

Board of Selectmen  
Tuesday, February 28, 2012 @ 5:00 P.M.  
Southwest Harbor Town Office

BUDGET MEETING AGENDA

I. Call to Order/Roll Call: The meeting was called to order at 5:00 p.m.  
Present: Tom Benson, Ralph Dunbar, Jr., George Jellison, Jr., David Minctons, Dan Norwood and Town Manager, Donald Lagrange  
Visitors: Eric Henry, Skip Strong, David Chapais, Jason Wimbiscus, Dick Broom, Don Lodge, Dave Corrigan, Analeise Hafford, Lee Worcester.

II. Budget Review: Lagrange said the budget is the same as was voted on before, with the exception of page 17, summary – the changes are: increase debt service from \$412,802 to \$418,302: should the water tank go through, this would be an interest payment. Dunbar asked why we were planning to take the loan out for so long – Lagrange said this is the minimum to get by on, and we may borrow less. Dunbar said the way we structured this, do we have any choice but to take it for 20 years? Lagrange said we could take it for less. The life of the water tank is more than 20 years. Check history of vote for clarifiers. The other change is in the capital improvement number which should be \$330,965 from \$333,465. Lagrange said the unemployment reserve should be \$10,000 rather than \$5,000 because of a situation that may continue. These items will be separated when presented in warrants. It was Moved (Minctons) and Seconded (Benson) to increase the unemployment reserve from \$5,000 to \$10,000. Vote: 5 – 0. It was Moved (Dunbar) and Seconded (Minctons) to increase the debt service budget by \$5,500 to \$418,302. Vote: 5 – 0.

Lagrange said he recommends re-considering the Hook Property and would like the 50K to be reduced and have a straw poll re the purchase, on the ballot. It was moved to remove the 50k budget and the question to the voters to purchase or not. It was Moved (Dunbar) and Seconded (Norwood) to remove \$50,000 for Hook property purchase from the budget and put a straw poll question to the voters on whether to purchase that property. Vote: 5 – 0. Discussion: members of the Board felt the Town had not been in contact with Hook recently and it might be inappropriate to put a straw poll to the voters. It was Moved (Dunbar) and Seconded (Benson) to eliminate the straw poll concerning the Hook property from the May ballot. Vote: 5 – 0. Dunbar asked if the lease funds were in the budget – Lagrange – yes.

Lagrange said the changes the Board has agreed to make the budget \$123,047 less than last years budget. With some of the savings to the budget, Lagrange would like to purchase a truck for the water department and a two wheel drive truck for sewer. His request is for \$25,000 be placed in the Capital Improvement Plan to accomplish this. Dunbar agreed that the water department truck must be replaced, but felt it doesn't involve this budget. Lagrange said it would be a 250 4 X 4 . There would be 3 vehicles – one for water, one for sewer and a third to be divided half highway, and a quarter each water and sewer. Lagrange said there is need of a lighter pick up and the Town needs two trucks for snow removal. Benson said the sewer truck would not need a plow. Norwood said there should be two, three quarter ton pick ups and one half ton pick up.

Dunbar said for budget purposes tonight he feels the Board could agree to put the \$25,000 in the budget and the Board would determine the scenario before purchase, and at a future meeting. Lagrange suggested a half ton two wheel drive for \$25,000. The \$25K will go in the CIP. It was Moved (Dunbar) and Seconded (Benson) to place \$25,000 in the Capital Improvement Plan for a half ton, two wheel drive pickup truck for highway. Vote: 5 – 0.

Lagrange wants to increase road infrastructure by another \$25,000 and put away \$1,500 for aerial photography. It was Moved (Dunbar) and Seconded (Norwood) to add \$1,500 to the budget, for aerial photo. Vote: 5 – 0. Concerning the \$25,000 for road infrastructure, Dunbar said, upon reflection he felt that changing the line item to “Highway/Infrastructure” was not appropriate, and there should be approval from the Town to label it such. Lagrange said this is an internal process and the label is internal, and in the CIP warrant is shows as one lump sum. Suggested by Lagrange: that the Town take \$30,000 plus \$25,000 and add a line item for infrastructure only. Norwood said part of the discussion should include the request by the warrant committee for water and sewer infrastructure items. This should be considered during this discussion. Dunbar said it becomes a bookkeeping nightmare to create the two separate infrastructure funds. The simple infrastructure account makes it easier to spend the funds where needed. Lagrange said because of the vote of the tax payers, having a line item for just infrastructure makes more sense. It was Moved (Dunbar) and Seconded (Benson) to add a new line item to the Capital Improvement Plan, labeled Infrastructure, remove \$30,000 from highway and add \$25,000 to the new infrastructure account for a total of \$55,000. Vote 5 – 0. Dunbar thanked Lagrange for his hard work, and said the Board has pulled together to do well for the Town. Norwood said he noticed ADD on the budget. Lagrange said it would be a discussion at the regular meeting.

III. Adjourn: It was Moved (Dunbar) and Seconded (Minctons) to adjourn at 5:45 p.m.

**Regular Board of Selectmen’s Meeting**  
Tuesday, February 28, 2012 @ 6:00 p.m.  
Southwest Harbor Town Office

- I. Call to Order/Roll Call: the regular board of select meeting was convened at 6:00 p.m. All members present.
- II. Visitors to be heard not on the agenda: none
- III. Approval of Minutes of February 16, 2012: It was Moved (Norwood) and Seconded (Benson) to approve the minutes of February 16, 2012 as presented. Vote : 5 - 0
- IV. Manager’s Report (comments): Lagrange said he and the Tremont Town Manager are trying to get the Island Explorer bus system to keep one bus in SWH and Tremont to be able to service these two Towns. Suggested a bus hub here on the village green where the public bathrooms are with a kiosk for guests. Now awaiting word from the explorer bus system on the bus proposal. Board asked about the straw poll for the school – it is a non-

binding referendum – Tremont will be putting it on the warrant as written. Lagrange recommends placing the article on the ballot as written to correspond with the Tremont. It was Moved (Dunbar) and Seconded (Benson) to send the school straw poll to the voters in May, as written. Vote: 5 – 0. Lagrange told the Board that Acadia Disposal District will provide 4 to 8 compost bins to be given away at Town Meeting this year: numbers will be given out at the door and winners will be chosen at the end of the Town Meeting.

Lagrange attended a Cable Consortium meeting last week. He has asked Chisholm to assist: several municipal buildings do not have high speed cable, and we are addressing that with the Consortium. All other part of our agreement with them are reasonable. Lagrange said he wished to add to his manager’s report that there have been several internal discussions regarding the Acadia Disposal District (ADD). The Town has budgeted \$10,000 per year for ADD. He can’t see the advantage in paying that money for them to negotiate with EMR – Lagrange recommends a warrant at town meeting to discontinue ADD membership. Dunbar said he is not familiar enough with ADD to make a decision and the Board should know all the ins and outs before making that decision – we should have them come to speak to the Selectmen before making that decision. Benson said a fair amount goes into Ellsworth recycling, and ADD has a capital fund earmarked to build a central transfer station. Southwest Harbor is the highest paying member of the group. Lagrange said the Town has an \$11,000 bill annually, and with EMR in Town we may deal directly with them. PERC is the most complicated part of the scenario. Lagrange recommends putting a warrant before the Town. Corrigan feels ADD’s biggest thing appears to be building a transfer station. He feels that would complicate getting out, and be more costly in the end. Dunbar said even if we do this we should invite ADD to the next meeting on March 13<sup>th</sup> before putting this on the warrant. It was noted that March 6<sup>th</sup> is an Infrastructure meeting to be put on the Selectmen’s March calendar.

V. Warrants: Administration 137,139-143 Water 4  
Sewer 29 School 138

V. Old Business

a. Water Tank (Olver Engineering) : Analeise Hafford from Olver Associates presented a summary of why a concrete tank was recommended over the steel tank. They felt the cost increase was minimal compared to the life of the concrete tank over the steel tank. The steel tank only has a 5 year warrantee for corrosion and the concrete tank has a much better warrantee. Both tanks need a larger area around them than exists now. There is no concern with winter time operation with a concrete tank. All tanks should be inspected every 5 years – there will be a 4 week period of time before we will have drawings. There are old materials that have been left behind on the site – old valves will need to be removed with proper abandonment. Other site work will all be included in the plan. Benson asked about comparison long term and how do they

compare total cost over the life of the tank. Hafford said inlet and outlet pricing was not included with the steel tank which showed the price around \$7,000 lower than it would be, as the inlet and outlet is necessary. Both tanks require inspection every 5 years. Benson asked if there was a difference in foundation cost. Hafford said the foundation is included in the bid price. Construction cost of around \$500,000 appears to include everything according to Hafford. It will still have to go out to bid, so that will determine the actual cost. Hafford said she has some concern about the coordination with the other tank and the Drinking Water Program (DWP) wants the bidding put out fairly. Hafford will check with the DWP concerning the demolition. Lagrange doesn't want to go beyond the scope of the DWP. Hafford said there may be not cost to have them remove it themselves. She expressed concern for the valves left behind that they are not left damaged. Lagrange expressed concern on this issue as well. Because of fire issues, Hafford expressed concern that the other tank not be taken down far in advance of the construction. Downtime difference is not significant on either tank: approximately 8 weeks. Lagrange said if there are no more questions he would like the Board to select a scenario for Hafford to go out to bid on. Hafford said this is federal money that the State administers. Benson said the concrete tanks have a pretty good proven record and last twice as long for a similar amount of money. It was Moved Benson and Seconded Norwood, to recommend going to bid on a NATGUN concrete tank as a replacement and to give Olver Associates the go ahead and approve a NATGUN concrete 350,000 gallon tank for our replacement water tank, contingent on town vote at town meeting. Discussion: Should the price of \$375,000 be put in that? Lagrange said that was the NATGUN bid price. Benson withdrew his motion and Norwood withdrew his second. It was Moved (Benson) and Seconded (Norwood) that, contingent on Town vote in May, the Town gives Olver Associates approval for a 350,000 gallon NATGUN concrete water tank at a cost of up to \$375,000 which will include the concrete tank and foundation. Vote: 5 – 0. It was Moved (Norwood) and Seconded (Minctons) to place a warrant article at Town Meeting to be worded in such terms that the Town asks the voters to fund up to but not to exceed \$696,000 to replace a steel water tank with a concrete water tank with a capacity of 350,000 gallons. Vote: 5 – 0.

## VI. New Business

- a. Bottle Club Renewal, American Legion Post #69: It was Moved (Dunbar) and Seconded (Minctons) to renew the bottle club application of American Legion Post #69. Vote: 5 – 0.
- b. Ordinance Amendments (CEO): Lagrange said the Planning Board, having held a public hearing on February 23, 2012 wish to bring to the Board proposed LUO changes to go before the voters by secret ballot in May. He reviewed the basics of the proposed changes. Dunbar asked if maps were available at the Planning Board Public Hearing – Lagrange and Walsh confirmed that they were, and are still on display if the public is interested. The proposed change will be published in the paper as well, and

included in the material available to the public for vote. Dunbar questioned whether the change to the height description would result in a building higher than the 40' limit. Worcester said this method of measuring the height of a building from the uphill side of the foundation, rather than from the lowest point of the foundation, will level the playing field. Dunbar asked if blocking someone's view from behind would leave the Town open to problems. Lagrange asked the Board to move to put these changes on the ballot. It was Moved (Dunbar) and Seconded (Norwood) to authorize warrants for the Land Use Ordinance changes for Section XIII, Building Height Definition, Zone B, Section III, Non-Conformance, Section VIIIVI, Permit Review, Section XI, Procedure for amending the ordinance, Section XII, Appendix to be placed on separate written ballots for the upcoming May 8<sup>th</sup> ballot. Vote: 5 - 0

- IX. Other Business: none
- X. Sign Warrants: It was Moved (Mincions) and Seconded (Benson) to approve the warrants as presented. Vote: 5-0
- XI. Adjourn: It was Moved (Benson) and Seconded (Mincions) to adjourn the meeting at 7:10 p.m. Vote: 5 – 0.