

**MINUTES
FREEPORT TOWN COUNCIL MEETING #04-05
TOWN HALL COUNCIL CHAMBERS
FEBRUARY 15, 2005 – 7:00 P.M.**

CHAIRPERSON'S CALL TO ORDER

PRESENT ABSENT EXCUSED

Thomas Rumpf, P.O. Box 819, S. Freeport	x
John Arsenault, Prout Road	x
Charlotte Bishop, Maquoit Drive	x
Rich DeGrandpre, Timber Ridge Road	x
Frederick White, 45 Pleasant Hill Road	x
James Cassida, 5 Timber Ridge Road	x
Genie Beaulieu, P.O. Box 74	x

Chair Rumpf called the meeting to order at 7 p.m.

FIRST ORDER OF BUSINESS: To waive the reading of the Minutes of Meeting #3-2005 held on February 1, 2005 and accept the Minutes as printed.

MOVED AND SECONDED: To waive the reading of the Minutes of Meeting #3-2005 held on February 1, 2005 and accept the Minutes as printed. (Arsenault & DeGrandpre) **VOTE:** (7 Ayes)

SECOND ORDER OF BUSINESS: Announcements

Chair Rumpf pointed out that a funeral service was held this afternoon for Lieutenant Mike Whitehouse of the Freeport Police Department. He expressed appreciation for all he did for the Town of Freeport. Everyone joined in a moment of silence to honor Lieutenant Whitehouse. Chair Rumpf pointed out that he will be missed.

Chair Rumpf encouraged residents to apply for the Homestead Exemption for their primary residence, if they haven't already done so. If someone has applied once, they don't have to apply again. If someone is unsure whether they applied or not, they should check their latest tax bill. There should be information on it that will indicate whether they have been credited for the Homestead Exemption last year. Councilor Bishop reiterated that there are no income limits or dependent limits. Everyone qualifies. It does not matter what anyone's income is or the value of their property, but they must submit an application.

Chair Rumpf pointed out that Monday, February 21 is Presidents Day and the Town offices will be closed.

THIRD ORDER OF BUSINESS: Public Comment Period – 30 Minutes (Non-Agenda Items Only)

There were none.

MOVED AND SECONDED: To close the Public Comment Period. (Cassida & Arsenault) **VOTE:** (7 Ayes).

FOURTH ORDER OF BUSINESS:

ITEM #20-05 To consider action relative to adopting the February 15, 2005 Consent Agenda.

BE IT ORDERED: That the February 15, 2005 Consent Agenda be adopted. (White & Arsenault)

Chair Rumpf explained the agenda to members of the public.

ROLL CALL VOTE: (7 Ayes).

ITEM #21-05 To consider action relative to the acceptance of easements from the Freeport Housing Trust.

BE IT ORDERED: That two easements from the Freeport Housing Trust dated January 19, 2005 providing for the construction of sidewalks and walking trails be accepted.

Note: The easements are located on property known as Varney Square on US Route 1. (DeGrandpre & Arsenault)

Jim Hatch, Executive Director of the Freeport Housing Trust, explained the easements. Councilor DeGrandpre referred to Exhibit A, which reads "A certain twenty-foot wide Strip of land in Freeport, Cumberland County Maine, and lying ~~fifteen~~ feet on either side of the following-described line:". He asked if it should have said 10 feet on either side or 20 feet on either side. Mr. Hatch indicated that 20 feet^{total} was the intent.

ROLL CALL VOTE: (7 Ayes).

ITEM #22-05 To consider action relative to appointing an alternative to the Regional Waste Systems Board of Directors.

BE IT ORDERED: That Gregory L'Heureux be appointed as the Town of Freeport's Alternate to the Regional Waste Systems Board of Directors. (Arsenault & Cassida).

Mr. Olmstead explained how important it is to have an alternate be appointed because critical votes will be coming up in the next few months and should he not be able to attend every meeting, Freeport will be represented.

ROLL CALL VOTE: (7 Ayes).

ITEM #12-05 Tabled January 18, 2005. To consider action relative to a consent between the Town of Freeport and the Island Rover Foundation

concerning a resolution of all pending Ordinance violations on the Foundation's property.

BE IT ORDERED: That the proposed consent agreement dated February 15, 2005 between the Town of Freeport and the Island Rover Foundation is approved.

BE IT FURTHER ORDERED: That the Town Manager be authorized to execute the agreement on behalf of the Town of Freeport. (Beaulieu & Cassida)

Mr. Olmstead pointed out that Mr. Arndt has requested an amendment to Item #10, third line from the bottom. He would like to replace irrevocable letter of credit with escrow account held by the Town. Mr. Arndt explained that he will provide the Town with a check.

MOVED AND SECONDED: To change the wording in #10 to read: To secure its timely and complete performance of its obligations under this Consent Agreement, the Foundation will, within thirty (30) days of the date of this Consent Agreement, provide the Town with an escrow account which will be held by the Town in the amount of five thousand dollars (\$5,000). (Beaulieu & Cassida) **VOTE:** (7 Ayes).

Councilor White referred to #4 and noted that it doesn't speak to the fact that there needs to be a net shrinkage in the amount of material. Councilors concurred that they were comfortable with the Code Enforcement Officer's opinion in this situation and he has the authority to work with Mr. Arndt.

ROLL CALL VOTE ON AMENDED MOTION: (7 Ayes).

OTHER BUSINESS:

1. Discussion on request from Fire Chief for the use of a Surplus Police Cruiser.

Mr. Olmstead asked Chief Fournier to put together a cost benefit analysis on what the Town may save by providing this vehicle to the Fire Department. Chief Fournier came up with estimates that were reviewed by the Finance Director and if this vehicle is put in service, it's a break-even proposition. Chief Fournier advised that this vehicle will substantially reduce the amount of time personnel use their personal vehicles but it will not eliminate it completely. Personnel will use this vehicle attending training sessions, paramedic intercepts with surrounding communities and attending staff meetings. He answered questions for Councilors.

Councilor Beaulieu pointed out it will not save money but will cost more in the long run. Now there is another vehicle in the fleet. It is the "dog of the fleet". When it needs to be replaced, the Council will be considering purchasing a new one. Chief Fournier believes

this is a good plan and assured the Council he would not be asking for a new vehicle in a few years. He will be seeking another used vehicle.

Councilor Arsenault would prefer to handle it during the normal budget process. Councilor Cassida asked Chief Fournier to come back in a year and advise whether it was a wash or if we are paying more money than anticipated. The Council will then have an opportunity to revisit it then. Councilor White does not know how frequently the fire fighters use their own cars. This is one of the steps to building up the fleet. He can support it only if the Council can review it in a year. He is confident that it will cost the Town money at some point. Councilor DeGrandpre asked Chief Fournier to put this vehicle and its maintenance into his budget where he can keep track of it for a year. Chief Fournier doesn't want to have to come back in a year. His budget will not allow for vehicle maintenance to overrun. Councilor Beaulieu noted that once a vehicle is added to the fleet, in government it gets really difficult to take that car away. This may be a wash as far as the dollars but this is not going to take care of all of the mileage so the Council is still looking at mileage and the vehicle. Councilor Beaulieu strongly recommended waiting to review this as part of the budget and not as a special request at this time.

Chair Rumpf noted that there appears to be some support but the timing is off. Mr. Olmstead added that should the vehicle come out of service before the budget discussion, it will be set aside.

2. Report from the Municipal Facilities Committee on its recommendations for the Soule School property.

Chair White of the Municipal Facilities Committee mentioned that everyone has a packet of information. They are hoping to review three components of their project:

1. Give the Council an update on the lease agreement with Doten's and First Step.
2. Bring recommendations specific to the use and preservation of the open space.
3. Bring recommendations for parking other than what supports the use of the building.

What is needed from the Council is authorization to refer the parking solutions to Staff Review for consideration. They would also like authorization to move ahead with the open space by authorizing the Town Manager to begin formal discussions with the Conservation Trust and citizens that want to be involved.

Councilor White noted that the committee was charged with looking at the Soule School property. A decision was made to save the building and use it as a day care or school. They solicited input from South Freeport residents and used an RFP process for viable uses. The committee selected Doten's RFP and entered into discussion with them. Doten's have a lease agreement setting in their office. The agreement is that they will sublet to First Step. First Step has decided to not move forward. The committee has given Doten's a deadline of February 17 at 6 p.m. to bring a tenant that has signed on with them that meets the committee's requirements. If they cannot meet that deadline, the committee has scheduled a meeting on Thursday and will decide where to go next.

The committee has asked Mr. Olmstead to work with the Conservation Trust, the Conservation Commission as well as interested folks to develop a management plan on the open space. If for any reason the school shall cease being used for school use and taken down, this property can be rolled into the open space and the easement.

Councilor Beaulieu noted that the park should be located in the front because parked cars are not very attractive. She extended the blue line on the plan. She would like to hold some options open.

Councilor Cassida advised that this is open space and in its current form it can be used as a park without any kind of conservation easement. It does not limit 10 years or 20 years from now going back and looking at it again and saying now today, the best use of that space is something else. He is opposed to a restriction. He would like all of it to be a park.

Councilor Bishop can support a partial easement on the back of the property but does not want to limit the front part where she may want access. At this time, she noted that the committee does not know that what was planned will even work out.

Chair Rumpf pointed out that a lot of the back property is wet and there is a drop off that will require fill. Councilor DeGrandpre agreed that there are drainage challenges in the rear.

There is a majority of the Council in support of this piece so Mr. Olmstead can move ahead with the Conservation Commission and Conservation Trust. The Council would have to vote on the easement so a public hearing will be scheduled.

Parking—Councilor White referred to a map that Mr. Presgraves drew up showing the gravel area that has 24 parking spaces. Additional spots would require fill. Signage would be allowed for enforcement. Overnight parking would be permitted in the 24 parking spaces. This concept was reviewed by Traffic and Parking today. Whether to allow 24 hour parking on South Freeport Road will have to be determined. The silver bullet requires 2 spaces. In total on this footprint, there are 37 spaces. There will be 24 in the rear, which permits overnight parking, 9 for the school, 2 in front for drop-off and 2 for the silver bullet. Residents of Freeport will be parking there. He would like Council support in sending this to Staff Review if the lease is worked out.

Councilor Beaulieu is interested in hearing how residents feel about parking. Chair Rumpf asked for public comments. The following people spoke: Sandra Drake, Guy Quartrucci, Faith Baker, and Mary Eliza Wengren. Wendy Betts had questions for Councilors. Discussion followed.

Councilor Beaulieu asked about next steps. Mr. Olmstead will work with the Conservation Trust and Conservation Commission and will bring back a formal recommendation that will be very clear on the boundaries. Mr. Olmstead added that the conservation piece will be available in late March.

3. Confirm Appointments Committee meeting.

Mr. Olmstead pointed out that this is not the final agenda. It may change slightly. He asked committee members if the 6 p.m. time slot on March 1 works. There was consensus that this is fine. Councilor Bishop pointed out to the public the various boards that are in need of new members and that meetings are generally held once a month. She encouraged residents to come in and fill out a form.

4. Update on Nathan Nye Extension request.

Mr. Olmstead explained that Derek Towne has asked for more time to explore his options. He's not ready to return.

5. Informational Exchange.

Chair Rumpf had a question regarding the Public Utilities Commission's proposal to establish a process for reducing the number of PSAPS from 48 to 24. He asked Mr. Olmstead what is the status of Freeport's negotiations with Brunswick. Mr. Olmstead suspects that when the consolidation of PSAPS is finalized by the State, there is a strong likelihood that Brunswick will continue to be a PSAP and Freeport probably will not. He clarified that a dispatch may not necessarily be a PSAP but we can have a dispatch without it being designated a PSAP. Freeport is currently a PSAP. The State will decide who will be a PSAP. (PUBLIC SAFETY ANSWERING POINT)

Councilor Beaulieu asked for an update on heavy trucks on Route One. Mr. Olmstead explained that there are bills in the U.S. House and U.S. Senate. The bills are not going very far as he understands it but he read an article in *The Aroostook Republican* that Olympia Snowe wrote talking about her commitment to getting her piece of legislation approved. This issue can be discussed with Tom Allen when he meets with the Council.

Adjournment

MOVED AND SECONDED: To adjourn at 9:25 p.m. (Arsenault & Beaulieu) **VOTE:** (7 Ayes).

Respectfully Submitted,



Sharon Coffin
Council Secretary