

BOARD OF SELECTMEN  
MALCOLM FERNALD, CHAIRMAN  
RICHARD BEAL  
FLORENCE J. SPRAGUE  
TOWN CLERK / TREASURER  
DENISE McCORMICK  
PUBLIC SAFETY COORDINATOR  
KATELYN DAMON



MUNICIPAL ADVISORY COMMISSION  
I. GAITHER, J. THORMANN  
J. SAMUEL, K. WHITNEY, B. STUBBS  
N. BARTON, L. DOBSON  
ADMINISTRATIVE ASSISTANT  
TO THE SELECTMEN  
JAMES FORTUNE

**Board of Selectmen's Meeting Minutes  
June 22, 2017  
Islesford Neighborhood House**

**Attendance:**

Malcolm Fernald, Chairman, BOS  
Florence Joy Sprague, BOS  
Richard Beal, BOS  
Denise McCormick, Town Clerk

James Fortune, Administrative Assistant  
Ben Sumner, Deputy Clerk  
Joanne Thormann, MAC

**I. Call to Order:** 2:51PM by Chair Malcolm Fernald.

**II. Review / Sign Financial Warrants**

No warrants were presented for authorization today.

**III. Review/ Approval of Meeting Minutes: June 6, 2017**

Malcolm Fernald moves to table approval of the minutes until the July Selectmen's meeting. Richard Beal seconds the motion. **Motion approved 3-0.**

Meeting minutes are made available in a timely manner on the town's website in DRAFT form until officially approved by the Selectmen. Denise McCormick advises that a DRAFT version is available as a public record in the town office during normal business hours.

#### **IV. New Business**

- A. Sign Franchise Agreement with Axiom Technologies**
- B. Sign Agreements for Tower Sites (LCI & GCI)**
- C. Other Broadband Updates (taken together)**

James Fortune reports that the contract with Axiom and the agreements for tower sites on LCI & GCI are being reviewed by the town attorney's office and some clarification issues are being resolved. In order to avoid delaying the project, there is a general discussion as to whether the Chairman should be given authority to sign the contracts on behalf of the Selectmen. Consensus of the Board is that the significance of the project and the potential expenditure involved should be reviewed and signed off on by all the Selectmen. Malcolm Fernald and James Fortune will stay in contact with the town attorney and Axiom to resolve any potential issues with the expectation of having contracts ready by the July Selectmen's meeting.

James Fortune reports that the Broadband Committee will schedule a public hearing on July 13 at the Islesford and Great Cranberry libraries to explain the service framework Axiom will be providing and to discuss issues and questions that may arise in getting service extended to each island residence. The Broadband Committee is also sending a letter to town residents in an effort to determine how many residents will purchase service upon installation, how many may purchase service at a later date, and how many may refuse to be connected at this time.

- D. Manset Leases**
- E. MAC Update (taken together)**

James Fortune reports on a recent incident at one of the leased properties in Manset. General discussion of how leased properties are currently being used and whether there may liability insurance problems. Denise McCormick reports that the Town has insurance on the property and the fire extinguishers are inspected annually. Joanne Thormann advises that the MAC review of individual lease contracts has found a number of issues the MAC will recommend should be resolved. The MAC is also preparing a survey of the tenants to determine the uses being made of the properties. Richard Beal suggests the survey be in the form of a declaration that is signed by the tenant.

James Fortune answers questions about use of the apartment at one of the leased properties. General discussion of whether the apartment should be occupied. James Fortune to contact the tenant to determine if the town is indemnified by the tenant's insurance policy. Richard Beal advises that if the tenant has the right to

occupy the apartment by virtue of the current lease arrangement, a new stove should be bought for the apartment to ensure the apartment's functionality. Malcolm Fernald prefers to determine the status of the tenant's insurance before entertaining a motion. **No action taken.**

Richard Beal moves to solicit bids for shingle repair on the Mansell Lane roof. Florence Joy Sprague seconds the motion. **Motion approved 3-0.**

## **V. Other Business (taken out of order)**

James Fortune presents new drawings and survey info for the 61 Main Street property. Selectmen review and accept preliminary design.

Denise McCormick reports that the 2017 taxes are not yet committed due to delays in the state legislature. As info for taxpayers, tax bills will be mailed once the taxes are committed. The 2% discount will apply to full payment received within thirty days of the date on the bill. She further notes that taxpayers who prepay before the notices are mailed would not be eligible for the discount.

Denise McCormick notifies the Selectmen that a 2014 tax lien (Hancock County Book 6411, Page 240) has foreclosed and the town now owns the Bonnie Sue Nash property, located on Map 15, Lot 1. Provisions of the town's *Ordinance for the Retention or Disposition of Tax-Acquired Property in Cranberry Isles, Maine* are now in effect.

Malcolm Fernald reports that a resident's previously addressed concerns regarding the federal tax status of the Manset property and the town's emergency services are being thoroughly reviewed again by the town attorney's office.

## **VI. Executive Session: Personnel Matter, 1 M.R.S.A. §405(6)(A)**

None.

## **VII. Audience Communication**

None.

## **VIII. Adjournment**

Malcolm Fernald moves to adjourn the meeting. Florence Joy Sprague seconds the motion. **Motion approved 3-0.**

Meeting adjourned at 4:22pm.