

Town of Hampden

SERVICES COMMITTEE MEETING

Tuesday, November 13, 2018

6:00 P.M.

HAMPDEN TOWN OFFICE

AGENDA

1. Approval of Minutes
 - a. October 9, 2018 Meeting
2. Committee Applications & Citizen Initiatives
 - a. Vafiades Landing – *Request for consideration of support for the private acquisition efforts (supporting documentation attached) at the request of citizen Chris Packard*
 - b. Committee Applications & Appointments – *Staff request*
 - Four Applications Attached for Review and Appointment Consideration
3. Unfinished Business – None
4. New Business – None
5. Staff Updates & Manager Items
 - a. MRC/Fiberight – *Staff Discussion*
 - b. Western Avenue Municipal Properties Stormwater Permitting – *Progress Update from Manager*
 - c. Transfer Station Discussion, referral to the Infrastructure Committee – *Manager and Staff Request*
 - d. Update on Skehan Center Maintenance Concerns & Winter Operations – *Manager*
6. Public Comments
7. Committee Member Comments
8. Adjourn

SERVICES COMMITTEE MEETING

Monday, October 9, 2018

6:00 pm

HAMPDEN TOWN OFFICE

MINUTES

Attending:

Chairman Marble

Councilor McAvoy

Councilor Ryder

Councilor McPike

Councilor Wilde (Partial Meeting)

Councilor Cormier

Town Manager Jim Chandler

Rec Director Shelley Abbott

Fred Marshall, Plymouth Engineering

1. MINUTES

- a. **September 10, 2018** – *Councilor McAvoy made a motion, seconded by Councilor Wright to accept the minutes with the correction that Councilor Cormier was in attendance. Unanimous vote in favor, 6-0.*

2. COMMITTEE APPLICATIONS & CITIZEN INITIATIVES – *None*

3. UNFINISHED BUSINESS– *None*

4. NEW BUSINESS

- a. **Authorize letter to Spectrum in support of CTAM regarding non-compliance of franchise agreement terms – for Action at the request of staff, Kyle Severance**
Kyle Severance, GIS-IT Specialist, spoke about the cable franchise agreement and non-compliance by Spectrum as it relates to recent CTAM (Community Television Association of Maine) letter and draft legislation aimed to move the PEG (Public Education Government) channels back to the single tier from the recent bump to the 1300 block and foster new franchise agreements. He recommended supporting CTAM's efforts by writing a letter to Augusta from the Town of Hampden. Unanimous vote in favor, 6-0.
- b. **Maintenance concerns at Skehan Center – for Discussion at the request of staff, Jim Chandler and Shelley Abbott**

Maintenance issue and concerns were discussed. The Committee directed Town Manager Chandler to research and obtain additional estimates for adding potable hot water in the restrooms. Also, the lease with Historic Hampden Academy was discussed.

c. Western Avenue Municipal Properties Stormwater Permitting – for Action at the request of staff, Jim Chandler and Shelley Abbott

Discussion on the RFQ for engineering services for the stormwater permitting on Western Avenue municipal properties was discussed at length. The Committee went into executive session, and the recorder was disabled for this portion of the meeting.

A motion was made by Councilor Wright to go into executive session, seconded by Councilor Ryder, vote was unanimous.

A motion was made to come out of executive session by Mayor McPike, this was seconded by Councilor Ryder, vote was unanimous.

Upon returning to public session, a motion was made by Mayor McPike to accept the proposal from Plymouth Engineering for the Town's RFQ requesting stormwater permitting engineering services in an amount not to exceed \$34,000, and to refer the matter to Finance-Administration Committee. Motion seconded by Councilor Wright. Vote was unanimous.

5. STAFF UPDATES & MANAGER ITEMS

a. MRC/Fiberight – Staff Discussion

Short report from the CEO Myles Block on progress of construction and related activities. Short discussion of the recent MRC newsletter and anticipated operations timeline.

b. Discussion of ongoing activities related to the Vafiades Landing – at the request of Chris Packard

Brief report on the ongoing efforts of Mr. Packard to work with town staff on the possibilities of securing permanent public access for this site on the Souadabscook Stream.

6. PUBLIC COMMENTS

7. COMMITTEE MEMBER COMMENTS

8. ADJOURN

*With no further business, the meeting adjourned
Respectfully submitted, Rosemary Bezanson*

DRAFT: Project Proposal: Vafiades Landing: Bog Road Boat Launch

A Public Water Recreation Site for Hampden and the Greater Bangor Region



Objective: In order to permanently preserve good public access to the lower Souadabscook Stream, Hammond Pond, and the west end of Hermon Pond a public-private partnership will be established to coordinate the acquisition of the existing public water access known as Vafiades Landing and establishing it as a town-owned boat launch.

Threat: The lot which is the only access available for these water is part of a housing lot subdivision in which most of the other lots in the subdivision have already been sold.

Current status: The lot is for sale as a 3.02-acre residential development lot a with 500 feet Souadabscook Stream frontage (East), 275 feet Canal Brook (North). It has an existing gravel parking lot and gently sloping trailerable boat ramp suitable for small craft. Cost of access is and for many decades has been free or as \$1 honor system donation. The lot contains a large former auction house building in serious disrepair which will likely need to be removed. Approximately 75% of the lot is in resource protection zoning. Asking price of the lot is currently \$109,000, it has been on the market for over two years.

Phase I: Acquisition of the Land

1. Establish a stakeholder group willing to commit to work towards the purchase preservation of the public Boat Launch.
2. Establish a fair market value for the purchase of the land.
 - A. Conduct a high-level land valuation appraisal meeting state and federal standards for grant application use.
 - B. Negotiate a fair market value sale price for the site with the land owner.
3. Purchase an option agreement from the land owner to purchase the land within one year at the agreed upon price pending successful fundraising for the land.
4. Land Trust and Volunteers will raise funds for purchase price of the site
 - A. Grant Applications prepared with assistance from Town Staff
 - B. Community Fundraising Capital Campaign conducted
 - C. Social Media Fundraising Campaigns conducted
5. Removal of building if required by grant funding
6. Purchase of property
7. Placement of restriction on the site as a public recreation facility with a boat launch.

Projected Costs

Valuation Appraisal - \$2500

Grant Preparation and Project Assessment - Town Staff Time

Purchase Price - Fair market value or <\$109,000

Organizational, legal, and fundraising costs - \$5000

TOTAL: \$116,500

Project Founding Partners

Town of Hampden

Landmark Heritage Trust

Chris Packard, Project Coordinator (town resident and volunteer)

Other Potential Project Stakeholders

Souadabscook Stream Race organization

Elliotsville Plantation, Inc

MaCKRO

Potential Grants

- Land for Maine's Future Water Access Fund - Fair market value acquisition and limited development (50% matching or bargain sale)
- Maine Department Agriculture Conservation & Forestry: Land and Water Conservation Fund - project development cost and fair market value acquisition (50% matching or in kind)
- Maine Department Agriculture Conservation & Forestry: Boating Facilities Grant - project development cost and fair market value acquisition (50% matching or in kind)
- L.L. Bean Maine Land Trust Grant Program (\$4000 max)
- Cabela's Outdoor Fund
- Bass Pro's Conservation Leadership Fund
- USDA Community Facilities Direct Loan & Grant Program (Rural Development) - Dev. Only

PROPOSED WORDING OF A DRAFT LETTER OF INTENT - HAMPDEN

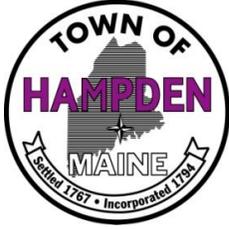
To Whom It May Concern,

Recognizing that Vafiades Landing (246 Bog Road) is the only public access to the lower Souadabscook Stream, Hammond Pond, and the west end of Hermon Pond. We believe that it an important water access resource for the Town of Hampden and the entire Bangor Region.

Be it known that the Town Council of the Town of Hampden hereby [*supports/joins*] the Landmark Heritage Trust, and other volunteers in founding a **Bog Road Boat Launch Working Group**. This group will work towards the acquisition and preservation of the so-called Vafiades Landing Boat Launch as permanent public water access point. This working group, a public-private partnership, is established to coordinate the acquisition of the existing public water access known as Vafiades Landing and establishing it as a town-owned boat launch. The site is currently threatened with development and loss due to its current status as a building lot for sale in a residential subdivision.

Recognizing the budgetary constraints, at this time acquisition funds will entirely or primarily be raised by fundraising and grants. During this stage the town will serve primarily in an advisory, supportive, and secondary facilitation capacity. Upon successful fundraising the town will handle the acquisition, ownership, and primary duties of management and maintenance of the site.

Sincerely,
Town of Hampden



Item 2.b.

MEMORANDUM

106 Western Avenue
Hampden, Maine 04444

Office: 207-862-3034
Facsimile: 207-862-5067

TO: Services Committee & Town Council
FROM: Jim Chandler, Town Manager *JNC*
COPY: Shelley Abbott, Recreation Director
DATE: November 13, 2018
RE: Re-Appointment of Citizen Applicants to Recreation Committee

Councilors,

This memorandum is informational and requests the Committee review and forward the attached citizen applications for re-appointment to the Recreation Committee:

- Patrick Foley
- Jane Jarvi
- Marsha Richardson
- Stephanie Shayne

Each has previously served on the committee and are requesting the opportunity to continue serving their neighbors on this important committee.



Check One: Initial Application Reappointment Application

TOWN OF HAMPDEN

APPLICATION FOR TOWN BOARDS AND COMMITTEES

NAME: Richardson LAST MARSHA FIRST J MI

ADDRESS: 337 So. Main St. STREET Winterport TOWN 04496 ZIP

MAILING ADDRESS (if different): P.O. Box 260 Winterport ME 04496

TELEPHONE: _____ HOME _____ WORK N/A

EMAIL: _____

OCCUPATION: Retired CPA/Bank Auditor

BOARD OR COMMITTEE PREFERENCE:

FIRST CHOICE: Lura Hoit Pool Board

SECOND CHOICE (OPTIONAL): _____

How would your experience, education and/or occupation be a benefit to this board or committee? Previous swim instructor/lifeguard. Strong user and supporter of this valuable resource (including financial support) have served on Pool Board for past 3 years and participated in multiple fund raisers would very much like to continue.

Are there any issues you feel this board or committee should address, or should continue to address? not at this time.

3 YEAR

- BOARD OF ASSESSMENT REVIEW
- PERSONNEL APPEALS BOARD
- LURA E. HOIT MEMORIAL POOL
- HARBOR COMMITTEE

- EDYTHE L. DYER LIBRARY
- RECREATION COMMITTEE
- BOARD OF APPEALS
- HISTORIC PRESERVATION COMMISSION

5 YEAR
PLANNING BOARD

FOR TOWN USE ONLY		Date Application Received: <u>10/31/18</u>
COUNCIL COMMITTEE ACTION: <u>Services</u>	DATE: <u>11/13/18</u>	
COUNCIL ACTION: _____	DATE: _____	
<input type="checkbox"/> NEW APPT	<input type="checkbox"/> REAPPOINTMENT	DATE APPOINTMENT EXPIRES: _____



Check One: Initial Application Reappointment Application

TOWN OF HAMPDEN
APPLICATION FOR TOWN BOARDS AND COMMITTEES

NAME: Fley Patrick J
LAST FIRST MI

ADDRESS: 79 Hinkley Hill Rd Carmel 04419
STREET TOWN ZIP

MAILING ADDRESS (if different):

TELEPHONE: HOME

EMAIL:

OCCUPATION: Fire Captain. 101st ANG Fire Dept.

BOARD OR COMMITTEE PREFERENCE:

FIRST CHOICE: Lura Hoit Pool

SECOND CHOICE (OPTIONAL):

How would your experience, education and/or occupation be a benefit to this board or committee? I have served on this board for several years and bring a historical perspective and an enthusiastic attitude to the board.

Are there any issues you feel this board or committee should address, or should continue to address? none.

3 YEAR

BOARD OF ASSESSMENT REVIEW
PERSONNEL APPEALS BOARD
LURA E. HOIT MEMORIAL POOL
HARBOR COMMITTEE

EDYTHE L. DYER LIBRARY
RECREATION COMMITTEE
BOARD OF APPEALS
HISTORIC PRESERVATION COMMISSION

5 YEAR
PLANNING BOARD

FOR TOWN USE ONLY
Date Application Received: 10/30/18
COUNCIL COMMITTEE ACTION: Services DATE: 11/13/18
COUNCIL ACTION: DATE:
NEW APPT REAPPOINTMENT DATE APPOINTMENT EXPIRES:



Check One: Initial Application Reappointment Application

TOWN OF HAMPDEN
APPLICATION FOR TOWN BOARDS AND COMMITTEES

NAME: Shayne Stephanie
ADDRESS: 82 Foster Ave Hampden 04444

MAILING ADDRESS (if different):

TELEPHONE: HOME WORK

EMAIL:

OCCUPATION: Professor

BOARD OR COMMITTEE PREFERENCE:

FIRST CHOICE: Rec Committee

SECOND CHOICE (OPTIONAL):

How would your experience, education and/or occupation be a benefit to this board or committee? Have served for several years on committees already. Strong background in budgeting + strategic planning

Are there any issues you feel this board or committee should address, or should continue to address? Continue to address field space + parking so

programming is not constrained by these factors

Long term plan for Skehan 3 YEAR center

- BOARD OF ASSESSMENT REVIEW
PERSONNEL APPEALS BOARD
LURA HOIT MEMORIAL POOL
HARBOR COMMITTEE

- DYER LIBRARY
RECREATION COMMITTEE
BOARD OF APPEALS
HISTORIC PRESERVATION COMMISSION

5 YEAR PLANNING BOARD

OCT 15 2018

FOR TOWN USE ONLY
COUNCIL COMMITTEE ACTION: DATE:
COUNCIL ACTION: DATE:
NEW APPT REAPPOINTMENT DATE APPOINTMENT EXPIRES:



Check One: Initial Application
 Reappointment Application

TOWN OF HAMPDEN APPLICATION FOR TOWN BOARDS AND COMMITTEES

NAME: Jarvi Jane

ADDRESS: 10 Sophie Lane Hampden ME 04444
STREET TOWN ZIP

MAILING ADDRESS (if different): _____

TELEPHONE: _____
HOME WORK

EMAIL: _____

OCCUPATION: retired

BOARD OR COMMITTEE PREFERENCE:

FIRST CHOICE: Recreation Board/Committee

SECOND CHOICE (OPTIONAL): _____

How would your experience, education and/or occupation be a benefit to this board or committee? B.S. & M.S. in recreation, Sat sta committee for 8+ years

Are there any issues you feel this board or committee should address, or should continue to address? _____

3 YEAR

BOARD OF ASSESSMENT REVIEW
PERSONNEL APPEALS BOARD
LURA HOIT MEMORIAL POOL
HARBOR COMMITTEE

DYER LIBRARY
RECREATION COMMITTEE
BOARD OF APPEALS
HISTORIC PRESERVATION COMMISSION

5 YEAR
PLANNING BOARD

FOR TOWN USE ONLY		Date Application Received: <u>OCT 15 2010</u>
COUNCIL COMMITTEE ACTION: _____	DATE: _____	
COUNCIL ACTION: _____	DATE: _____	
<input type="checkbox"/> NEW APPT	<input type="checkbox"/> REAPPOINTMENT	DATE APPOINTMENT EXPIRES: _____