

*Winthrop Town Council  
Regular Meeting  
Monday, July 6, 2009  
Winthrop Town Office*

*Attendance: Kevin Cookson, Chair: Patricia Engdahl, Ken Buck, David Rheame, Priscilla Jenkins, Sarah Fuller, Lee Bragg, Cornell Knight (Town Manager) and Julie Winberg (Secretary); absent: Linda Caprara*

*Approve the Minutes of May 4, June 1, and June 15, 2009.*

*Motion by Rheame and seconded by Caprara, the minutes of January 5<sup>th</sup> were approved with a unanimous vote.*

*Motion by Engdahl and seconded by Jenkins, the May 4<sup>th</sup> meeting minutes were approved with corrections on Page 3, Item 53, second line 'for' the interview rooms; and on Page 4, Item 57, 'took' as their first task. The vote was unanimous.*

*Motion by Engdahl and seconded by Jenkins, the June 1<sup>st</sup> meeting minutes were approved with corrections on Page 7, Item #69, Fire Chief Dan Brooks. The vote was 4-0-2 with Fuller and Buck abstaining.*

*Motion by Engdahl and seconded by Jenkins, the June 15<sup>th</sup> meeting minutes were approved. The vote was 5-0-1 with Buck abstaining.*

*Item #75 Hold a public hearing on the Victualer's license applications for Hannaford Supermarket, 399 Main Street and RT Farms Enterprises, 2210 Rte 202.*

*(Hannaford Supermarket and Pharmacy, owner Hannaford Brothers, Scarborough and RT Farms Enterprises, owner Wayne J. Lagasse (Seafood/Soda/Snack Shop)*

*The public hearing opened at 7:05 p.m. and closed at 7:07 p.m.*

*Item #76 Consider Victualer's licenses for Hannaford Supermarket and RT Farms Enterprises.*

*Motion by Rheame and seconded by Jenkins, the Victualer's licenses for Hannaford Supermarket and RT Farms Enterprises were approved with a unanimous vote.*

*Item #77 Consider a transient seller application for Moonshadow Farms, Christina & Keith Belz, 563 Old Lewiston.*

*These applicants will be selling vegetables, fruit, eggs, flower, and plants at their home.*

*Motion by Rheaume and seconded by Jenkins the transient seller application for Moonshadow Farms was approved with a unanimous vote.*

*Item #78 Consider a proposal from Lonney Steeves to convert the former Ambulance building to a shared YMCA and Recreation Department Community Center.*

*Lonney Steeves was in attendance to present his report to the Council. He would like to move his office into the former Ambulance building. He went over his proposal for how he plans on using the building over the next few years. Along with Margy Knight, he has submitted a funding application for developing a community center to the Maine Health Access Foundation. They have succeeded through the first step of this process and will know by July 13th if they will receive the \$50,000 they requested which would cover the first two years of their proposal.*

*Presently, the YMCA and Recreation Department share the old ambulance garage. The short term proposal (for the next two years) is to create a community meeting place, a new shared office that will be handicap accessible, a larger space for their programs. They do not plan on using the bays during the winter.*

*Their long term plan is to create a community/teen center in the bays. Their goal is to have a 'real' youth activities center for the community. But, he went on to say, that this would be intergenerational as it will be a senior center as well.*

*They are looking for a committee of students and adults to develop these plans once the bays become a reality. They would also look for a person to coordinate these plans and to oversee them.*

*There would be construction that would have to take place in order to move this plan forward: removing the garage doors from the bays, replace them with doors and windows, and build a wall in the main area to allow access to the bathroom and kitchen.*

*The shared expense that would remain would be the cost to heat the facility. But what was noted was the fact that it will become a more efficient space to heat once the bays are removed. Therefore, the budget should remain the same, even though the space will be doubled. There had been no other requests to use the building. This, although the use is a new facility, the town still remains the owner.*

*His plans are for the new programs to start next year. There is real momentum now and there would be not cost to the town, he explained. He is also working with the United Way for funding and exploring other avenues as well.*

*The first hurdle is passed. The second hurdle will be to staff the new facility. For this, he is looking into Americorp and Vista. The facility that they will be vacating will be ideal for a storage warehouse.*

*Councilor Jenkins read a letter from the Chamber of Commerce which is throwing 100% of their support for this project.*

*Motion by Engdahl and seconded by Jenkins, the vote was 4-2 to allow the Winthrop YMCA/Recreation Department to take over a Town Hall Lane building once used as a garage by the Winthrop Ambulance Service recently vacated by the Police. Councilors Buck and Rheame were in opposition noting budget constraints.*

*Item #79      Consider forming a Historic Preservation Commission.*

*The Comprehensive Planning Committee reviewed the town's historical and archeological resources. Through that review, they have recommended that the town establish a Historic Preservation Commission in order to provide a resource for archeological sites, record the same and for building preservation. A draft ordinance was reviewed (it was from the town of Castine). If this suggestion is pursued, a public hearing would have to be scheduled. There are a few members on the Comprehensive Planning Committee that are interested in servicing on this commission. However, although interest has been noted, this still needs to be advertised to all so that the Appointments Committee could review all the applicants applications.*

*The proposed ordinance would identify training, membership, the terms of office, how vacancies would be filled, conflicts of interest, officers, quorum, rules of procedure, meetings and public notice, duties and powers, and authorization to hire experts and consultants.*

*The town manager will work with the town attorney to amend the proposed ordinance and then advertise it for a public hearing in August. He noted that the language is standard and quite typical of this type of ordinance. The only cost would be for ongoing yearly training seminars which the town will be responsible for. This type of training usually runs about \$60-\$70 each. Typically, the large towns with historic districts have this type of ordinance in place such as Hallowell, Castine, and Portland.*

*The Councilors, through active discussion, felt that although they support the concept, more research needs to be done in order for final approval, as well as public input through a public hearing.*

*Motion by Jenkins and seconded by Fuller, the formation of a Historic Preservation Commission was approved with the above caveat.*

*The vote passed with a vote of 4-2 (in opposition was Rheaume and Buck – noting they could not support this at all because it would eventually end up costing the town money they don't have. Councilor Buck also recommended getting another town historian as the present one is quite non-responsive to the residents.*

*Item #80 Consider an amendment to the Traffic Ordinance related to prohibiting skateboards on sidewalks.*

*Chief Joseph Young was in attendance and through a proposed amendment to the traffic ordinance, he reviewed the suggestions he had to prohibit skateboards on sidewalks. Also noted, in order for this, or any, proposal to be adopted, a public hearing would have to be held along with a first reading. He provided the language that would ban skateboards on sidewalks but allow them to be ridden to the far right side of a roadway. He had researched thoroughly some other town's ordinances and in the one he has proposed, he added text concerning the authority that would be given to his department which would increase their scope and enforcement.*

*It should be noted that it is already against the law to skateboard on Main Street, but attempts to enforce this have fallen on deaf ears. The State Law says that the Police Department can confiscate bicycles. The Chief explained that he is now confiscating skateboards. There are no signs that say 'no bikes or skateboarding allowed'. There have been many calls from the local businesses on Main Street to his Department to take some action. This is a safety issue.*

*Councilor Buck recommended posting warning signs for a trial period. The town needs to do something now as it would be negligent otherwise. Signs are very much needed.*

*Councilor Jenkins felt that this was indeed dangerous for pedestrians.*

*Councilor Engdahl felt that this whole issue sounded as if it was a group of the same young people that were doing this. Although this is already against the law, she went on to say, the town would be throwing a big solution to a small problem. She felt that this was a group of kids already in a 'reactive' mode that 'don't care about rules imposed by the parents'. There may become, through such an ordinance, an exacerbation of a real power struggle that already exists. Thus, the problem would be made worse by cracking down on them.*

*Chief Young felt strongly that the Police Department needed the tools to do their job. That this 'was' a safety issue and he needed the town's support.*

*Councilor Rheaume felt that the wording in the new Ordinance would remain Bowdoin Street to Clark Street as that is where the real problem lies.*

*Councilor Cookson agreed stating that they needed to add that to the Ordinance.*

*Councilor Jenkins also recommended that the range of authority should be from Bowdoin Street up to Western Avenue. Chief Young agreed.*

*Councilor Fuller, although in support, also wanted the town to express its encouragement to residents to support walking, and that it is a pedestrian friendly town.*

*Chief Young will bring this back to the Council with the changes and prepare for a public hearing on the matter.*

*Item #81 Consider the town's funding match for the Fire Station Construction Grant proposal with FEMA funding.*

*Chief Brooks was in attendance and presented an update on a grant he is working on to fund construction of a new fire station. There is tremendous competition throughout the country for these grants. The higher the*

*town's match, the better the town will score. He recommended that the town match the grant by 40-50%.*

*The grant that he is applying for is administered through FEMA. The stimulus bill has set aside \$210 million to fund 100 projects nationwide. The grant process allows you to ask for 100% of the funding needed. You get a higher rating if you move quickly, are zone properly and have all the required permits. The town owns the land and is zoned commercial. The town is looking to fund this project at a 40% level which is approximately \$640,000. It has projected \$1.6 million and it will be a 'green' building.*

*Chief Brooks noted that in this grant application, he has identified fire fighter safety issues as the basis for the request. The fact that he has the building specifications and architectural drawings all in place is a huge benefit. Through his thorough research, it takes approximately one year to award such a grant.*

*Motion by Rheaume and seconded by Jenkins, the vote was 5-1 to approve the town's funding match for the Fire Station. Councilor Buck was in opposition noting budget constraints.*

*Item #82      Update on the activities of the Green Committee.*

*Councilor Jenkins provided an update on the work of the Green Committee. She told the group that there were nine people who attended the last meeting. There is a distinct hydropower potential. The committee is looking at the present usage and a proposal is for a three year study. But the first step is to complete and application and get a permit. The permit will be prepared and coordinated through the Green Committee.*

*Motion by Rheaume and seconded by Engdahl to go forward with the permit process. The vote was unanimous.*

*The next meeting will be on July 14<sup>th</sup> and on July 28<sup>th</sup> at 5:30 p.m. in the Town Hall. All are invited.*

*Item #83      Consider the public sale of bonds for permanent financing of the police station, fire truck, land purchase and financing costs.*

*Lee Bragg was in attendance to discuss the pros and cons of issuing town debt. A discussion ensued about the sale of bonds to use as permanent financing instead of through a Bond Bank. The critical issue is whether the town can save money through this creative way of financing. And the answer is yes, especially*

*with a lower interest rate. The amount would be about \$1.2 million. Although the town would have to pay for the actual application as well as some legal fees involved, that amount could be added to the principle thus avoiding initial outlay. We are saving money.*

*Motion by Fuller and seconded by Buck to pursue the public sale of bonds. The vote was unanimous.*

#### *Manager's Report*

*The Library has not moved in yet as the elevator has not been fully installed. The delay is projected to be one week.*

*The Department of Transportation is funding flashing school signs, and drainage on Main Street. The paving of Main Street is still in question.*

*The town ended this year in the 'black'.  
The Highland Avenue project continues. The sidewalks will be curved 6"/7" so the children can walk to school.*

*The town assessor, Maura Smith, will be retiring on December 31<sup>st</sup>.*

*July 1<sup>st</sup> started the school's contractual agreement maintaining their own grounds and snow plowing. The school has agreed not to charge for rent at the town office and in return the town will maintain Rambler Road. The town has taken over the custodial services for the Library, the police department and the ambulance building. Quotes are in the process of being reviewed before a contract is issued. These agreements will be made available for the Councilors to review, after the town attorney reviews them, at their August meeting*

*Motion by Rheaume and seconded by Engdahl, the meeting adjourned with a unanimous vote at 10:00 p.m.*