

**Board of Selectmen Meeting
October 24, 2019
6:00 PM
Village Fire Station—32 North Street**

Minutes of the Selectmen's Meeting of October 24, 2019

Selectmen Attending: Patrick A. Briggs, Allen Daggett, Edward W. Hutchins, and Sheila Matthews-Bull

Others: Ralph Austin, Michael Claus, Bob Convery, Carol Cook, Michael Davis, Jon Dykstra, David James, Arlene McMurray, Becky Nolette, Harrison Small, Laurie A. Smith, and others

1. Call to Order.

Chair Daggett called the meeting to order at 6:01 PM.

2. Approve the October 10, 2019, selectmen meeting minutes.

Motion by Selectman Hutchins, seconded by Selectman Matthews-Bull, to approve the October 10, 2019, selectmen meeting minutes. **Vote:** 4-0.

3. Public Forum (This is an opportunity for anyone who wants to address the Board of Selectmen with any issue that is not on the agenda.)

Director of Parks and Recreation Carol Cook invited everyone to attend the Zombie Dash tomorrow evening at the Conservation Trust. She said they are still hoping to get more zombies. So far, 17 have volunteered. She said 80 people are attending this event. At 5:45 PM is the family friendly run and at 6:15 PM is the extreme run, it's darker and more challenging.

4. Consider applications for Recreation Committee.

Ms. Cook said her department has added more programs, so they need more volunteers. She would like the committee to consist of seven members and she has received five applicants so far: Robert Convery, Kristen Garvin, Adam Hartwig, Debra Lennon, and Bryan Page.

Adam Hartwig and Bob Convery spoke of their interest in membership on the committee.

Motion by Selectman Hutchins, seconded by Selectman Matthews-Bull, to appoint: Robert Convery, Kristen Garvin, Adam Hartwig, Debra Lennon, and Bryan Page, to a term expiring June 2020 on the Recreation Committee. **Vote:** 4-0.

5. Award bid for revaluation update.

Assessor Becky Nolette announced she solicited bids for the town revaluation update and received two responses: KRT Appraisal- \$83,000 and Vision Government Solutions-\$67,000. The amount budgeted for this project is \$67,000. She recommends awarding the bid to Vision Government Solutions because she already has a good relationship with them and uses their software.

Ms. Nolette said they will look at the property sold for the last two years and take pictures. The information will be more accurate if they let the inspectors come in, but residents can refuse to let them in. She stated that if the resident refuses to let the inspectors in, it will be more difficult for them to appeal their taxes.

Ms. Nolette said she will inform the public via the Town website, and will put a pamphlet together. She stated she tries to inform everyone who comes into her office.

6. Sign the municipal valuation return.

Ms. Nolette said this form is due annually on November 1, and the information is used on our state valuation.

Motion by Selectman Hutchins, seconded by Selectman Briggs, to sign the municipal valuation return. **Vote:** 4-0.

7. Award bid for Public Works F350 pickup.

Public Works Director Michael Claus said this new truck would be his. He is going to sell the Ford Ranger. He solicited bids from five dealers and received two responses: Arundel Ford-\$42,893.00 and Key Ford-\$32,907.00. He recommends awarding the bid to Key Ford.

Motion by Selectman Hutchins, seconded by Selectman Briggs to award the bid for the F350 pickup for public works to Key Ford at a cost of \$32,907.00. **Vote:** 4-0.

8. Accept a donation of \$1,000 from the Kennebunkport Resident's Association to the Public Health Department's general needs account.

Motion by Selectman Hutchins, seconded by Selectman Matthews-Bull, to accept the donation of \$1,000 from the Kennebunkport Resident's Association to the Public Health Department's general needs account. **Vote:** 4-0.

9. Proposed recycling survey for November Election Day.

The Board received a recycling survey developed by the Solid Waste Committee. Mr. Claus said the compost bins have come in and the Solid Waste Committee would like to distribute them and the survey at the polls on Election Day.

Discussion followed. The Board wanted more information on the survey such as a question about a town drop off (recycling center). Since the election turnout in November is expected to be light, the Board believes there is enough time to get a new survey out to the public. Jon Dykstra added that the committee is working on education.

10. Other Business.

Attorney Ralph Austin, who represents Steve Francis of 76 Pier Road, said Mr. Francis has a property under contract set to close on November 1 and found out there is a title defect in the waterline easement of 2002. The waterline was fine, but a small triangular portion was conveyed to the town. He needs a corrective easement deed from the Town for that triangular portion that the waterline runs through. See Exhibit A.

Motion by Selectman Hutchins, seconded by Selectman Matthews-Bull, to approve the QuitClaim Deed as presented. **Vote:** 4-0.

Town Manager Laurie Smith invited everyone to attend the community music showcase at Vinegar Hill sponsored by the Heritage Housing Trust. There will be live music, dancing, and an auction on November 7, from 7:00 PM to 10:00 PM.

11. Approve the October 24, 2019, Treasurer's Warrant.

Motion by Hutchins, seconded by Selectman Briggs, to approve the October 24, 2019, Treasurer's Warrant. **Vote:** 4-0.

12. Adjournment.

Motion by Hutchins, seconded by Selectman Briggs, to adjourn.

The meeting adjourned at 6:45 PM.

Submitted by Arlene McMurray
Administrative Assistant

Exhibit A - 10-24-2019

Space above for recording information

**QUITCLAIM DEED
(Without Covenants)
Confirmatory Easement Deed**

KNOW ALL PERSONS BY THESE PRESENTS, that the **INHABITANTS of the TOWN of KENNEBUNKPORT**, a body corporate and politic located in York County, State of Maine ("Grantor"), releases to **STEPHEN D. FRANCIS, Trustee of the STEPHEN D. FRANCIS TRUST**, a Virginia Trust with a mailing address of 419 Stonehouse Road, Williamsburg, VA 23188 ("Grantee"), a perpetual easement over, under and across a certain lot or parcel of land situated in the Town of Kennebunkport, in the County of York and State of Maine, lying on the easterly side of Pier Road, sometimes known as Bickford's Island Road, said easement area being more particularly bounded and described as follows:

Beginning at a point in the easterly side of said Pier Road, said point located thirty-five (35) feet Northwesterly along the Easterly sideline of said Road from the Southwesterly corner of property of the Grantor herein; running thence in an Easterly direction, at right angles to said Road, eight (8) feet, more or less, to a point in the Northeasterly sideline of the property of the Grantor herein, and at land of Susan J. Rees Trust of 2014, said point being located North 6° 29'00" West a distance of forty (40) feet, more or less, from the Southeasterly corner of property of the Grantor herein. Said easement is everywhere two (2) feet in width, and lies Northerly of the aforescribed line.

Said easement shall be for the purposes of laying, relaying, installing, constructing, operating, and maintaining water pipes from said Pier Road to land of the Grantee herein; together with the right to enter the easement area with personnel, vehicles, materials and equipment at all reasonable times for the foregoing purposes; to trim, cut down, and remove grass, bushes, trees, and other vegetation growing on or about the easement area; and to excavate and fill the easement area, all to such extent as Grantee shall deem reasonable and necessary. Grantor further grants to Grantee such temporary rights and easements over Grantor's Property as shall be reasonable or necessary to repair or replace the waterline should such repair or replacement be prudent or necessary in Grantee's discretion.

Grantor reserves the right to use and enjoy the easement area and Grantor's Land in any manner which is not inconsistent with the rights herein conveyed, and does not interfere with the use of the said easement by the Grantee for the purposes herein named. Grantee shall, after any

entry, restore the easement area as nearly as possible to its condition immediately prior to such entry.

The parties agree that the easement shall lie one (1) foot on each side of the existing water line on Grantor's Land where now located.

The property of the Grantor over which the within easement is granted are those premises conveyed to the Grantor herein by deed from Susan J. Rees and Jeffrey Rees dated June 13, 2008 and recorded in the York County Registry of Deeds in Book 15550, Page 362 ("Grantor's Property") which was accepted by the Grantor with knowledge of the location of the existing water pipe. The property of the Grantee benefiting from the within easement are those premises conveyed to Grantee herein from Stephen D. Francis by deed dated April 7, 2000 and recorded in said Registry of Deeds in Book 9975, Page 226 ("Grantee's Property").

The purpose of this Confirmatory Easement Deed is to confirm the easement by implication, which existed at the time the Grantor took title to the property, in the same location and for the same purposes of the grant of a prior Easement Deed from Stephen LaPalme to the Grantee herein dated August 21, 2002 and recorded in the York County Registry of Deeds in Book 11961, Page 277, as affected by Partial Release of Easement Deed dated July 14, 2008 and recorded in the York County Registry of Deeds in Book 15455, Page 62, and to acknowledge and confirm that the rights and easements therein granted are appurtenant to Grantee's Property.

The Inhabitants of the Town of Kennebunkport have caused this instrument to be signed in its corporate name by _____,
its municipal officers, duly authorized.

WITNESS our hands and seals as of this _____ day of October, 2019.

INHABITANTS OF THE TOWN OF
KENNEBUNKPORT

_____	By: _____
_____	By: _____
_____	By: _____
_____	By: _____

STATE OF MAINE
YORK, ss.

October _____, 2019

Then personally appeared before me the above named _____
_____, municipal officers of the Town of Kennebunkport, and
acknowledged the foregoing to be their free act and deed in their said capacity, and the free act and
deed of the Inhabitants of said municipality, before me

Notary Public
Print Name: _____
Commission Expires: _____