

Selectmen
Richard F. Beal, Chairman
David M. Stainton
Orville E. Blank, Jr.



Town Clerk/Treasurer
Frances J. Bartlett
P.O. Box 15
Islesford, Maine 04646

**NOTICE OF SPECIAL BOARD
OF
SELECTMEN'S MEETING**

A Special Board of Selectmen's Meeting will be held
Thursday, 15 May 2003, commencing at 08:45 AM,
at the Great Cranberry Community Center,
Great Cranberry Island

AGENDA

- 8:48
- ✓(3) 1. Opening of received bids for the construction of Sand & Salt Sheds on Great and Little Cranberry Islands. *Chesterfield Associates to discuss w/ low bidder appointment solid waste sand/salt*
- ✓(4) 2. Review and discussions on proposed Solid Waste Disposal Contract Specifications for issuance of a bid notification. *review each 3 yrs to be taken up in June*
- ✓(5) 3. Review and discussions on proposed Snow Removal Contract Specification for issuance of a bid notification. *granted*
- ✓(6) 4. Review and discussions on proposed Great Cranberry Wharf Repair Specification for issuance of a bid notification (tentative scheduling) *190,000 4 yrs Eaton Peabody Pratt*
- ✓(7) 5. Audience communications *WT 2492 1st vtul 3797*
- ✓(1) 6. Consideration & approval of Financial Warrants (if any)
7. (Time permitting) General discussion of what's to be done concerning repairs/improvements to Great Cranberry Island public toilet facility.

44603 GCE
44603 LCE
89206

65459 GCE
69459 LCE
134918

The public is encouraged to attend and participate.

✓(2) assessor to proceed w/ factor for 2003 commitment

Thursday May 15, 2003

**TOWN OF CRANBERRY ISLES
Special Board of Selectmen's Meeting
15 May 2003**

Meeting Opened: 8:48 AM

Attendees: Selectmen Richard Beal, David Stainton, and Orville Blank, Jr. present along with Town Clerk Frances J. Bartlett and members of public: Chris White, Malcolm Donald, Anthony Frazzitta, John Goodwin Jr. Construction representative Jim Hamblin, Bruce Komusin

AGENDA:

1. Opening of received bids for the construction of Sand & Salt Sheds on Great and Little Cranberry Islands:

a. Chesterfield Associates: \$65,459 Great Cranberry Island, \$69,459 Little Cranberry \$134,918.00 total for the project.

b. John Goodwin Jr. Construction: \$44,603 for Great Cranberry Island, and \$44,603 for Islesford, \$89,206 for total for the project

Motion by David Stainton that Selectmen sit down with low bidder to discuss the project and apportionment of the costs between various accounts. Goodwin Construction to provide a breakdown of their bid between Solid Waste facility and Sand/Salt Shed facility.

2. Review and discussions on proposed Solid Waste Disposal Contract Specifications for issuance of a bid notification:

a. Term of contract

b. Ownership of the equipment: Town versus Contractor, ownership at beginning and by whom or at end of contract and by whom?

c. Amount of tonnage to be hauled yearly and payment plus amount hauled in 2003 to date.

d. Road side pickup once a month

Motion: by Selectman Beal, with second by David Stainton, that the Selectmen review the proposed contract and discuss it at the 6 June meeting.

Place on agenda for 6 June meeting.

3. Review and discussions on proposed Snow Removal Contract Specification for

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issuance of a bid notification:

Motion: Moved by Selectman Stainton that the contract proposal be approved as amended. The amended proposal will be issued for open bidding with consideration by the Selectmen of all received bids at their July 1st meeting.

4. Review and discussion on proposed Great Cranberry Wharf Repair Specification for issuance of a bid notification (tentative scheduling):

The draft repair specification package was not received from Kleinschmidt Association in time for this special Selectman's Meeting. We did receive a FAX from a potential bidder: Chesterfield Associates which the Chairman read to the audience. This FAX suggested that the period of performance for this project be timed for late in the summer to permit the successful bidder to order long lead materials and not be hampered by the summer traffic so common to the islands. The Board of Selectmen did receive bid proposals from three local banks regarding their participation in the project with a bid proposal for interest in a four year loan. The results of those bids by these banks are:

Bank Loan Bids:	Bar Harbor Banking & Trust Co.	1.88%	annual	for	a	four	year	loan.
	First National Bank Bar Harbor	3.79%	"	"	"	"	"	"
	Union Trust Company	2.49%	"	"	"	"	"	"

Motion: Motion by David Stainton, with second by Edgar Blank, for acceptance of Bar Harbor Banking & Trust Co. loan bid, with the Chairman to write a letter accepting the loan contingent upon commitment to the project by issuance of a repair contract for bid.

5. Audience Communications

a. Paving on Islesford: David Stainton to call Ring Paving and get them going for early summer work.

b. Phil Whitney: Says Goodwin will not finish paving by today, 15 May. Will be able to prepare area nearest boathouse for parking today and the interim period. Crew will work through Friday to finish as much as possible. Goodwin said painting should be done after the landscaping, but general opinion is that the painting should be done as soon as possible. Richard Beal called the Clerk of the Works to pass along to Goodwin Construction to proceed expeditiously with paving and painting of parking spaces, including into the weekend if necessary, to ensure that the parking lot is completed as soon as possible. David Stainton suggested that Northeast Harbor parking remain open parking

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until next week but Northeast Harbor wants to hold to the May 15th date. Malcolm Donald will deliver a copy of parking assignments to the Northeast Harbor Dispatcher.

Phil Whitney discussed parking spot issuance decisions and said that he was aware that some parking decisions were made by Selectmen based on other than the parking point system. He believes this to be a dangerous procedure to follow and should be left for next year. Asked for confirmation that some people left in Northeast Harbor who had a lower point count than others asking for Northeast Harbor parking. David Stainton responded with his views on how final review of the system was conducted including the fact that the Selectmen have made some parking allocation decisions on facts other than the point system. Bruce Komusin reviewed the point assignment anomalies. Phil Whitney: Selectmen have not been truthful to the point system and he offered the suggestion as a way out of the selection process by having the Selectmen reverse their decisions and stick with the point system only. Chris White of Great Cranberry took issue with Mr. Whitney and suggested that the Selectmen had a difficult job in making the final selection decisions and dealt with the constituent decisions brought to their attention. Phil stated that he has had a large number of telephone calls inquiring about the ethics of the Selectmen's decisions. Mr. Whitney ended his presentation by issuance of a letter of resignation as Chairman of the Land Management Commission. **Motion:** On motion of Edgar Blank, with second by David Stainton, Mr. Whitney's letter of resignation was accepted and is made part of this record as an attachment.

c. Karin Whitney: Asked about the status of sale of the former Singh house. Selectman Beal advised that a Purchase & Sale Agreement is being prepared by the Town's Attorney, Anthony Giunta, for presentation to Mrs. Brogman, the potential buyer. Selectman Blank stated that he wishes to keep the house by renting it to the potential purchaser. Selectman Beal pointed out the requirements leveled by the voters at the Special Town Meeting 4 April 2003 for sale only of the property, not renting it as a Town real estate asset. This subject will be discussed in greater detail at the June 2003 Selectmen's Meeting

d. Malcolm Donald: Final parking allocation lists for issuance of Northeast Harbor parking decals is ready. He was told to issue them to Northeast Harbor authorities.

6. Consideration & Approval of Financial Warrants (if any):

General bills: \$6,864.08

General bills: \$9,329.04

Contractors: John Goodwin Construction & Kleinschmidt Associates: \$55,126.00 , \$1250.00 respectively.

One of the general bills authorized by the Selectmen for payment was \$5,220 to Assessor Garry Blanchette. Chairman Beal indicated that Selectman Stainton has recently

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had a discussion with Garry Blanchette (already paid \$10,000) concerning revaluation of the Town and would it be done by June 2003 in time for tax bills. Mr. Blanchette indicated that the project required \$40,000 in total funding. **Motion:** by Selectman Beal that all appraisals within the Town of Cranberry Isles be increased this year by a rate factor in three categories; to wit: shore property, interior property and commercial property, with David Stainton to talk first to Mr. Blanchette for a determination of the three different rate factors based on Blanchette's preliminary revaluation work earlier this year. The State of Maine has already indicated in correspondence that it lists the Cranberry Isles, based on recent sales of property, as having a tax base of \$120,000,000. The Town's current valuation is \$82,937,000. The Chairman was instructed to write a letter of confirmation on these suggested rate factors, with three categories of interior, shore and commercial property, for inclusion in Mr. Blanchette's records once advised of the results of Selectman Stainton's telephone call to Mr. Blanchette. This motion was seconded by Edgar Blank and all Selectmen were in agreement.

7. (Time permitting) General discussion of what's to be done concerning repairs/improvements to Great Cranberry Island public toilet facility:

a. Find suitable site for a septic leach field for the Toilet Facility: Suggested Seimer's property and Moss property. Contract with Chris Wriggins for design of a public bathroom facility. David Stainton and Richard Beal to examine the drainage situation and develop a course of action for resolution of this unacceptable public facility problem. In the interim, Selectman Beal is to contact Haslam Inc. for pumping of the septic tank. (Note: contacted 4/15/2003)

Meeting ended at: 11:22 AM .