



HAMPDEN TOWN COUNCIL
HAMPDEN MUNICIPAL BUILDING
MINUTES

MONDAY

DECEMBER 3, 2012

7:00 P.M.

Attending:

*Mayor Janet Hughes
Councilor Jeremy Williams
Councilor Jean Lawlis
Councilor Tom Brann
Councilor Kristen Hornbrook
Councilor Shelby Wright*

*Town Manager Susan Lessard
Councilor-Elect Bill Shakespeare
Economic Development Director Dean Bennett
Bangor Hydro Electric Co. Representatives
Calvary Apostolic Church Representatives*

The meeting was called to order by Mayor Hughes at 7:07 pm.

A. CONSENT AGENDA

1. SIGNATURES

2. SECRETARY'S REPORTS

- a. October 17, 2011
- b. November 21, 2011
- c. December 5, 2011
- d. December 19, 2011
- e. August 20, 2012
- f. September 17, 2012
- g. October 1, 2012
- h. October 15, 2012
- i. October 29, 2012
- j. November 19, 2012

3. COMMUNICATIONS

- a. Bangor Police Department – Request for use of the Old Hampden Academy – Planning & Development Committee Approved

4. REPORTS

- a. Infrastructure Committee Minutes – 11/26/2012

Mayor Hughes requested that Item A-3-a be set aside. Motion by Councilor Lawlis, seconded by Councilor Brann to accept the balance of the Consent Agenda. Unanimous vote in favor.

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

Mayor Hughes pulled Item A-3-a for information purposes and asked Planning & Development Committee Chair Brann to explain the purpose of the request. Councilor Brann explained that the request was to use the Old Hampden Academy for Bomb Squad and Special Response Training in a school setting. The Planning & Development Committee felt it would be a non-impact use and would provide a good public service. The Committee approved the request. Motion by Mayor Hughes, seconded by Councilor Brann to accept Item A-3-a. Unanimous vote in favor.

B. PUBLIC COMMENTS – *There were none.*

C. POLICY AGENDA

1. PUBLIC HEARINGS – *There were none.*

2. NOMINATIONS – APPOINTMENTS – ELECTIONS – *There were none.*

3. UNFINISHED BUSINESS

a. Foreclosure – 1037 Kennebec Road – Finance & Administration Committee Recommendation – *Manager Lessard explained that the taxes for 2009/2010 are now in foreclosure. The property owners had entered into a payment arrangement with the Town but have failed to keep up with the payments as agreed. She noted that this is not the primary residence of the owners and it is not the first time that the owners have fallen into foreclosure. The Finance & Administration Committee reviewed the information and recommended proceeding with the foreclosure. Motion by Councilor Brann, seconded by Councilor Williams to proceed with the foreclosure. Unanimous vote in favor.*

b. Library Furnace Bids – Finance & Administration Committee Recommendation - *This item was referred to the Services Committee for discussion at its meeting on December 10th.*

c. VFW – Games of Chance License – *Manager Lessard explained that this is an annual request and that the VFW has to have a letter of support from the Town in order to renew their license. Motion by Councilor Williams, seconded by Councilor Wright to approve the request from Whitcomb-Baker VFW to obtain their annual games of chance license. Unanimous vote in favor.*

4. NEW BUSINESS

a. Application for renewal of Victualers License received from Mark & Tina Carroll d/b/a Pat's Pizza at 662 Main Road North – *Motion by Councilor Williams, seconded by Councilor Lawlis to approve the application. Unanimous vote in favor.*

b. Bangor Hydro Electric Co. – Approval of Terms of Credit Enhancement Agreement – Planning & Development Committee and Finance & Administration Committee Recommendations – *Economic Development Director Dean Bennett explained that Bangor Hydro is proposing moving its operation to Penobscot Meadow Drive in Hampden and has presented a TIF*

proposal which includes a tax increment financing district creation and a credit enhancement agreement. The agreement would cover a 20-year period and involve return of taxes on the project at a rate of 50% for the first five years, 75% for the second five years, 50% for the third five years, and 25% for the final five years. Dean also noted that the project would generate approximately \$7 million in tax revenue over the 20-year period and the proposal calls for a reimbursement to Bangor Hydro of approximately \$2.5 million. In addition, Bangor Hydro's fleet of vehicles would be registered in Hampden, generating an additional \$2.2 million in excise taxes over that 20-year period. Both the Planning & Development Committee and Finance & Administration Committee have reviewed the proposal and recommend approval. Motion by Councilor Brann, seconded by Councilor Lawlis to approve the Credit Enhancement Agreement as requested. Councilor Williams recused himself as he is employed by Bangor Hydro and Councilor Hornbrook recused herself as her husband is also employed by Bangor Hydro. Vote on the motion was 4-0 in favor with 2 recused.

- c. *Calvary Apostolic Church Request for use of Old Academy Building Library – Planning & Development Committee and Finance & Administration Committee Recommendations – The Church is proposing a 12-month lease for use of the library area and adjacent classrooms for \$20,000, including utilities. The Church is also proposing investing approximately \$15,000 to make improvements to the leased space. They would be using the space for 6-8 hours per week. The Planning & Development Committee and Finance & Administration Committee both recommended approval of the lease agreement. Motion by Councilor Lawlis, seconded by Councilor Brann to offer a lease for the facility and authorize the Town Manager to move ahead with negotiating and signing the lease with the help of the Town Attorney. Mayor Hughes made a friendly amendment to the motion adding “for the Town Manager to consider the heating, plowing and other maintenance as part of the lease agreement”. Vote on the motion was 6-0 in favor.*
- d. *Holiday Hours – Manager Lessard noted that Christmas Eve and New Year's Eve fall on Mondays this year and asked if the Council wished to make an adjustment in office hours for those days. Motion by Councilor Lawlis, seconded by Councilor Brann to close Town offices on December 24th and December 31st and to post notices at the Town Office and on the Town website. Unanimous vote in favor.*

D. COMMITTEE REPORTS

Services Committee – Council Lawlis – the next meeting will be at 6:00 pm on Monday, December 10th. Agenda items will include discussion of library boiler bids and a discussion of the financial outlook for the Recreation Department's use of the Skehan Center.

Infrastructure Committee – Councilor Wright – the Committee met on November 26th and discussed Route 69 road condition and Monroe Road truck traffic. A Maine DOT representative informed the Committee that Route 69 is only scheduled for a skim coating of pavement in 2013 and was not hopeful that that would change. The Public Works Director will get more information on a cost sharing program offered by MDOT that would allow the road to be rebuilt if the Town were to assist in paying the cost. It

was the consensus of the Committee not to pursue closing Monroe Road to truck traffic, but for Public Safety to conduct a traffic count/speed assessment over the next month. The next meeting will be at 7:00 pm on Monday, December 10th following the Services Committee meeting.

Planning & Development Committee – Councilor Brann – the Committee will meet on Wednesday, December 5th and will continue discussion of uses for the old Hampden Academy property, revised sign ordinance, and setting priorities for the implementation of the Comprehensive Plan.

Communications Committee – Councilor Hornbrook – read the draft announcement about the “I Love Hampden Because...” video contest. The next meeting will be at 6:00 pm on Tuesday, December 11th.

E. *MANAGER'S REPORT – A copy of the Manager's Report is attached hereto and made a part of the minutes. Manager Lessard added that recreation programs are getting up and running at the Skehan Center and over 40 senior citizens participated in the exercise class today.*

F. **COUNCILORS' COMMENTS**

Councilor Wright thanked everybody for coming and thanked everyone who attended last week's Infrastructure Committee meeting last week. She noted it was a good meeting and it was really nice to see so many residents out and getting involved in some really important issues.

Councilor Hornbrook echoed Councilor Wright's comments regarding the Infrastructure Committee meeting and noted that a lot of information was shared which is very helpful for the Council. She thanked everyone for coming and appreciates all the calls and emails.

Councilor Brann thanked everyone who was involved in the Tree Lighting this past Sunday evening.

Councilor Williams thanked everyone for helping the Bangor Hydro move along. He expressed appreciation for how the Council and Planning & Development Committee worked toward this resolution and for Dean Bennett's assistance in bringing a fresh new corporate business to the Town.

Mayor Hughes thanked Manager Lessard for her work on the Penobscot Valley Regional Disposal District; thanked Bangor Hydro and Dean Bennett and staff, as well as the Planning & Development Committee, who all helped make this happen; noted that Sunday's tree lighting was well attended and thanked Vivian Gresser and the Kiwanis Club for putting it on.

G. **ADJOURNMENT** – *the meeting adjourned at 8:18 pm.*

Respectfully submitted,



*Denise Hodsdon
Town Clerk*

MANAGER'S REPORT
December 3, 2012

Penobscot Valley Regional Disposal District Meeting – The reconstituted PVRDD met in Orono on Thursday, November 29th. At that time officers were elected with Roger Raymond of Hermon elected as President, myself elected as Vice-President, and Matthew Pineo of Brownville was elected as treasurer. The Board voted to formally request return of the funds from EMDC that were transferred in February of 2012, as well as documentation of the 'paper trail' that accommodated that transfer. The deadline for that is December 14th at 5 p.m. The Board also authorized Greg Louder (executive director of the Municipal Review Committee) to act on its behalf to obtain records requested from EMDC, and finally, the Board appointed Daniel Walker of Prehti Flaherty to act as its legal counsel.

Employee Christmas Lunch – The Town Employee Christmas luncheon will be held on Wednesday, December 19th at 11:30 p.m. Town Councilors are welcome to attend. It is a pot luck affair. Employee length of service pins are awarded at the luncheon, there are door prizes, and the Annual Town Christmas Poem is read by the Manager.

Transfer Station Decals – 2013 Transfer station decals go on sale on Wednesday, December 3rd. Decals cost \$5 and it is required that people present a copy of a valid vehicle registration with a Hampden address at the time of purchase.

Water District Meeting – 12/20/2012 – Since it was not possible for the last Infrastructure Committee Meeting to accommodate a meeting with the Water District Trustees, the next opportunity is at their regular meeting on December 20th at 4 p.m. It is important that the Council meet with the Trustees so that we can get an idea of what is upcoming for a rate increase from the City of Bangor for the price of water that may have significant impact on local rates. I need to let the Water District know how many Council members may be able to meet on the 20th.

Video Contest – The "I love Hampden because..." Video contest will be underway as of tomorrow. I will email a notice to the School District and asked them to distribute it to staff and students in the high school, we are posting a slate on the Time Warner channel and it will also be posted on our website as well as going out in an email blast to all who have registered their emails with us. I am hoping that I can get the Bangor Daily News to also do a story on it. A copy of the draft notice and the registration form are attached – please let me know if anyone has any problems with these as they are going 'live' tomorrow!

New Half Price Bus Passes for Senior Citizens/Disabled – The BAT bus system has revamped its half price system for senior citizens and the disabled. The former program limited the passes for only certain runs – the new ones are good on all runs. If you are over the age of 60 or disabled, come by the town office and pick up your new pass. Senior Citizens need is a State photo id to prove you are over 60, and disabled persons need proof from SSI that you are disabled along with a photo id.