

SELECTBOARD MEETING

Monday October 22, 2018

Present: Chairman Mark Humphreys; Vice Chair Shelly Patten; Board Member Zak Hollingshead; Town Administrator Barbara Ashe; Town Clerk Jeanine Tucker; Finance Director Vicki Eugley, Amanda Austin of 2A Architects and Jake Miller representative for The First.

The First:

Jake Miller, representing The First, told the Board that he had been out meeting with towns he covers last week and spoke with Finance Director Vicki Eugley. Miller stated that Eugley informed him that Camden National Bank is offering a better interest rate on town accounts held there. He said that The First will do their best to meet or beat rates paid by other banking institutions for their municipal clients, after making sure the municipality is happy with the service they are getting. Miller informed the Board that, after meeting with Eugley, The First is paying 1.8% on all Northport accounts, which exceeds the interest rate that Camden National Bank is currently paying. Eugley stated that it has always been a great experience working with The First.

2A Architects:

Amanda Austin, of 2A Architects, provided the Board with an explanation on the procedure involved in gathering information to present them with the feasibility report on Town Hall. Austin stated that code compliance; disability access requirements; structural and other criteria needed to be reviewed. She added that in order to get a feel for what is needed and wanted by staff she also had to have office personnel provide her with specifics. Austin told the Board that she took the feedback and tried to consider as much as possible with a realistic approach on expansion.

Austin stated that there are renovation needs that should be met, as well, during any construction. She noted the need for insulation; drainage concerns around the building; joist and column improvements that need to be made on both the first and second floors; replace the front door as well as some trim and roof repairs. Austin said that the added space is also intended to include a vault that meets State standards; additional storage space and accommodate a larger meeting/elections space. She told the Board that the site can accommodate the expansion, but parking would need to be considered.

She told the Board that nothing extraneous had been considered with her proposed expansion of 660 square feet, just basics and necessities. The Board asked Austin if she had a preliminary idea of an approximate cost for the work; Austin replied that current prices are about \$150/ per square foot. She stated that the Scope of Work includes having an estimator come in. The Board also asked if there were an estimated time frame for completion. Austin told the Board that the Scope of Work would take six to eight months and construction after that could be another nine months. The Board discussed potential temporary office and storage options. Ashe spoke to the Board about preliminary discussions she had with Drew Strout at Point Lookout for an option.

The Board asked about pricing out a new building as part of the process; Austin replied that could not be gathered before March as it is a different process.

Under motion by Board Member Zak Hollingshead, second by Chairman Mark Humphreys, the Board voted 3-0 to move forward with plans to renovate and expand the existing Town Hall.

Austin told the Board that 2A Architects will put a proposal together, which will include one meeting to review a design and one meeting to review an estimate. Chairman Mark Humphreys asked Austin if her company will help with contractors; Austin replied that they work with the town to get an estimator and if the project moves forward from there they will assist with the bid process and contractors.

The Board discussed current funds set aside for the project with Finance Director Vicki Eugley and the need to have the project financed once they move forward. Miller stated that The First is very involved in financing municipal projects.

Roads & Bridges:

Bluff Road Paving:

Ashey told the Board that Morse would not be attending the meeting, but had provided her with a report. Morse had not been able get a start date from Lane's Construction for the Bluff Road paving, but they had asked about putting it off until spring. Morse told them no and that they should not have placed a bid on the project if they were not prepared to start this fall.

The Board discussed potential options if Morse is not able to get a start date from Lane's Construction.

Tree Work:

Ashey reported that Goodridge & Lermond Tree Service would be working on the tree in the East Side Cemetery this week. She stated that they will be doing their best to prevent any further damage to the stones.

Nealey Road Plans:

Ashey told the Board that Morse had noticed that there were existing culverts on Nealey Road that were not depicted on the plans drafted by Gartley & Dorsky. Engineer Andrew Hedrich will be notifying F. C. Work to tell them not to remove any of the existing culverts. Ashey did not have a start date for the project but stated Morse thought there was a delay from Dig Safe, as the site has not been marked yet.

Brush Cutting:

Morse had told Ashey that Dan Ford should be done with brush cutting this week. Ford had apparently had a delay due to an equipment breakdown.

Duncan Alexander Cemetery:

Ashey spoke to the Board about a call she had received from a genealogist about a broken stone in a cemetery the Town does not maintain. The cemetery is on property owned by Athena Point Lookout and no one was sure of its location. The genealogist reported that the cemetery was the final resting place for a Revolutionary War Veteran, a five generation grandfather of the genealogist.

Ashey stated that she had contacted Drew Strout at Point Lookout to see if he had any knowledge of this cemetery. Strout told Ashey that when MBNA had originally purchased the

property they discovered the cemetery and placed an iron fence around it. He stated that Point Lookout has continued to maintain it. Ashley explained that, because there is a known Veteran buried there, the Town must now take on the responsibility of maintaining the cemetery. She told the Board she would be doing a site visit in the morning and would contact Glen Manchester, of Cutters Lawn Care, about the addition of the cemetery to the current list. The Board asked if there has been any interest in establishing a Historical Committee; Ashley replied that it was mentioned at Town Meeting but no one has come forward.

School Request:

Ashley told the Board that the Principal at the Drinkwater School, Todd Martin, had asked her about the possibility of Town Hall being an option for an alternative classroom for two hours a day. Ashley stated that this is not a definite plan, but an option the school was looking into to meet the needs and interests of a student.

Northport Village Corporation:

Ashley received a letter from Northport Village President John Spritz. The letter stated that the Village is finding it difficult to find someone to serve as a liaison that would attend Selectmen's meetings to keep communications open. Spritz indicated, in his letter, that the Overseers may take turns attending the meetings on a rotating schedule.

Municipal Valuation Return:

Town Clerk Jeanine Tucker presented the Board with the annual Municipal Valuation Return (MVR) for review. She explained that this return is used by Maine Revenue Services to determine what State Subsidy funds would be available to the town for education and is due by November 1st annually. The Board reviewed and signed the document.

Finance Director:

Eugley presented the Board with Accounts Payable and Payroll Warrants for review and signatures. The Board reviewed and signed the warrants as presented.

Eugley asked the Board, with the rates Jake Miller has offered from The First and the rates currently being paid by Camden National Bank, if they would prefer to leave the accounts as they are. The Board agreed to leave funds in the accounts they are currently in.

Minutes:

Tucker presented the Board with draft minutes from the October 15, 2018 meeting for review and approval. The Board reviewed the minutes as presented.

Under motion by Chairman Mark Humphreys, second by Board Member Zak Hollingshead, the Board voted 3-0 to approve the October 15, 2018 minutes as corrected.

Recycling Options:

Hollingshead spoke about information he received regarding ecomaine and the services they are offering in an effort to promote recycling. He referenced an e-mail on a single stream recycling program on Vinalhaven in partnership with ecomaine.

The Board agreed that it would be a good if the Recycling Committee reached out to ecomaine for information and options. The Board also agreed that an informational campaign on proper

handling and cleaning of recyclable materials. Ashley said that she would check with Pine Tree, as they were supposed to be putting some educational materials together. She stated that the Recycling Committee would be meeting in her office with Maine Resource Recovery Association on Friday.

Marijuana Ordinance Discussion:

Hollingshead stated that the Board should start thinking about an opting in or opting out policy on marijuana. Hollingshead noted that with a medical marijuana facility opening up in Northport the topic needs to be put back on the radar. Vice Chair Shelly Patten agreed, stating there may have been little or no interest before but there may be more now.

Under motion by Board Member Zak Hollingshead, second by Vice Chair Shelly Patten, the Board voted 3-0 to adjourn at 7:40p.m.

Respectfully Submitted,

Jeanine Tucker
Town Clerk