

MINUTES OF SELECTMEN'S MEETING
Hope Board of Selectmen
Wednesday, April 10, 2019
5:00PM
Hope Town Office

Board Members Present:

- Brian Powers Jr., Dick Crabtree, Wendy Pelletier, Mike, and Sarah

Others Present:

- Samantha Mank, Mary Tolles, Chelsea Summers, David Hall, Thomas Ingraham, Ron Smith, Langley Willauer, Bruce Heffner, Harold Mosher, Betty Ingraham, Matthew Winston, Jim Guerra, Chris Pinchbeck, and Ellie Goldberg

Call to Order:

- The meeting was called to order at 5:07PM by Brian.

Public Comment:

- None

Minutes:

- Dick made a motion to accept the 3/12/19 minutes. It was seconded by Mike.
Motion passed 5-0
- Sarah made a motion to accept the 3/18/19 minutes. It was seconded by Dick.
Motion passed 5-0
- Dick made a motion to accept the 3/26/19 minutes. It was seconded by Sarah.
Motion passed 5-0
- Mike made a motion to accept the 4/8/19 minutes. It was seconded by Dick.
Motion passed 4-0-1 *(Sarah)*

Administrator's Report:

- Annual Status Report on former Union Chemical site: The property is still being held in receivership and is being marketed for sale by the Maine Department of Administrative and Financial Services. The efforts are ongoing, but no sale has taken place yet. When a sale does occur, the Commissioner of the DEP will petition the Court to end the Receivership. Until this happens, a resolution of the matter generally cannot be achieved.
- There will be interviews for five (5) candidates for the MCSW Facility Manager position on Friday.
- NEMHS has opted to rescind the 1-year extension contract offer. Robert Russell, CEO for North East Mobile Health Services, indicated that he was drafting a different contract

and would present it to the Towns on May 2, 2019 during an EMS Review meeting. He did say that the cost in proposed new contract will remain unchanged for next year.

- The Assessor's Agent reported that he will be planning on retiring within the next 4 years. He has suggested that the Town undergo a revaluation upon hiring a new Assessor's Agent. It will have been 20 years since all of the properties in the Town have been fully assessed. He recommended budgeting approximately \$80 per parcel, which would be a total of \$98,320.
- Interstate Septic Contract: As a follow-up to the nature and need of a municipal contract with Interstate Septic, the Town Administrator provided the Selectmen with a copy of the current contract.
- Mary Tolles, the Town Bookkeeper, presented the quarterly report for the third (3rd) quarter.

New Business:

- Accounting Services Bids: There was one bid received. The Town Administrator asked the Selectmen to extend the deadline for receiving bids to April 30, 2019. Mike made a motion to extend the deadline for accepting Accounting Services bids to April 30, 2019. It was seconded by Sarah.

Motion passed 5-0

- Review & Sign Five Town CSD School Budget Validation Referendum Warrant: The Selectmen signed all nine (9) copies of the Five Town CSD Budget Validation Referendum warrants.
- Disposition of Tax Acquired Property: The Town Administrator relayed information from the Town Attorney regarding the formal eviction process for the tax acquired property. It was highly recommended to put the property out for bid as an occupied property and to let the new owner handle any evictions. Sarah made a motion to rescind the instructions of the Selectmen to begin the eviction process and to put the property out to bid as an occupied property with the minimum bid being enough to cover all past and current real estate taxes as well as costs incurred by the Town. The invitation to bid should be advertised the week of May and have a submittal deadline date of June 7, 2019. It was seconded by Mike.

Motion passed 5-0

- Review Changes/New Town Ordinances – Ballot or Town Meeting: The Board of Selectmen chose to have all new and amended ordinances voted on during the Annual Town Meeting in June.
- Energy Audit/Engineering Analysis Bids: Chris P. read a statement on behalf of Rick Bresnahan. *“Rick Bresnahan could not attend this evening’s meeting. He wanted the Solar Committee to impart to the Board that he is in the process of working out details to introduce an updated proposal he intends to present to the Select Board on the 23rd of this month. The goal of the new proposal will act to: 1.) Further reduce the financial impact of the Solar Array Project for the citizens of Hope, additional to the pledges we’ve previously generated and presented; 2.) Act to lessen any perceived associated risks in liability for the Town; 3.) Ensure the citizens of Hope have a say with a town meeting vote toward their want - or not – to move forward immediately with the solar array/heat supplemented project.”*

The Town received two (2) bids. The first from J.H. McPartland & Sons for a heat pump analysis in the amount of \$5,800. The second from Cordija Capital Projects Group for heat pump analysis in the amount of \$4,500 and energy audit in the amount of \$8,000, total bid is for \$12,500. Dick commented that the first bidder only submitted a bid on half (1/2) of the job while the other bidder submitted a bid that exceeded the amount authorized at the Special Town Meeting. Thom Ingraham stated that Cordija is a reasonable company and might be willing to negotiate the price. Mike made a motion to accept the Cordija bid contingent upon being able to negotiate a price that is within the range in which the Selectmen were authorized to spend at the Special Town Meeting. It was seconded by Sarah.

Motion passed 5-0

- True Park Deed: Dick prepared a written statement entitled “Solar Array on True Park Property”. *(Attached at the end of these minutes)* He further expressed that this was largely his thoughts and may not reflect the opinions of the other Selectmen. Sarah said she completely understands where Dick is coming from and why he feels this way. However, she believes that the tenor of the deed and letters support the solar array. She cited specifically, that the deed says the property is to be used for the benefit of the Town of Hope, and the solar array will benefit the Town and it does not take away any of the existing parts of the park used for recreation. Dick pointed out again that the Town accepted a gift for recreation, this is a matter of stewardship. We gave our word when we accepted it – and we must keep our word – and act with honor. Wendy completely agreed with Dick.

Thom told the Selectmen that the Solar Committee has been in contact with the immediate family of Mr. True and they are intending on sending a letter of support and said they would be thrilled to a piece of the land used for a solar array. Dick said a letter is nice, but the deed will need to be changed. Sarah read restrictive covenant #3 because it uses the words “... the property will be mainly used for recreation...”. She further asked if there was an attorney in town that would be willing to donate services to help with amending the deed.

After much discussion, Dick said that the Selectmen need to vote on this issue. We are spending money now and we haven’t even determined if the land could have a solar array on it. Thom asked in deference to the 170+ people who attended the Special Town Meeting and the 400+ hours of work put into this project thus far, that the Selectmen delay voting on this matter and wait to hear the new proposal from Rick B. until April 23rd. Brian said that we didn’t want to risk losing the entire park by not being cautious. Thom told the Selectmen that more information is going to be presented on the 23rd. He knows that the Solar Committee has been trying to keep this moving along but now, they are asking the Selectmen to wait. Dick wanted to know if the new information had anything to do with the True Park deed and Thom said that it does pertain to this issue.

Mike wanted to know if any of the three (3) organizations that could potentially receive True Park if the Town forfeits it, has been contacted. He said it would be good to know how any of these groups feel about the Town’s plan to put a solar array on it since they are the one’s that stand to gain the ownership of the park. Dick made a motion to table this issue with the expressed promise that a decision gets made at the next meeting. Dick then rescinded his motion. Brian tabled the topic until May 14th, which is the first meeting in May and all of the Selectmen are likely to be present.

- FY 2020 Budget Final Vote:
 - Administration Cost Center: \$276,261
 - Payroll Costs: Mike made a motion to approve the Payroll Costs line for \$162,444. It was seconded by Sarah.
Motion passed 4-1 (Brian)
 - General Administration: Dick made a motion to approve the General Administration line for \$61,553. It was seconded by Sarah.
Motion passed 5-0
 - Municipal Building: Mike made a motion to approve the Municipal Building line for \$11,514. It was seconded by Dick.
Motion passed 5-0
 - Professional Services: Sarah made a motion to approve the Professional Services line for \$40,000. It was seconded by Dick.
Motion passed 5-0
 - General Assistance: Dick made a motion to approve the General Assistance line for \$750. It was seconded by Sarah.
Motion passed 5-0
 - Public Safety Cost Center: \$143,971
 - Animal Control: Dick made a motion to approve the Animal Control line for \$6,567. It was seconded by Sarah.
Motion passed 5-0
 - Ambulance: Dick made a motion to approve the Ambulance line for \$38,659. It was seconded Sarah.
Motion passed 5-0
 - Fire Department: Wendy made a motion to approve the Fire Department line for \$98,745. It was seconded by Mike.
Motion passed 5-0
 - Public Works Cost Center: \$496,766
 - Recreation: Mike made a motion to approve the Recreation line for \$9,275. It was seconded by Sarah.
Motion passed 5-0
 - Street Lights: Mike made a motion to approve the Street Lights line for \$1,705. It was seconded by Wendy.
Motion passed 5-0
 - Sanitation: Dick made a motion the approve the Sanitation line for \$56,590. It was seconded by Wendy.
Motion passed 5-0
 - Cemeteries: Dick made a motion to approve the Cemeteries line for \$5,985. It was seconded by Mike.
Motion passed 5-0

- Roads: Dick made a motion to approve the Roads line for \$423,211. It was seconded by Wendy.
Motion passed 5-0
 - Reserves Cost Center: \$59,300
 - Dick made a motion to approve the Reserves Cost Center for \$59,300. It was seconded by Sarah.
Motion passed 5-0
 - ❖ Emergency Road Repairs - \$20,000
 - ❖ Fire Department Equipment - \$8,500
 - ❖ Fire Truck Replacement - \$10,000
 - ❖ Municipal Building Repair - \$5,000
 - ❖ Office Equipment/Software - \$2,000
 - ❖ Solar Reserve -\$13,800
 - Revenues: \$598,525
 - Dick made a motion to approve the Revenues Center for \$598,525. It was seconded by Wendy.
Motion passed 5-0
 - ❖ Excise Tax – Autos - \$330,000
 - ❖ Highway Block Grant - \$30,000
 - ❖ State Revenue Sharing - \$60,000
 - ❖ GA Reimbursement - \$525
 - ❖ Unassigned Fund Balance - \$140,000
 - ❖ Abatements/Overlays - (\$20,000)
 - ❖ All Other Income - \$58,000

Old Business:

- None

Review and Sign Warrants:

- The Selectmen reviewed the warrants. Mike made a motion to approve and sign warrant #'s 69, 70, 71, and 72. It was seconded by Sarah.
Motion passed 5-0

Adjournment:

- Dick made a motion to adjourn at 9:32PM. It was seconded by Sarah.
Motion passed 5-0