

**Minutes**  
**FOR THE OCTOBER 25, 2012 SPECIAL TOWN MEETING**  
**Town of Cooper, Maine**

The Citizens of the Town of Cooper in the County of Washington, State of Maine, qualified to vote, did assemble at the Grange Hall in said town on Thursday the 25th of October, 2012, at 7 P.M., to vote on the following articles:

ART. 1. To choose a Moderator to preside at said meeting. (To be sworn in by Town Clerk.)

MOTION: To nominate Norman Howe

MADE BY: Micah Perkins                      SECONDED: John Viselli

VOTES: 12 paper ballot votes were cast: Norm was unanimously elected. Norm was sworn in by the Town Clerk, Sandra Lyon

ART. 2. To see if the Town would agree to obtaining an additional low interest municipal loan for the purpose of constructing an addition for the Town Office, if the select board deems it necessary. (Select Board recommends)

**Select Board note:** Machias Savings Bank interest rate would be approximately 3%

MOTION: To pass the article as read.

MADE BY: Chris McCormick              SECONDED: Dan Ackley

**Discussion:** The Select Board was asked to speak: Micah stood to talk about what has been accomplished and the plans to complete the project. Micah spoke about the town business being done in Sandy and Ann Marie's homes; we want to get it out into an office. He shared the numbers that we had from Brenda which showed the effect on our taxes next year, based on what has been done so far. Micah spoke about the two articles, and why both were included. We have some options, and Micah explained what they are. We may not need to borrow the full \$25,000, or we may use some surplus and borrow \$10,000, the Select Board will use their judgment.

Questions were asked about the use of the downstairs: that is where town meeting would be, or other meetings. Now that the Town owns the building, we need to be ADA compliant. We are moving in that direction.

A question was asked: what about the use of the upstairs? Micah said we agreed for the Grange to continue to use it as they always have, and he is okay with that, as the agreement we made with them says.

Question: Do we know if the \$25,000 would finish the office? Micah answered that Tim has put together some numbers that show it will finish the office. We do have about \$7,000, and some in the Building fund, so about \$10,500 still in our accounts. Tim is the one who came to Micah to say he saw that we were going to be short, and he thought we would need for about \$25,000 more. Micah asked Tim if he would speak about it.

Question: will there still be a working kitchen? Micah said yes, nothing fancy, and we will use the existing refrigerator and stove. Fund raising next year could go toward

purchasing newer equipment; it would not come out of the money we are talking about tonight.

Dan Ackley said, with all due respect, that he corrected the % over budget that Micah had referred to. He would like to see some hard numbers and wants to know where the money has gone so far? What are we putting in for insulation? Dan is a little upset, why we don't have anything in front of us to look at and make decisions on? Micah said you are right, but it all boils down to time. Dan said he knows that Sandy sent emails, but he did not save them, and it is not on the town website.

Timmy Ketchen said the insulation will be 6 inches in the walls, the ceiling will be R-30 and have 1 inch of cellutex, also taped off. That will be about R-40 in the ceiling and R-24 in the walls. Dan Ackley said he feels this should have been presented to the town. Dan said we don't just have ourselves to answer to; he has clients who will want to know what they are paying for with their higher taxes. Micah said we can have that information for the Town report, for transparency sake.

John Viselli said he was heavily involved with the original numbers, and thought the \$75,000 was going to do it. But then we ended up with 25% bigger "footprint" than we had originally figured on. The time came to break ground, and we moved forward. Kelly Ketchen said she had a question: is the overrun because things were done that were not part of original plan, is that what you meant? The answer was yes, but the changes were needed because it is expected that we will be up to code.

Micah praised the Town people who worked on this: John Viselli, Scott Jamieson, Ronnie Flood, Timmy Ketchen, and also Lance Keen. They all deserve our thanks. Micah is not happy to be asking for more money, but it is what we need to do. He feels we will be proud of the finished product.

Kelly asked another question: will this be a community center for community use? Micah spoke about the way Sandy has facilitated the use already, it involves making a down payment or deposit. Danny Sullivan asked is this an official community center? No, we are informal. Micah said the Town officers spent a year looking at grants, but it was all for naught. There is precious little money and many towns competing for it. Danny Sullivan asked if there is a direction we need to go in to find out how we can make it an official Community Center? For example, he can call himself Brad Pitt, but that does not make it so. John said we did vote to add the name in July of 2011 to the building. Norm said perhaps in the future we will set up an official committee, but lets get back to article 2. Chris McCormick stated that we are doing a good job with frost walls. We need to, so that the foundation is secure and will last.

VOTES: by show of hands, Unanimous to approve. The motion passes as written.

ART. 3. To set the amount mentioned in Article 2.

(The maximum anticipated is \$25,000)

MOTION: The amount be no more than \$25,000

MADE BY: Chris McCormick      SECONDED: Dan Ackley

VOTES: by show of hands, Unanimous to approve. The motion passes as no more than \$25,000.

ART. 4. To see what sum of money, if any, the town will vote to authorize the municipal officers to appropriate from surplus as they deem advisable to meet unanticipated expenses and emergencies that occur during fiscal year 2012-13.

MOTION: Accept as read,

MADE BY: Dan Ackley    SECONDED: NO SECOND

2<sup>nd</sup> MOTION: to have the sum be ½ of the amount of surplus, when that figure is determined.

MADE BY: Chris McCormick    SECONDED: Dan Ackley

Discussion: Are we giving the Select Board the authority to use their discretion? The answer was yes. Question: Are we talking about the building project or are we talking about things in general? Micah said we are looking at a standard article, and that we are planning to use this only if we need it. We do not want to hold up the work, and if we have enough in surplus we would not need the Municipal loan. Or if we have the municipal loan, we may not need to touch surplus.

VOTES: by show of hands, Majority to approve, one opposed. The motion passes as read.

Motion to Adjourn

MADE BY: Dan Ackley    SECONDED: Chris McCormick

VOTES: by show of hands, Unanimous to approve. The motion passes.

TIME: 7:42 p.m.

Karen said she would like people attention for a moment. She spoke about the committee that has already been formed; we meet the 2<sup>nd</sup> Monday each month. This committee has been meeting for a year and a half, and is open to new members.

**Respectfully submitted by:**

Sandra Lyon  
Cooper Town Clerk