

# KNOX COUNTY COMMISSION

## Special Meeting

Friday – March 28, 2008 – 2:00 p.m.

A special meeting of the Knox County Commission was held on Friday, March 28, 2008, at 2:00 p.m., at the county courthouse, 62 Union Street, Rockland, Maine.

Commission members present were: Anne Beebe-Center, Commissioner District #1, A. Mason Johnson, Jr., Commissioner District #2, and Lawrence F. Nash, Commissioner District #3. County staff present included: County Interim Manager Jeff Northgraves, Administrative Assistant Candice Richards, Maintenance Supervisor Jon Grout, EMA Director Ray Sisk, and Communications Director Linwood Lothrop.

Also present were: Erin Rhoda of the *Courier-Gazette*; and Holly Anderson of the *Village Soup*.

### Special Meeting – Agenda Friday – March 28, 2008 – 2:00 p.m.

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| <b>I.</b>   | <b>2:00</b> | <b>Meeting Called To Order</b>  |
| <b>II.</b>  | <b>2:01</b> | <b>Executive Session</b><br>1. Convene in Executive Session to Discuss a Personnel Matter pursuant to 1 M.R.S.A. §405(6)(A).                      |
| <b>III.</b> | <b>2:10</b> | <b>Action Items</b><br>1. Vote on Selection of the New County Administrator.  |
| <b>IV</b>   | <b>2:15</b> | <b>Break</b>  |
| <b>V</b>    | <b>2:25</b> | <b>Executive Session</b><br>1. Convene in Executive Session to Discuss the Acquisition or Use of Real Property pursuant to 1 M.R.S.A. §405(6)(C). |
| <b>VI.</b>  |             | <b>Adjourn</b>  |

#### **I. Meeting Called to Order**

Commission Chair Mason Johnson called the March 28, 2008 special meeting of the Knox County Commission to order at 2:00 p.m.

#### **II. Executive Session**

1. Convene in Executive Session to discuss Personnel Matter pursuant to 1 M.R.S.A. §405(6)(A).

- A motion was made by Commissioner Lawrence Nash to go into executive session pursuant to 1 M.R.S.A. §405(6)(A) to discuss a personnel matter. The motion was seconded by Commissioner Anne Beebe-Center. A vote was taken with all in favor.

The executive session convened at 2:01 p.m.

The executive session concluded at 2:08 p.m.

#### **III. Action Items**

1. Select the New County Administrator Pending Final Contract Negotiations (J. Northgraves).

- A motion was made by Commissioner Mason Johnson to approve Andrew Hart as the new Administrator for Knox County. The motion was seconded by Commissioner Anne Beebe-Center. A vote was taken with all in favor.

Commissioner Mason Johnson welcomed Andrew Hart to Knox County. He said it was a pleasure to have Mr. Hart as part of the team and looked forward to working with him.

- A motion was made by Commissioner Anne Beebe-Center to execute the employment contract with Andrew Hart as the new County Administrator. Commissioner Mason Johnson seconded the motion. A vote was taken with all in favor.

The employment contract was signed by the Commission and Andrew Hart.

#### **IV. Break**

The Commission took a short break to allow the media to take pictures of the new County Administrator, Andrew Hart, or to ask questions.

**V. Executive Session**

1. Convene in Executive Session to Discuss the Acquisition or Use of Real Property pursuant to 1 M.R.S.A. §405(6)(C).

- A motion was made by Commissioner Lawrence Nash to go into executive session pursuant to 1 M.R.S.A. §405(6)(C) to discuss the acquisition or use of real property. The motion was seconded by Commissioner Mason Johnson. A vote was taken with all in favor.

The executive session convened at 2:18 p.m.

The executive session concluded at 2:55 p.m.

- A motion was made by Commissioner Anne Beebe-Center to accept a lease for five years for 360 Old County Road. The motion was seconded by Commissioner Lawrence Nash.

Commissioner Lawrence Nash asked if the lease was renewable.

County Interim-Administrator Jeff Northgraves stated that the lease is renewable.

Commissioner Lawrence Nash asked if Knox County would keep their equipment if it was decided after five years to not renew the lease.

County Interim-Administrator Jeff Northgraves stated that most of the equipment would be removable, but some of it would have become part of the structure of the building.

The Commission discussed the benefits of the five year term of this lease. It limits the county's obligations. If the county voters want to purchase the property, this lease will make it possible to do so. Although the county currently believes purchasing the property would be advantageous, neither the county, nor future Commissions, are required to purchase the property. Future Commissions and the voters can determine the options that will be in the county's best interest. Currently, the cost of the lease per month and the purchase options in the lease, are both at or below the fair-market value, but as options are evaluated in the future, they may not be.

Commissioner Mason Johnson emphasized that the Budget Committee had selected this option from five possible courses of action during the budget preparations for this year. The Jail Committee supported this option as well. As a result, this year's budget already includes sufficient funds to support this lease.

Commissioner Nash asked when the county would start paying on the lease.

County Interim-Administrator Jeff Northgraves responded that the county would start paying on the lease in April, as soon as both parties had signed. The county pays a much lower monthly rate until the construction is done and accepted by the departments. The construction could take three or four months.

Commissioner Nash stated that the lease was a good deal for Knox County and would help take care of the needs of the county for the next twenty to thirty years.

Commissioner Beebe-Center stated that leasing the property at 360 Old County Road instead of adding onto the jail saved the county a minimum of a million dollars, and that options did not include space for EMA. The savings are actually a lot higher than one million dollars.

Commissioner Lawrence Nash agreed that the lease saved the county a large amount of money and said it is a good example of the county saving the tax payers money. The county looked at several options and leasing 360 Old County Road was the best option.

- A vote was taken with all in favor.

**VI. Adjourn**

- A motion was made by Commissioner Mason Johnson to adjourn the meeting. The motion was seconded by Commissioner Lawrence Nash. A vote was taken with all in favor.

The meeting adjourned at 3:04 p.m.

Respectfully submitted,

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Candice Richards

**The Knox County Commission approved these minutes at their regular meeting held on April 8, 2008.**

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Anne H. Beebe-Center – Commissioner District #1

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A. Mason Johnson, Jr., Chair – Commissioner District #2

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Lawrence F. Nash – Commissioner District #3