



HAMPDEN TOWN COUNCIL  
HAMPDEN MUNICIPAL BUILDING  
MINUTES

MONDAY

NOVEMBER 4, 2019

7:00 P.M.

Attending:

Mayor McPike  
Councilor Jarvi  
Councilor Wright  
Councilor Ryder  
Councilor McAvoy  
Councilor Marble

Paula Scott, Interim Town Manager/Clerk  
Jennifer Mahon, Deputy Clerk

Mayor McPike called the meeting to order at 7:00 P.M.

- A. PLEDGE OF ALLEGIANCE- Mayor McPike led the Pledge of Allegiance
- B. CONSENT AGENDA – Councilor Wright motioned to approve to consent agenda, seconded by Councilor Ryder. Unanimous 6-0-0. Resolution 2019-191
  1. SIGNATURES
  2. SECRETARY’S REPORTS
    - a. Minutes from 10/21/2019
  3. COMMUNICATIONS
  4. REPORTS
    - a. Finance & Administration Committee Minutes – 10/07/2019
    - b. Infrastructure Committee Minutes – 08/26/2019
    - c. Planning & Development Committee Minutes – None
    - d. Services Committee Minutes – None
- C. PUBLIC COMMENTS - None
- D. POLICY AGENDA
  1. NEWS, PRESENTATIONS & AWARDS

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

2. PUBLIC HEARINGS

a. Consideration of proposed amendments to the Zoning Ordinance

At 7:05 pm motion made by Councilor Wright to open public hearing; seconded by Councilor McAvoy. Unanimous 6-0-0. Resolution 2019-192

Jim Kiser of 15 Constitution Ave and Town Planner Karen Cullen spoke on the proposed amendments to the Zoning Ordinance

At 7:40 pm with no further questions or comments Councilor Wright moved to close the public hearing; seconded by Councilor Jarvi. Unanimous 6-0-0. Resolution 2019-193

Councilor McAvoy suggested to move the proposed amendments in bulk to Planning & Development, pick out things to reconsider and give back to Karen Cullen. After discussion, Mayor McPike called for a vote on the ordinance as presented.

Councilor Jarvi moved the motion; seconded by Councilor Ryder. Motion carried 4-2-0. Resolution 2019-194

b. Consideration of proposed repeal and replacement of the Shoreland Zoning Ordinance

At 7:45 pm motion made by Councilor Wright to open public hearing; seconded by Councilor Marble. Unanimous 6-0-0. Resolution 2019-195

At 7:46 pm with no questions or comments Councilor Wright moved to close the public hearing; seconded by Councilor McAvoy. Unanimous 6-0-0. Resolution 2019-196

Councilor Wright made the motion to approve the proposed amendments to the Shoreland Zoning Ordinance; seconded by Councilor McAvoy. Unanimous 6-0-0. Resolution 2019-197

c. Consideration of proposed amendments to the Post Construction Stormwater Management Ordinance

At 7:50 pm motion made by Councilor Marble to open public hearing; seconded by Councilor McAvoy. Unanimous 6-0-0. Resolution 2019-198

At 7:51 pm with no questions or comments Councilor Marble moved to close the public hearing; seconded by Mayor McPike. Unanimous 6-0-0. Resolution 2019-199

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Councilor Marble made the motion to approve; seconded by Councilor Jarvi. Unanimous 6-0-0. Resolution 2019-200

d. Consideration of proposed amendments to the Non-Stormwater Discharge Ordinance

At 7:55 pm motion made by Councilor Wright to open public hearing; Seconded by Councilor Ryder. Unanimous 6-0-0. Resolution 2019-201

At 7:56 pm with no questions or comments Councilor Wright moved to close the public hearing; seconded by Councilor McAvoy. Unanimous 6-0-0. Resolution 2019-202

Councilor Marble made the motion to adopt; seconded by Councilor McAvoy. Unanimous 6-0-0. Resolution 203

e. Consideration of proposed amendments to the Fees Ordinance

At 7:58 motion made by Councilor Marble to open public hearing; seconded by Councilor McAvoy. Unanimous 6-0-0. Resolution 204

Interim Town Manager Scott requested to take the Private Event Licensing Ordinance out of agenda order as it is in the fees ordinance as a proposed fee.

Councilor Marble withdrew his motion; Councilor Jarvi approved

At 8:05 pm motion made by Councilor Wright to open public hearing; seconded by Councilor Marble. Unanimous 6-0-0. Resolution 2019-208

- Interim Town Manager Scott explained that fees are addressed this time of year by Council and gave an overview of those revised fees
- Jared LeBarnes discussed permit and building fees
- Police Chief Chris Bailey discussed Fire Department fees
- Jim Kiser, 15 Constitution Ave, spoke about the Demo Permit fee
- Darcey Peakall discussed Lara Hoit pool fees

At 8:23 pm with no further questions or comments Councilor Marble moved to close the public hearing; seconded by Councilor Jarvi. Unanimous 6-0-0. Resolution 2019-209

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Councilor Marble makes motion to adopt; seconded by Councilor Jarvi. Unanimous 6-0-0. Resolution 2019-210

f. Consideration of proposed Private Event Venue Licensing Ordinance

At 8:01 pm motion made by Councilor Marble to open public hearing; seconded by Councilor Jarvi. Unanimous 6-0-0. Resolution 2019-205

Karen Cullen gave ordinance overview

At 8:03 pm with no questions or comments Councilor Wright moved to close the public hearing; seconded by Councilor Marble. Unanimous 6-0-0. Resolution 2019-206

Councilor Wright made the motion to approve; seconded by Councilor Marble. Unanimous 6-0-0. Resolution 2019-207

g. Consideration of proposed zoning map amendment- *requested by Jeffrey Bacon*

At 8:25 pm Councilor Marble moved to open public hearing; seconded by Councilor McAvoy. Unanimous 6-0-0. Resolution 2019-211

Jim Kiser, 15 Constitution Ave, discussed amendment proposal

At 8:34 pm with no further questions or comments Councilor Marble moved to close public hearing; seconded by Councilor Wright. Unanimous 6-0-0. Resolution 2019-212

Councilor Wright made the motion to approve; seconded by Councilor Marble. Unanimous 6-0-0. Resolution 2019-213

Meeting adjourned at 8:36 pm

Meeting back in session at 8:41 pm

3. NOMINATIONS – APPOINTMENTS – ELECTIONS

a. November 5<sup>th</sup> election reminder

4. UNFINISHED BUSINESS

a. Town Manager search update – was not discussed

## 5. NEW BUSINESS

- a. Council consideration of a renewal liquor license for Armstrong Tennis Center, located at 60 Mecaw Rd., owned and operated by Dean Armstrong of Bangor

Councilor Marble motioned to approve the renewal of liquor license; seconded by Councilor Wright. Unanimous 6-0-0. Resolution 2019-214

- b. Council re-authorization of the Emergency Ordinance Regarding Medical Marijuana Registered Caregiver Operations

Councilor Wright motioned to re-authorize; seconded by Councilor McAvoy. Unanimous 6-0-0. Resolution 2019-215

- c. Request for authorization for the expenditure of an amount not to exceed \$4,000 from Municipal Building reserve account (3-702-00) for installation of the dehumidification unit in the basement - *referral from Finance & Administration Committee*

Councilor Wright moved motion; seconded by Councilor Jarvi. Unanimous 6-0-0. Resolution 2019-216

- d. Request for authorization for the expenditure of an amount not to exceed \$7,054 from Municipal Building reserve account (3-702-00) to replace the exterior site lighting - *referral from Finance & Administration Committee*

Councilor Wright moved motion to authorize; seconded by Councilor Marble. Unanimous 6-0-0. Resolution 2019-217

- e. Request for authorization for the expenditure of \$2,280 from the Environmental Trust, Income for the purpose of reimbursement of eligible FY19 stormwater management expenses – *referral from Finance & Administration Committee*

Councilor Jarvi moved motion to authorize; seconded by Councilor Marble. Unanimous 6-0-0. Resolution 2019-218

- f. Request for authorization for the expenditure of \$34,521.51 from the Environmental Trust, Income for the purpose of reimbursement of eligible FY20 stormwater management expenses – *referral from Finance & Administration Committee*

Councilor Jarvi moved motion to authorize; seconded by Councilor

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Marble. Unanimous 6-0-0. Resolution 2019-219

- g. Request for authorization for the expenditure of an amount not to exceed \$1,100 from Library Reserve account (3-763-00) to pay for the emergency replacement of the hot water heater - *referral from Finance & Administration Committee*

Councilor Wright moved motion to authorize; seconded by Councilor Marble. Unanimous 6-0-0. Resolution 2019-220

- h. Request for authorization for the expenditure of \$1,516.18 from Computer Reserve account (3-711-00) to purchase a replacement scanner for the Code Department - *referral from Finance & Administration Committee*

Councilor Wright moved motion to authorize; seconded by Councilor Marble. Unanimous 6-0-0. Resolution 2019-221

- i. Council award of contract for the Western Avenue sidewalk project – *referral from Finance & Administration Committee*

No action taken

E. COMMITTEE REPORTS

Planning and Development- Councilor Jarvi stated they have not met since last meeting and advised there is one scheduled for Wednesday Nov. 6<sup>th</sup>.

Finance and Administration- Councilor Wright discussed there was a good consensus building exercise around the Council Rules and that they are progressing nicely.

Services Committee- Councilor Marble stated there had not been a meeting since last Town Council and due to lack of need, they will cancel this month's meeting.

Infrastructure- Councilor Ryder stated they discussed the scope of work wanted to perform at the Lura Hoit Pool site with extending the parking lot. Discussed paving and costs and how to handle that. Talked about the need to take care of the Kiwanis building with plans to replace support columns in the basement, and to insulate to save on heating costs. Discussed the Route 1A stormwater issues and work done to repair. Discussed work scheduled for the town next year including MDOT paving, bridge replacement, sewer project and new traffic signal. Discussion about transfer station stickers and the changes to demo pricing.

F. MANAGER'S REPORT

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Continuity of Operations

Our IT Director's first day in Hampden will be November 25<sup>th</sup> although he worked in the Public Safety Department on Saturday to troubleshoot and repair both Chief's and Kandy's computers. Our Deputy DPW Director's first day will be November 12<sup>th</sup>, and the new counter clerk will begin work on the 18<sup>th</sup>. We have yet to hire for the operator in public works and have opened that back up for recruitment.

Recreation

RSU 22 requested Shelley Abbot attend the school board meeting with an update on our Kids Korner program and which meeting Jill and I also attended. It appears as though Mr. Lyons wanted to assess how these before and after school programs are meeting the needs of the participants. Representatives from the Y and the Champions program were also in attendance to give report on their respective programs. It is a bit disconcerting that both the Y and the Hampden Rec programs are the most displaced while the for-profit program seems to be given preferential treatment. Shelley appealed for more access to playgrounds and facilities while thanking and acknowledging all the assistance the RSU has historically provided. The meeting was followed up by Regan Nickels again agreeing to the use of the Reeds Brook school for summer camp. Shelley did an excellent job representing the town and the program and her presentation was well received by the board members.

RSU 22 Budget

Last Thursday I met with Regan Nickels to begin discussions regarding the next budget cycle. This was in part to help determine areas that the school board is looking at in their next budget that might be considered 'hot topics' or bigger ticket items. Much like what we face here, they are looking at age and repair of buildings and use of space issues. They have to address some ADA issues, especially in McGraw and Weatherbee. They are looking at how new housing developments may impact enrollment and bussing. In addition to space and ADA compliance, the biggest issues facing the school this year are contract negotiations, support staff needs, special education and behavioral staff requirements. We discussed ways in which the school board might be better responsive to the communities they serve, and I answered questions posed by Regan in the form of a 'listening survey'. The meeting was very productive, and I will be scheduling a time for her to come to an upcoming Finance & Administration Committee Meeting to discuss these topics with all of you.

Capital Projects

Due to the sheer number of DOT projects happening in conjunction with Town projects, including the windmill transports that will begin in February, Sean and I have identified some areas of concern with regard to detour routes, bussing and potential

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damage to town infrastructure such as sidewalks in the area in front of Irving's. We are requesting an escrow account to be established with DOT as the fiscal agent so that when the damage occurs, the company must fix it or forfeit the escrow. There are also right-of-way concerns that we need to discuss. We have a meeting scheduled for Friday in Augusta with representatives of DOT and the State Planning office to address all of our concerns with all respective project managers. The execution of all of these simultaneous projects will take an enormous amount of proactive planning and we are working hard to pre-empt any issues.

G. COUNCILORS' COMMENTS

Councilor McAvoy – Reminded everyone about Election Day and encouraged to shop local and buy American.

Councilor Jarvi – No Comment

Councilor Wright – No Comment

Councilor Marble – Advised to take a moment on Veteran's Day to recognize those who have sacrificed.

Mayor McPike – Stated it was nice to see movement of the Lura Hoit Pool site.

H. ADJOURNMENT – With no further business, the meeting adjourned at 9:01 pm

Respectfully Submitted

Jennifer Mahon  
Deputy Clerk