

Town of Chebeague Island
Executive Session & Regular Meeting
of the Board of Selectmen
Wednesday, June 10th, 2009
Chebeague Island Hall & Community Center

Executive Session

**At 6:00PM @ Chebeague Island Hall
Wednesday, June 10th, 2009**

1. To have the Selectmen convene into Executive Session Pursuant to MRSA 405.6.A.1. To have the Selectmen discuss the renewal of the Town Administrator's contract.

Leon Hamilton: motion to enter into Executive Session.

Chris Rich: second.

Vote: Unanimous

2. To have the Selectmen exit Executive Session.

Leon Hamilton: motion to exit from Executive Session.

Donna Damon: second.

Vote: Unanimous.

Regular Meeting

Present: Mark Dyer, Herb Maine, Leon Hamilton, Chris Rich, Donna Damon & Scott Seaver.

1. Call Meeting to order.

Meeting called to order at 7:05PM.

2. Approval of Expense Warrant #15.

Herb Maine: motion to approve Warrant #15 in the amount of \$71,361.60.

Leon Hamilton: second.

Vote: Unanimous.

3. Town Administrator Report.

Scott Seaver advised the following:

- The bid for Cousins Island was as follows:

CPM of Freeport	\$544,045
R.E. Cole	\$549,300
A.H. Grover	\$588,000
Wayman	\$609,000
- CPM came in \$120,000 under budget.
- We will be awarding the bid after Town Meeting for the new backhoe.
- The Selectmen will need to develop a policy for unpaid parking tickets.

- He advised he would be signing a BYOB request For a function at the Chebeague Boat Yard on July 11, 2009. He will notify all Safety Departments.
- He advised he had received a letter from the Island Council Requesting all appropriate traffic signs be installed on the island.
- He will be interviewing individuals that had applied for the Office Assistant job.
- He advised that the Public Works Department had installed the new ramp, redesigned the connectors to the pilings, would be sweeping the roads during the week of June 11th, and would be mowing the end of July. They also have been replacing culverts. They will be looking into painting the stripes at the Stone Pier.

4. Public Comment.

Cecil Doughty has asked for another float at Chandlers Cove designated for fishermen only, but has changed his mind. He feels that if the float is designated fishermen only and not for the use of everyone it will limit the other three floats to non-fishermen use.

Mary Holt asked that a rack similar to the bicycle rack be installed on the Stone Pier for kayaks. This would give people a way to lock them up while on the island. Claire Ross advised that there is a safe place for people to leave their kayaks, just have them check in with the Harbormaster if they need further information.

5. Old Business:

5.1 To have the Selectmen approve the renewal of Victualers and Special Amusement Permits for the Slow Belle Café that was tabled at the regular Selectmen meeting on May 13th, 2009.

Donna Damon asked that Officers that do inspections use one standard form to make things clear and understandable.

Herb Maine agreed, this needs to be simplified.

Mary Holt asked that a handbook be designed so that the applicant knows what to expect and the process would be clearer.

Scott Seaver said he would work with the Officers.

Victualers Permit Renewal:

Donna Damon motion to grant approval of renewal of the Victualers Permit only contingent on meeting all requirements by the Inspectors.

Chris Rich second.

Vote: Four (4) in favor with One (1) Opposed.

Special Amusement Permit Renewal:

Donna Damon did not feel ready to act until Jon Komlosy is home to explain and answer questions the Board may have.

Donna Damon motion to table until Jon Komlosy is home.

Herb Maine second.

Vote: Unanimous.

5.2 To have the Selectmen approve a new Victualers and/or Catering Permit for Jennifer Goff that was tabled at the regular Selectmen meeting on May 13th, 2009.

Herb Maine motion to approve Catering License.

Donna Damon second.

Vote: Unanimous.

5.3 To have the Selectmen approve an extension of the Victualers Permit to the Calder's Clam Shack to include a delivery service.

Leon Hamilton motion to approve extension of the Victualers Permit for the Calder's Clam Shack.

Donna Damon second.

Tom Calder, this will not be down on the wharf. It will be in the upper part of the parking lot at Chandlers Cove Wharf.

Donna Damon in the upper lot? Tom yes, we will not need a lot of room. If you have any suggestions please let us know.

Donna Damon, how will people on the boat know your there. Virginia, CBL will announce it. They have been calling to see if we would do this.

Donna Damon, do we grant this and review what is going on in a few months? We **are** granting permission to use town property.

Herb Maine, maybe we need to do an MOU with the Clam Shack for understanding of the situation. Make is simple.

Bruce Riddle, is this any different than the Town letting the lobster float be tied up to a town owned float at the Stone Pier?

Herb Maine, I do not think we need any action at this time.

David Stevens, we need to let common sense prevail here. Let them try it and see how it works.

Donna Damon, we need a process if someone wants to use town property.

Tom Calder, we will not have a lot of money in this if it doesn't work we will not continue with it.

Mark Dyer asked Leon Hamilton if he wanted to withdraw his motion. Leon Hamilton yes I will as I not think we need to take any action. If it is not necessary lets do it easy. Leon withdrew his motion.

Donna Damon motion to have the Calder's enter into an agreement to use Town property to sell sandwiches to Casco Bay Lines.

Mark Dyer, do we have a second?

No one seconded the motion.

Leon Hamilton motion to take no action.

Mark Dyer, do we have a second?

No one seconded the motion.

Cheryl Stevens, do not put obstacles in the way. If problems occur it will be brought to the Town.

Herb Maine, motion to have letter written to the Inspectors and express process be more structured and clear.

Donna Damon second

Vote: Unanimous.

6. New Business.

6.1 To have the Selectmen review and approve the amount of the proposed 2009-2010 Budget.

Scott Seaver advised the gross Municipal & School budget will be \$2,778,956.00

Herb Maine motion to approve the 2009-2010 Budget of \$2,778.956.00

Chris Rich second.

Vote: Unanimous.

6. New Business continued:

6.2 To have the Selectmen accept the report from the Tax Acquired Property Review Committee.

Donna Damon asked that this be put on an agenda for discussion. Donna advised that one of the properties we didn't consider to be used by the Town as low income housing or non-profit. Donna asked that the piece Map 6, Lot 26A be taken off the list until we settle this. We will need more information for the Town to retain this. Herb Maine, we can approve this when we approve the warrant. We are only approving what we have in the report.

Donna Damon, we need to hear from the public.

Herb Maine, motion to accept report.

Donna Damon, are the Selectmen ready to move on this? Do the Selectmen want to develop warrant for the next annual meeting?

Mark Dyer, we should focus on this later in the summer or fall to do ordinance work and changes.

Beth Howe, this would help in the creation of a neighborhood around the school.

Herb Maine, is the committee interested, but have no formal proposal at this time?

Beth Howe, yes.

Chris Rich, second.

Vote: Unanimous.

6.3 To have the Selectmen approve the Town Administrators contract.

Donna Damon, motion to approve Town Administrator contract.

Leon Hamilton, second.

Herb Maine, amend motion to authorize Chair to sign contract.

Donna Damon agreed.

Discussion: Leon Hamilton thanked Scott for all the good work.

Claire Ross thanked Scott for improvements on how things operate.

Vote: Unanimous.

6.4 To have the Selectmen approve the Warrant for the Annual Town Meeting, June 20th, 2009.

Herb Maine, motions to alter the draft warrant presented if all Board members in consensus.

Chris Rich, second.

Vote: Unanimous.

Discussion:

Cheryl Stevens is there a template that the Selectmen could use so that the articles do not jump from different subjects like from the School back to Town positions. This would make the warrant less confusing.

Scott yes it can be done and will try to do it with this warrant.

Herb Maine, motion to remove Article #64 to discuss Map I06 Lot 026A and have further discussions on this parcel of foreclosed property.

Donna Damon second.

Vote; Four (4) in favor and One (1) opposed.

Donna Damon, Article #65 wanted to add to word "possibly convey".

Mark Dyer, are you asking just to add the word "possibly"?

Donna Damon yes.

Mark Dyer does this need a motion?

Herb Maine, it's up to you.

Discussion continued:

Mark Dyer is everyone in consensus on this.

Board all in agreement to add word "possibly".

Scott Seaver, I will correct warrant.

Donna Damon the other thing I would like to eliminate is the value as this is the Tax Assessor value and put a period after the square footage. It's up to us to set that later.

Herb Maine, the value of the taxes these pieces will bring in that \$3300 represents the taxes. Donna Damon, I feel it's misleading. Herb Maine did not agree that it was misleading. Donna Damon just for clarification it should read currently the tax value this makes it look like fair market value.

Mark Dyer so what you want it to say is "current assessed value"?

Donna Damon, I'm just concerned that if we publish \$3300 and the bid is \$15,000.

Cheryl Stevens, need to make it clear it's a tax assessment by the Town.

Donna Damon, I just do not want people to be confused.

Leon Hamilton, the land will not be sold for less than an appraised value.

Mark Dyer, even though we list the \$3300 in the article it does not mean that the land will be sold for that amount. Is that correct?

Herb Maine absolutely.

Donna Damon, what needs to be understood that this is the assessed amount and the Selectmen will set the minimum bid.

Herb Maine, assessed value is \$3300 and the Selectmen will set minimum bid.

Donna Damon, current assessed amount.

Herb Maine, correct.

Leon Hamilton, the Selectmen will set the minimum bid and in no case will the sale price be lower than the amount stated.

Herb Maine, it doesn't apply to the next one down because of the way it is worded.

Herb Maine, Article #63 is the little triangle on Roy Hill Road. Donna Damon, I would take out the line that says it is worth little or no value because that makes a judgment the abutter will not think that a lot of people want it.

Herb Maine, Article # 49 Capital Improvement that we designated and asked if we would change it to grant fund. The use of the account would be for the Town portion of grants that are applied for. Donna Damon we need to make it clear that it is not sufficiently funded to match payment. We may take it from Contingency or some place else. Herb Maine, this article is just to change the name the next article gives us the authority to utilize the money as we see fit. We should put in that the current balance is \$6,000.

Herb Maine, Article #51, Scott has added what funds we plan on spending in fiscal year.

Scott, doesn't that need be for authorization? Scott, yes.

Scott Seaver, questions on Article #53 & #54. Scott what we are showing is \$80,000 to reduce the tax rate. I need to make sure that number is agreeable with the Board.

Herb Maine, if the Board is comfortable with taking the \$80,000 out of undesignated funds it will not make any difference doing it this way.

Mark Dyer is Article #54 removed. Scott, yes.

Herb Maine, the only other thing we should discuss on this is how much the Town will authorize to reduce the taxes. The numbers is still working with a \$20,000 overlay. We could take another \$20,000 instead of raising it by overlay.

Donna Damon, this will not negatively impact the mil rate?

Scott Seaver, the mil rate that I have calculated is being equal to last year.

Scott Seaver, Article #56 the interest rate will be nine (9) percent on delinquent taxes this coming year. This is the maximum set by the State.

Discussion continued:

Herb Maine, I am going to ask Scott's opinion on Article #61. The Town authorized the Board for promissory notes which are TAN's. We could probably strike #61 do you agree? Scott, yes.

Mark Dyer, so we are striking Article #61? Board in agreement.

Donna Damon, Article #35, change miscellaneous mainland to Cousins Island.

Scott Seaver, will change wording.

Herb Maine, so is everyone comfortable tonight signing this with this and the changes that Scott will be making?

Herb Maine, motion to approve the warrant as edited this evening for the Town Meeting scheduled for June 20, 2009.

Chris Rich second.

Vote: Unanimous.

7. New non-agenda items to be presented by Selectmen.

None

8. Adjourn meeting.

Herb Maine motion to adjourn.

Chris Rich second.

Vote: Unanimous.

Meeting adjourned at 9:35PM

Respectfully submitted by Susan Campbell, Town Clerk