



HAMPDEN TOWN COUNCIL  
HAMPDEN MUNICIPAL BUILDING  
**MINUTES**

MONDAY

MARCH 5<sup>TH</sup>, 2018

7:00 P.M.

**6:30 p.m. – Finance & Administration Committee**

*Attending:*

*Mayor McPike*

*Councilor Wilde*

*Councilor Cormier*

*Councilor McAvoy*

*Councilor Marble*

*Councilor Sirois*

*Councilor Ryder*

*Town Manager Angus Jennings*

*Town Clerk Paula Scott*

*Chief Joe Rogers*

*Sgt. Dan Stewart*

*Asst. Superintendent Regan Nickels*

*Rec Director Shelley Abbot*

*DPW Director Sean Currier*

*Kyle Corbeil of Woodard & Curran*

*Jayne & Eric Jarvi*

*Noreen Norton*

*Chuck Lawrence, Southstreet Development*

*Chip Laite, Sargent Corporation*

**A. PLEDGE OF ALLEGIANCE** – Mayor ~~Ryder~~ **McPike** led the Pledge of Allegiance  
*\*corrected 03/19/2018*

**B. CONSENT AGENDA** – Councilor Marble made a motion, seconded by Councilor McAvoy, to accept the consent agenda. Unanimous vote in favor, 7-0.

**1. SIGNATURES**

**2. SECRETARY'S REPORTS**

- a. February 5<sup>th</sup>, 2018
- b. February 20<sup>th</sup>, 2018

**3. COMMUNICATIONS**

**4. REPORTS**

- a. Finance Committee Minutes – February 5<sup>th</sup>, 2018
- b. Infrastructure Committee Minutes – January 29<sup>th</sup>, 2018
- c. Planning & Development Committee Minutes – February 7<sup>th</sup>, 2018

**NOTE:** The Council will take a 5-minute recess at 8:00 pm.

**d. Services Committee Minutes – January 8<sup>th</sup>, 2018****C. PUBLIC COMMENTS - None****D. POLICY AGENDA****1. NEWS, PRESENTATIONS & AWARDS****2. PUBLIC HEARINGS**

- a. **Consideration of the proposed Ordinance authorizing the appropriation and borrowing of funds to finance the repair and replacement of portions of Hampden’s Sewer Collection System – referred by Council on February 20<sup>th</sup>, 2018 – Councilor McAvoy made a motion, seconded by Councilor Marble, to open the public hearing at 7:05 p.m.**

*Mayor McPike asked the members of the audience if there were any questions. There were no questions from the audience. Manager Jennings presented information on the problems with the sewer and the need to replace this infrastructure in four targeted areas: Route 1-A, the Grist Mill Bridge, Western Ave/202 to Main Rd. North, including Dewey Street, and Route 1-A South of Western Ave. The results of the CCTV testing provided the information on the state of the pipes and these areas are slated DOT project sites so it would be beneficial to do it at the same time. He stated that upon approval of the ordinance, there will be a huge public outreach campaign. Kyle Corbeil of Woodard & Curran was asked to the podium to present more information and answer questions. He spoke about the issues that were discovered in the old clay pipes, the force main in conflict with storm drain, issues with some of the laterals, decreased capacity due to prior slip lining of some of the pipes, and issues with the interceptor to the CSO holding tanks. Councilors questioned the increase in cost compared to first estimate. Kyle stated that was prepared with only a few “knowns” at that time until more information became available through the CCTV process. Manager Jennings also pointed out the importance of the fact that this is done under the method of “opinion of probable costs”. Councilor Ryder stated that the payors of the bond need to be defined; whether just the rate payers, or if some of it will be borne by tax payers because a sewer system for business growth benefits the town as a whole. There has been no recommendation out of Infrastructure yet. He also asked what will happen if next year the CCTV shows something worse. He stated that there were prior concerns with the Souadabscook Pump Station. Kyle Corbeil spoke about how communities have deferred infrastructure repair and replacement for years and it catches up. He said communities should be replacing half to two-thirds of a mile annually, but don’t and that doesn’t even include pump station work. Manager Jennings reminded*

*Council that the Western Ave to Main Rd. North is a continuation of the 2008 Capital Plan. Councilor Ryder said that the life span of the pump station was 20 years and it has been there for 30, stating that maybe we should replace the pump station rather than some of the lines. DPW Director Currier stated that tightening up the repairs on the sewer lines will help inflow and infiltration which will help the taxing the pump station. Kyle assured that there are a lot of known issues that have not been forgotten. Discussion followed regarding the need to determine the payment structure and responsibility. Councilors agreed that the best interest is to continue the public hearing to March 19<sup>th</sup> and to hold a special meeting of the Infrastructure Committee on March 14<sup>th</sup> at 6:00 p.m. to determine financing. Councilor McAvoy made a motion, seconded by Councilor Ryder, to continue the Public Hearing to March 19<sup>th</sup>. Unanimous vote in favor, 7-0.*

- b. **Consideration of the proposed Coldbrook Corners TIF (Tax Increment Financing) Development Program and Credit Enhancement Agreement – referred by Council on March 5, 2018 -** At 8:05, Councilor McAvoy made a motion, seconded by Councilor Marble, to open the Public Hearing. Unanimous vote in favor, 7-0.

*Manager Jennings approached the podium and gave a presentation on the proposed Coldbrook Corners TIF district, summarizing that this proposed District is 303 acres of undeveloped or underdeveloped commercially zoned land at the intersection of Route 202 and Coldbrook Road. A TIF District helps to attract business investment. Manager Jennings explained that the Town can enter into a Credit Enhancement Agreement with the taxpayer and can return to the taxpayer, a certain agreed upon amount of incremental tax revenue. This credit comes from the difference between the assessed value pre-development and the assessed value post-development. The revenue from this proposed District is estimated to be about \$45,000 per year for 13 years and can be used for certain eligible expenses like infrastructure and economic development. At the conclusion of Manager Jennings' presentation, Mayor McPike asked the audience if there were any public comments or questions. Hearing none, he then asked the Council if they had any questions. Councilor Marble stated that this has been discussed many times in the Planning & Development Committee and he feels the Council has a thorough understanding. There were no further comments. At 8:20, Councilor McAvoy made a motion, seconded by Councilor Marble, to close the Public Hearing. Unanimous vote in favor, 7-0. Councilor McAvoy made a motion, seconded by Councilor Ryder, to accept the Coldbrook Corners TIF Development Program and Credit Enhancement Agreement. Unanimous vote in favor, 7-0.*

### 3. NOMINATIONS – APPOINTMENTS – ELECTIONS - None

**4. OLD BUSINESS - None****5. NEW BUSINESS**

- a. **Discussion of Councilor use of Town issued iPads – request of Mayor McPike** – *Mayor McPike reminded everyone that the iPads are issued for the benefit of communications between staff and Councilors and that they are a critical part of conducting business. Councilor Wilde stated that the email accounts are Gmail accounts and can be accessed through any device. Discussion followed that accessing information from personal devices which can then subject the personal device to right to know laws. Councilor McAvoy suggested that this could be a topic to add to Council rules.*
- b. **Request for authorization to amend the FY18 Sewer Budget to increase budgeted expenses by \$73,500 to authorize the expenditure of revenues projected in FY18, but not included in the expense budget, for the purpose of supporting engineering services for sewer capital projects and support for creating a sewer Fiscal Sustainability Plan and CSO Master Plan – referral from Infrastructure Committee & Finance and Administration Committee** – *Councilor McAvoy made a motion, seconded by Councilor Ryder to authorized the FY18 budget adjustment as written. He stated that this was thoroughly discussed in Finance & Administration Committee and the recommendation was brought forward. Unanimous vote in favor, 7-0*
- c. **Request for authorization to amend the 60-79 revenue line in the FY18 budget to reflect anticipated collection of \$53,305 in unbudgeted sewer connection fees and to increase budgeted expenses by \$53,305 to authorize the expenditure of FY18 projected revenues, but not included in the expense budget, for the purpose of supporting mitigation of anticipated Fiberight/Coastal flow impacts on existing infrastructure, and engineering services for other sewer projects – referral from Infrastructure Committee and Finance & Administration Committee** – *Councilor McAvoy made a motion, seconded by Councilor Ryder, to authorize the FY18 budget adjustment as written. Unanimous vote in favor, 7-0.*
- d. **Request for the disposition of a publicly held open space area within the Hampden Business and Commerce Park, consisting of 2.62 acres located at the end of the easterly cul-de-sac at the rear of the park, which will be isolated due to proposed reconfiguration of lots 33 and 34 and a publicly held (future use) right-of-way, thereby leaving the open space area with limited**

**public benefit and no public access; for the purpose of effectuating business development. The open space area is to be combined with lot 34 and therefore will be subject to the Option Agreement between the Town of Hampden and Sargent Corporation – referral from Planning & Development Committee –** *Councilor Ryder explained that this was discussed in Committee. The effect is that they gained open space and we arranged the right of way. This will allow for future business development. Councilor Ryder made a motion, seconded by Councilor McAvoy to reconfigure the lots in the Business Park as written. Unanimous vote in favor, 7-0.*

- e. **Agreement with Maine Department of Transportation for the issuance of a construction over limit permit to allow overweight vehicles to travel on posted Municipal roads during construction projects numbered 02326.00 and 23318.00 –** *Manager Jennings explained that there are two MDOT road projects coming up and that this is a routine request to authorize construction vehicles to traverse posted roads. Councilor Marble made a motion, seconded by Councilor Sirois, to authorize the agreement. Unanimous vote in favor, 7-0. Councilor McAvoy inquired if the Town can omit Emerson Mill Road which has its own weight restriction beyond the seasonal weight limit. Manager Jennings stated that this is not time sensitive and that he can clarify the Emerson Mill Road stipulation, to be revisited on March 19<sup>th</sup>.*
- f. **Discussion on potentially adding a second School Resource Officer – requested by Councilor Sirois –** *Councilor Sirois stated that members of the public have inquired as to whether we should add another school resource office in light of all the recent events regarding school safety. Public Safety Director Rogers addressed the Council regarding recent conversations with the RSU for this purpose. He reminded that he had requested funding last year for another officer and that he will again request an additional officer during this budget cycle. He stated that there has been a recent conversation about this with the Superintendent, the Assistant Superintendent, Manager Jennings and himself. There is the potential for 50% of the cost of the second SRO could be borne by the RSU during the school year. It would also address gaps in the schedule for the town and would allow for more of a presence at school. He spoke about changes in law enforcement over the last 40 years and that it has evolved into more interaction with youth, that there is more to law enforcement in today's culture which borders on the social services aspect than in previous years. Sgt. Stewart, SRO addressed the Council regarding many of the issues he deals with such as safety evaluations due to what people are hearing and reporting and that these all need to be investigated. He spoke of truancy issues, self-defense trainings, traffic issues in the parking lots, suicide awareness, working with the school nurse and school counselors to help kids who are in compromising situations, and*

*a mixture of things that are not what some would consider typical law enforcement. A huge piece of community policing is to gain the trust of the kids so they will tell what they hear and what they know. Councilor McAvoy asked how many incidents there are that are actual concerns for safety. Sgt. Stewart replied that much of what he responds to is confidential, but that a huge concern is cyber bullying which is something that has kids coming to him on a weekly basis. Assistant Superintendent Regan Nickels was recognized and thanked the Council for reaching out to the RSU for consideration of this partnership idea, stating that safety has come to the forefront as a priority. The RSU has monthly safety meetings and they have started to evaluate this to determine how best to develop a position or a program that will meet three goals: education, relationship development and presence and partnership. Questions followed from Councilor McAvoy about how much of an actual safety concern there is. Mrs. Nickels responded that the topic of safety has broad definitions. Discussion followed regarding modern police practices, school intervention and social services. Topic to be discussed at future budget meetings*

**E. COMMITTEE REPORTS**

*Planning & Development Committee – Councilor Ryder reported that the Committee was updated on zoning changes, discussed the combining of lots 33 & 34 of the Business Park as acted on tonight. The meeting for March 7<sup>th</sup> has been cancelled.*

*Services Committee – Councilor Marble reported that the next meeting will be March 12<sup>th</sup> at 6:00 p.m.*

*Infrastructure Committee – Councilor Cormier reported that at the meeting held on Feb. 26<sup>th</sup>, Committee members were updated on the CSO, and the Capital Program. Members discussed possibly contracting out public works functions. Committee was updated on the status of the new float at the marina.*

*Finance & Administration – Councilor McAvoy reported that items voted on tonight recommended by Committee were discussed at the last meeting.*

**F. MANAGER'S REPORT – None**

**G. CLERK'S COMMENTS - None**

**H. COUNCILORS' COMMENTS**

*Councilor Ryder – Stated it was nice to watch the Hampden Academy basketball games on tv. He said that one of the greatest 'take-aways' from watching was noticing how many coaches there were who used to be students of H. A.*

*Councilor Sirois – No comment*

*Councilor Marble – Congratulated the Robotics team, and gave kudos to Shelley Abbott and the Recreation Committee. He read a statement, attached to the minutes as Exhibit A.*

*Councilor Wilde – No comment*

*Councilor Cormier – No comment*

*Councilor McAvoy – Agreed with Councilor Marble’s statement in the aspect of participation. He encouraged everyone to shop local and buy American and wished Hampden goodnight.*

*Mayor McPike – Stated that he can appreciate how much law enforcement has changed and thanked our Department.*

- I. ADJOURNMENT** – *With no other business to conduct, the meeting adjourned at 9:00 p.m.*

*Respectfully Submitted,*

*Paula A. Scott, CCM  
Town Clerk*