#### SPECIAL COUNCIL MEETING

#### **AGENDA** FREEPORT TOWN COUNCIL MEETING #19-2002 \*\*\*MIDDLE SCHOOL CAFETERIA\*\*\*

JULY 30, 2002 - 7:00 P.M.

FROM:

Dale C. Olmstead, Jr.

TO:

Robert Stevens, Chairperson, Porters Landing John Arsenault, Vice Chairperson, Prout Road

Kenneth Mann, Mann Road David Soley, Arnold Road Eileen Lowell, So. Freeport Road

Rod Regier, South Street Susan Campbell, Hunter Road

FIRST ORDER OF BUSINESS: To waive the reading of the Minutes of Meeting #18-2002, held on July 16, 2002 and accept the Minutes as printed.

ITEM #145-2002

To consider action relative to proposed acquisition of the Eastland Shoe Park Street properties for the development of a Community Center. (Public Hearing).

Report on due diligence.

MOTION: That the Public Hearing be opened.

MOTION: That the Public Hearing be closed.

BE IT ORDERED: That it has been determined that it is not feasible to proceed the development of a community center at the Eastland Shoe properties located on Park Street.

BE IT FURTHER ORDERED: That the Town through its Broker notify the Sellers of the termination of the contract for purchase of the Eastland properties.

Adjourn.

#### MINUTES COUNCIL MEETING #19-2002 MIDDLE SCHOOL CAFETERIA JULY 30, 2002 – 6:00 P.M.

CHAIRPERSON'S CALL TO ORDER	Present	Absent	Excused	
Robert Stevens, Chairperson Porters Landing	x		8	
John Arsenault, Vice Chairperson Prout Road	x			
David Soley Arnold Road			x	
Susan Campbell Hunter Road	x		v	
Rod Regier South Freeport Road	x			
Kenneth Mann Mann Road	x			
Eileen Lowell South Freeport Road	x			

Chair Stevens called the meeting to order at 7:07 p.m. and noted that Councilor Soley will be arriving later.

FIRST ORDER OF BUSINESS: To waive the reading of the Minutes of Meeting #18-2002, held on July 16, 2002 and accept the Minutes as printed.

MOVED AND SECONDED: To waive the reading of the Minutes of Meeting #18-2002, Held on July 16, 2002 and accept the Minutes as printed (Arsenault & Campbell) (6 Ayes) (1 Excused—Soley)

Before opening the Public Hearing, Chair Stevens gave an overview of the Eastland project. He noted that the straw poll has been called off because the project is deemed not feasible.

ITEM #145-2002 To consider action relative to proposed acquisition of the Eastland Shoe Park Street properties for the development of a Community Center. (Public Hearing).

MOVED AND SECONDED: That the Public Hearing be opened. (Lowell & Regier) (6 Ayes) (1 Excused—Soley).

John Tewhey of Tewhey Associates reported on the environmental investigation he performed and shared some historical information as well. He answered questions for the Council and members of the public. His report is the property of the Town of Preeport.

Jason Donahue, Architect with Orcutt & Associates explained the structure of the building and displayed layouts of possible new construction and landscaping and also renovations. He, too, answered questions for the Council and members of the public.

Councilor Regier noted that he has been involved in this project for sometime. He reviewed the estimated costs involved and came to the conclusion that this project is not financially feasible.

Councilor Campbell noted that communication was very important to the due diligence. She thanked the staff at Town Hall for their assistance and explained that information was provided on Channel 7, on the website, on kiosks in the Town Hall and also at the Library. The Media was also very helpful. 37 people came to the July 2, 2002 meeting. A decision was made to have an additional meeting with the neighborhood residents on July 22 to learn their hopes and fears. She thanked everyone for participating at this meeting.

Joe Migliaccio urged Councilors to take an active role in shaping this site. Brad Guay thanked the consultants for their amazing turn-around. He suggested courting a business such as Old Town Canoe to locate at this site that will hire the employees who have been laid off. He urged Councilor to vote against purchasing Eastland Shoe.

Alan Caron noted he is glad to see the Council did its homework and approached this project in a business like manner. He thanked everyone for the terrific job that has been done in a short period of time. It has been a good process. He advised that the Planning Board will be looking at the future of the village and he is hoping that residents of the village will participate when the time comes.

Scott Poulin thanked the Council for their efforts in gathering data. He, too, feels it was a good process.

Jared Blake noted that he believes it would be a good idea to purchase the Eastland Shoe for a Teen Center.

Councilor Campbell was asked to present two petitions to the Town Council, which she read into the record.

Councilor Arsenault wanted the record to reflect that he was believed to have installed an illegal parking lot for The Nappi family by a resident of Bow Street. He has since proven that he did not install this particular parking lot and received an apology from that particular resident. He pointed out that he does not have a professional relationship with the Nappi family. He frequents Bow Street Market in the same manner as other Freeport Councilors and residents. There is no conflict of interest involved.

MOVED AND SECONDED: That the Public Hearing be closed.(Arsenault & Regier) (6 Ayes) (1 Excused—Soley).

MOVED AND SECONDED: To add "or other Municipal uses" (Mann & Campbell) (6 Ayes) (1 Excused—Soley).

MOVED AND SECONDED: To add "a structural inspection is not satisfactory". (Stevens & Arsenault) (6 Ayes) (1 Excused—Soley).

**BE IT ORDERED:** That it has been determined that a structural inspection is not satisfactory and that it is not feasible to proceed with the development of a community center or other Municipal uses at the Eastland Shoe properties located on Park Street.

**BE IT FURTHER ORDERED:** That the Town through its Broker notify the Sellers of the termination of the contract for purchase of the Eastland properties. (Mann & Arsenault) **ROLL CALL VOTE**: (6 Ayes) (1 Excused—Soley).

Councilor Mann appreciates all the hard work that has been done by constituents and citizens of the Town and is pleased with the conclusion that was reached.

Councilor Campbell noted that she is very proud to have served on the Due Diligence Committee and that a fine piece of work has been done. She is very pleased with the process as a whole and hopes that this type of process can be used in the future.

Chair Stevens noted that very few people are opposed to the fact that we do want a community center some place in Freeport.

Chair Stevens read a letter that will go to the broker for the seller thanking them for giving the Town an opportunity to view the property and reach a decision. We will be notifying them that we are not satisfied with the finding and are terminating the contract as of 7/31/02. We will ask for return of the \$10,000.

Andrew Arsenault asked about the information that has been garnered and if it could be sold to a potential buyer. He was assured that consultants cannot give this information to anyone without express permission from the Town.

MOVED AND SECONDED: To adjourn at 10:05 p.m. (Mann & Regier) (6 Ayes) (1 Excused—Soley).

Respectfully Submitted,

Sharon Coffin Council Secretary

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