

TOWN OF KENNEBUNK
BOARD OF SELECTMEN
TUESDAY, FEBRUARY 23, 2016 – 6:15 P.M.
KENNEBUNK TOWN HALL
3rd FLOOR/ROOM 301
AGENDA

REGULAR MEETING – 6:15 P.M.

Interview the following Candidate for Committees:

Charles Barker

River Committee

Vacancies: (1) Alternate 2016

Mr. Barker has attended the Kennebunk River Committee meetings and was encouraged to apply for the alternate position. The committee endorses his appointment.

REGULAR MEETING – 6:30 P.M.

1. Call to Order & The Pledge of Allegiance

I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

2. Minutes (2-3 minutes)

- a. February 9, 2016 Regular Meeting

Budget Meetings - minutes will be available for the next regular meeting

- b. February 2, 2016 Special Meeting (Budget Meeting 6:00 pm)
c. February 4, 2016 Special Meeting (Budget Meeting 6:00 pm)
d. February 6, 2016 Special Meeting (Budget Meeting 8:30 am)
e. February 11, 2016 Special Meeting (Budget Meeting 6:00 pm)
f. February 13, 2016 Special Meeting (Budget Meeting 8:30 am)
g. February 16, 2016 Special Meeting (Budget Meeting 6:00 pm)

3. Items to be Signed (3-5 minutes)

- a. Items as Presented

4. Public Hearing(s) (5-10 minutes)

- a. The Municipal Officers of the Town of Kennebunk will hold a Public Hearing to act on the following:

Jing Huang Dong d/b/a Jai Mei Le Wah Restaurant Inc.
Located at 60 Portland Road
For a renewal Malt, Spirituous and Vinous Liquor License Application

Town Manager's Note (not part of the public hearing notice):

Fire Department: no deficiencies noted in the annual inspection.

Police Department: no calls for service that would interfere with the renewal of the license.

MOTION: To approve the renewal Malt, Spirituous and Vinous Liquor License Application for Jing Huang Dong d/b/a Jai Mei Le Wah Restaurant Inc.

- b. The Municipal Officers of the Town of Kennebunk will hold a Public Hearing to act on the following:

**Amato’s Sandwich Shops, Inc. d/b/a Amato’s
Located at 48 Portland Road, Suite 2
For a new Victualer License Application**

Information is available in the Town Clerk’s Office.

Town Manager’s Note (not part of the public hearing notice):

Fire Department: Due to the new construction currently underway, the facility is not ready for a Fire & Life Safety Inspection. The Fire Chief’s recommendation is to issue the license and hold it until the following have occurred: Code Enforcement Officer’s final inspection and Occupancy Permit issuance, and Fire Department’s Fire & Life Safety Inspection.

Police Department: new business – nothing to report from police

MOTION: To issue the new Victualer License Application for Amato’s Sandwich Shops, Inc. d/b/a Amato’s per the Fire Chief’s recommendation and hold the license until the following have occurred: Code Enforcement Officer’s final inspection and Occupancy Permit issuance, and Fire Department’s Fire & Life Safety Inspection.

5. Public Comments (5-10 minutes)

6. Acknowledgements/Announcements (5 minutes)

- a. Accept a Donation for the Fire Rescue Department – The Town recently received a \$10.00 donation to the Fire Rescue Department from St. Andre Health Care Facility in memory of Alice May (Marvin) Clunie.

MOTION: To accept the donation from St. Andre Health Care Facility and send a letter thanking them for their thoughtful donation.

- b. Town Bond Ratings – The Town is in the process of issuing bonds that were authorized at the June 2014 and June 2015 Annual Town Meetings. As part of the bond issue, the Town’s bond ratings are thoroughly analyzed by Standard & Poor’s (S&P) and Moody’s; this includes review of current financial statements, reserve positions, community long-term stability, potential for future growth, and overall management of the Town.

Citing a strong economy, strong management, and strong budgetary performance resulting in multiple operating surpluses leading to strong reserve levels, S&P reaffirmed our current rating of ‘AAA’, while Moody’s upgraded our rating from ‘Aa2’ to ‘Aa1’.

Our bond advisor estimates that our interest rates for the 2016 bonds to be issued on March 1, 2016 are lower by about 25 to 35 basis points had our ratings been at 2010 levels, saving the Town approximately \$45,000 over the life of these new bonds.

Town of Kennebunk Rating History

	<u>2003</u>	<u>2004</u>	<u>2007</u>	<u>2010</u>	<u>2013</u>	<u>2016</u>
S&P	AA-	AA	AA	AA+	AAA	AAA
Moody's	A1	A1	Aa3	Aa3	Aa2	Aa1

This is an impressive achievement for the Town and would not be possible without a great team and supportive community.

The full reports from the rating agencies are enclosed.

- c. Candice Simeoni Recognition – On Thursday, February 11th, Candice Simeoni was recognized by the Maine State Senate for being named Kennebunk Post's Great Person of 2015. She was recognized for her work with the Citizen's Police Academy in both Kennebunk and previously in Eliot. She is a self-defense instructor, been a counselor at Camp Postcard for needy and troubled teens and organizes a coat drive for the elderly. Candice is also a child safety seat technician, chairs the York County Elder Abuse Task Force, is a leader in its Lifelong Wish program and she is a baker for Icing Smiles where she bakes cakes for terminally ill children.

We are so proud of Candice and all of her continued successful accomplishments! Please join us in congratulating Candice and thanking her for all she does for the community.

7. Time Sensitive Business

- a. Discuss the Closing of Certain Town Ways to Heavy Loads beginning February 29th (5 minutes) – Each year, the Town posts certain roads closed to any non-exempt vehicle or combination of vehicles registered for a gross weight of over 23,000 pounds. This is done to protect our roads as the frost levels are changing.

The following roads will need to be closed to such traffic commencing on February 29th and will remain closed until at least April 30th unless otherwise posted. Any violation of the rules is a traffic infraction punishable by a fine of not less than \$250.

Alfred Road (Warrens Way to Cole Road)	Cole Road	Durrells Bridge Road
Downing Road	Harriseckett Road	Heath Road
Middle Road	Mill Street	Old Falls Road
Old Port Road	Perkins Lane	Ross Road
Thompson Road		

Home Heating Fuel Delivery Trucks and Municipal Solid Waste Collection Trucks are exempt from Posted Road regulations. The posting shall remain in force except when the way is solidly frozen. The highway is considered solidly frozen only when the air temperature is 32 degrees F. or below and no water is showing in the cracks in the road. Both conditions must be met. Arundel and Kennebunkport will be closing their town ways to heavy loads beginning on February 29th as well.

MOTION: To close the above roads from February 29th until at least April 30th or as cleared by the Town's Director of Public Services.

8. Old Business (2nd Reading)

- a. Discuss the Board of Selectmen's Strategic Plan Survey (5-10 minutes) – The Comprehensive Plan & Zoning Ordinance Update Committee has finalized their recommendations for the survey. The survey length is now five pages and is attached for your review.

MOTION: To place the survey information on our website and have paper copies available at the Town Hall once the tax bills have been mailed.

9. New Business (1st Reading)

- a. Discuss the Sale of the Route One South (Rest Area) Property (15-20 minutes) – The Board has discussed the disposition of the Route One South Rest Area property with the discussion centered on turning the property from a tax idle parcel to a taxable parcel with business growth.

The June 10, 2014 Town Meeting vote authorized the Board to sell the 14 acre Rest Area property and to seek re-development proposals for that land, subject to such conditions as the Board of Selectmen deems in the Town's best interests of the Town (see attached warrant article).

One proposal was received in response to the attached RFP, which was sent out in late August. The project was not awarded, based on the proposed use that was submitted, which did not meet the desired goals of the EDC.

Recently, the Town, through our Economic Development Director, has received a couple of proposals. The best option for that property was submitted by Benjamin Meggs (see attached P&S agreement) who will bring in a light manufacturing operation toward the rear of the property and retail/office space in the front. The building will be 20,000 sq. ft. in the initial phase with future buildouts.

MOTION: To move to a second reading on March 8th.

- b. Discuss Board of Selectmen Outreach Sessions (5-10 minutes) – Selectman Morin has a proposal to allocate a 2-hour block of time on Saturday mornings for Selectmen hours with the public. These would be off camera, casual discussions and potentially held weekly on Saturday morning from 8 or 9 a.m. to 10 or 11 a.m. Sessions would include two Selectmen and would be publicized for the public.

MOTION: To move to a second reading on March 8th.

- c. Discuss Quarterly Budget and Financial Review Workshops (5-10 minutes) – Some Board members have indicated a desire to review and identify necessary budgetary items earlier in the budget year. These proposed quarterly workshops would also allow for staff input on the current status of budgetary and financial positions.

If this were instituted, the first quarterly meeting would be held in late July or August. How would the Board like to proceed?

MOTION: To move to a second reading on March 8th.

- d. Discuss Boards and Committees (resignations/appointments, if any) (2-3 minutes)

• **Appointment of Resident being interviewed at the beginning of the meeting:**

- Charles Barker Kennebunk River Committee Vacancies: (1) Regular 2016

If the Board wishes to make the appointment, the motion could be as follows:

MOTION: To appoint Charles Barker as an Alternate member on the Kennebunk River Committee with a term expiring on June 30, 2016.

- e. Discuss Any Other Business (2-3 minutes)

10. Selectmen's Comments

- a. Subcommittee Reports (if any)
- b. Individual Selectmen Comments

11. Town Manager's Comments/Notes

12. Executive Session(s)

13. Adjournment