Arnett informed the Council that he has been involved with the Hampden Community Heritage Project, which is an association between the Dyer Library, Hampden Historical Society and Reed's Brook School. The purpose of the project is to create a digital record of historic buildings and people of the Town of Hampden.

E. MANAGER'S REPORT

A copy of the Manager's Report is attached.

Manager Lessard informed the Council that there has been an ongoing problem with the Mayo Road pump station. She said the cause of the problem seems to be some sort of flushable towel that is clogging the system, but it has not been determined where the problem is originating. Letters will be sent to all sewer users in that area alerting them of the problem and asking for their cooperation in hopes of correcting the problem.

F. COUNCILOR'S COMMENTS

Councilor Brann commented that in these hard economic times, the Town is going to have to make some tough choices in the near future.

Councilor Cox said she would like the Town to hold some sort of public forum on heating assistance by the end of September. She also expressed the importance of working with the local churches and non-profit organizations in setting up warming shelters within the Town.

Councilor Murphy expressed condolences to the Town of Milo for its loss with the devastating fire this past week and hoped that they will be able to get back to normal soon.

Mayor Briggs expressed Council appreciation to Public Works employee Dennis Babcock for his efforts in assisting fellow employee Paul Weaver after his accident with a bee's nest.

G. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:25 p.m.



Denise Hodsdon
Town Clerk

MANAGER'S REPORT
September 15, 2008

Tax Due Date – A reminder that Tax due date for the first half of property taxes is Wednesday, October 1st before interest starts.

Town Clerk Return – Denise Hodsdon has returned to work part time as of September 15th. We are glad to have her back! I would like to commend the rest of the staff for picking up her responsibilities while she has been out. Tammy Ewing as a newly appointed Deputy Clerk has really done a marvelous job of assuming many of the tasks associated with the upcoming elections as well as other Clerk duties such as marriage licenses and vital records. Cheryl Johnson as the regular Deputy Clerk has played a supportive role but her tax collection responsibilities have consumed most of her time in this season. We are fortunate to have such a well-trained and team-oriented group of employees.

Paul Weaver – I am happy to report that Paul Weaver is home recovering from his accident with a bee's nest last week. He spent several days in intensive care but should be returning to work this week. Recognition goes to Dennis Babcock for assisting Paul. The physicians at the hospital credit him with saving Paul's life.

Bangor Humane Society – I received a call from the Bangor Humane Society expressing interest in providing services to the town related to pick ups from Animal Control. We currently utilize another facility but I will be meeting with the Humane Society to see what their rates/services are.

SAD #22 Meeting – I have the regular quarterly meeting with School Administrative personnel as well as the managers from Winterport and Newburgh on Tuesday, September 16th.

School Project Show – Councilor Arnett did a show with Rick Lyons regarding the SAD #22 building project that will be airing this week and up until the District Referendum on the 23rd. The purpose of the show is to educate those who have not been a part of this process and to answer questions. I believe that Councilor Arnett did a good job in making sure that the piece is an educational one and not a promotional one. We had hoped to have it on right after taping last week but neither of the interns was available to do the work necessary to get it ready to air.

Municipal Building Skylight – The skylight was repaired today at a cost of approximately \$1500. This will allow the existing lighting and roof design to stay intact but correct the water problem resulting from the inadequate sealing around the skylight.

Councilor Colford – Excused Absence Request – Councilor Colford is unable to attend tonight's council meeting due to a work commitment and has requested an excused absence.

Bangor Wastewater Treatment Plant Open House – From 10 a.m. until 6 p.m. on October 1st there will be an open house at the Bangor Wastewater Treatment Plant for its 40th anniversary. Let me know if you plan on attending since reservations need to be made by September 19th.