

BOARD OF SELECTMEN

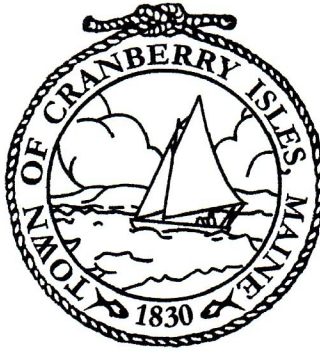
DANIEL S. LIEF, CHAIRMAN

AARON W. GRAY

HAL H. NEWELL

TOWN CLERK / TREASURER

DENISE McCORMICK



MUNICIPAL ADVISORY COMMISSION

M. DONALD, M. FERNALD

E. HARRISON, J. PICKERING

L. PRATT, F. REECE, C. WHITE

FACILITIES SUPERVISOR

ERIC DYER

NOTICE

The Cranberry Isles Board of Selectmen will conduct their regular monthly meeting on Thursday November 1st, 2007 at 8:45 AM at the Community Center on Great Cranberry.

AGENDA

- I. Call to Order
- II. Review / Approval 10-11-07 Minutes
- III. Review / Signing Financial Warrants
- IV. Old Business
 - A. GCI Dock Repairs
 - B. LCI Transfer Station
 - C. Manset Seawall
 - D. Municipal Garage Building
 - E. Water Resources
 - F. Junk Car Removal
 - G. Sutton Island Float
 - H. School Consolidation
- V. New Business
 - A. Wimer Lease
 - B. Plow Contract
 - C. Deputy Fire Wardens
 - D. Public Hearings for Municipal Garage Project
 - E. Special Town Meeting & Warrants
- VI. Other Business
- VII. Audience Communications
- VIII. Adjournment

**Town of Cranberry Isles
Board of Selectmen's Meeting Minutes
Thursday, November 01, 2007
Great Cranberry Island Community Center**

Attendance:

Dan Lief, BOS Chairman

Phil Whitney

Aaron Gray, BOS

Richard Beal

Denise McCormick, Town Clerk

Karin Whitney

Eric Dyer, Facilities Supervisor

Cynthia Lief

Nanette Hadlock, Deputy Clerk

I. Call to Order: 8:46 A.M. by Chairman Dan Lief

II. Review / Approval 10-11-07 Minutes

Aaron Gray moves to accept the October 11, 2007 Board of Selectmen's Meeting Minutes as written. Dan Lief seconds the motion. **Motion passes.**

III. Review / Signing Financial Warrants

Warrant #47: \$ 4471.90

Warrant #48: \$ 23775.05

Warrant #49: \$ 21016.04

Total: \$ 49262.99

All warrants were signed by the Board of Selectmen.

IV. Old Business

A. GCI Dock Repairs

The town has received an engineering report from Kleinschmidt Associates and also a report from Prock Marine in regard to needed repairs for the Great Cranberry Town Dock. There are three options for the project:

1. replace as is
2. capping
3. replacing the dock with a wooden deck

There is a question about whether to replace all the panels or just the ones that are in disrepair. The pilings are assumed to be ok. In December the town should know whether we have been approved for grant monies for the project. A letter of proposal for engineering work is expected this week from Steve Ruell. A warrant question will be included for town meeting asking to borrow up to \$15,000.00 for the engineering work with a maximum interest rate of 5% for GCI Dock repairs.

The Selectmen ask the Facilities Supervisor to put the barricades at the GCI Dock to avoid vehicular traffic on the end of the dock as soon as possible.

B. LCI Transfer Station

Gray Enterprises has delivered the compactor and container to the Islesford Town Garage Property. Kory Goodwin will be doing the cement work and MCM Electric will be doing the electrical work needed within the next month. The Town hopes to be working under the Gray contract by January 2008. At that time the recycling attendant will no longer be a town employee, but will continue work as an employee of Gray Enterprises. By using the Great Cranberry Island trash compactor, the figures are down approximately \$20,000.00 to \$30,000.00 from the year before operation.

C. Manset Seawall

The Town has received a report from Kleinschmidt Associates for appropriate measures to take for repair of the Manset Seawall. It has been determined that the Town is not eligible for F.E.M.A. funds as seawall repairs are not covered. At this time there is no money in the budget for the repairs. A minimal investment for now would be to put the rocks back in place with some concrete. The Facilities Supervisor is asked to check on whether a permit is needed from the Town of Southwest Harbor to do such a repair. Long term repair of the seawall is estimated at approximately \$15,000.00. The Budget Committee is planning to budget for the repairs in the upcoming year's budget. Selectman Lief suggests that the Budget Committee allow \$25,000.00 for the repairs to allow some flexibility with the project.

D. Municipal Garage Building

Eric Dyer, Jason Pickering, and Courtney Chaplin have been working on the preparation for public hearings and special town meeting in regard to a new town garage for Islesford. Public hearings are planned for November 8, 2007 on both Great Cranberry and Islesford. A special town meeting is planned for November 15, 2007 at 3:00 P.M. at the Great Cranberry Island Firehouse.

There are in essence three projects taking place if the town garage project passes voter approval.

1. approximately one half of the existing town garage will be used for transfer station purposes.
2. sand and salt shed
3. Firehouse

Approximately 10-20 % of the floor area of the new building will be open space, (not parked on).

In reference to the existing town office building at Islesford, a new screen door has been delivered and is awaiting installation.

E. Water Resources

All CIRT houses were water tested recently. Some bacteria were found in the Islesford CIRT House water. The CIRT Board recommends bleaching the water supply annually.

In reference to mapping of harbor moorings, the process will hopefully start sometime this month. It is hoped that wells and septic may be mapped in the future.

F. Junk Car Removal

Junk car removal was originally scheduled for Wednesday, October 31, but was cancelled due to windy weather. Efforts will be made again in early November to remove the cars from Islesford.

There has been no known progress with junk car removal at Great Cranberry Island. A volunteer to help with junk car removal efforts at Great Cranberry Island is desired.

G. Sutton Island Float

The Selectmen have decided to take the Sutton Island Float out for the winter season. The Facilities Supervisor will contact the float contractor.

H. School Consolidation

An October 29 email communication has been received from School Board Chairperson Kate Chaplin in regard to school consolidation. Ms. Chaplin was not able to make today's meeting, but will create a report for the Board of Selectmen.

There is a petition circulating for the abolishment of school consolidation, but at this time we must go forward with the formula process. The Selectmen ask the Facilities Supervisor to set up an appointment with Kate and the Superintendent Rob Liebow to discuss the matter at the December Board of Selectmen's Meeting. Scheduling of the December meeting will try to accommodate the Superintendent's Office schedule.

An October 30 letter of correspondence has been received by the Selectmen from School Board Chairperson Kate Chaplin. The letter is requesting a stipend of \$750.00 for each school board member for their services in compensation for the extra time involved in dealing with the School Consolidation issue. At the August 14, 2007 Board of Selectmen's Meeting, where Mrs. Chaplin was asked to submit a proposal for expense reimbursement for travel and babysitting expense at the September BOS Meeting. It is suggested from the audience that perhaps documentation of expenses incurred be submitted for reimbursement just as other town officials and employees are required to do.

The Board of Selectmen wishes to thank the school board members for their work and assures that the board is initiating a project to pay for incurred expenses.

V. New Business

A. Wimer Lease

An agreement is signed by the Selectmen with Rodney Wimer under the Maine Self-service Storage Act, 10 M.R.S.A. §1371, for space #3 located in the storage building at the Manset Property. The rent will be \$365.00 per month with interest if late. A revised stipulation with this year's agreement is that "the space shall not be used for residential purposes nor for storing goods or performing work that has a dangerous, harmful, offensive or noxious impact on the self-storage facility or its surroundings or are a nuisance to other self-storage facility Occupants, the Operator or the Operator's employees or agents. This includes but is not limited to painting, sanding, and the creation of airborne particulates."

B. Plow Contract

An October 17, 2007 letter was written by the Facilities Supervisor to Blair Colby offering to extend the contract from last year for plowing of roads at Great Cranberry Island. The total amount of the contract offer was \$10,000.00, \$5000.00 to be paid in November 2007, followed by five installments of \$1000.00 to be paid monthly, starting in December 2007. Kelly Sanborn contacted the Facilities Supervisor on behalf of Blair Colby and requested a sizeable increase over the offer for this season.

Last year Mr. Colby requested and received an approximate 12% increase over the previous year's contract. This year's request by Mr. Colby would make an approximate 20% increase, if granted.

The Board of Selectmen requests a cost analysis as a comparison between the costs for plowing Islesford Roads and GCI Roads, to include the price of worker's compensation insurance. At Islesford the plowing is done by an hourly town employee and worker's compensation insurance is paid by the Town.

Selectman Lief would like to hear from Great Cranberry Island Residents about snowplowing.

C. Deputy Fire Wardens

The Board of Selectmen has decided to nominate two additional Deputy Fire Wardens for the Town of Cranberry Isles. This measure is being taken to assure that a fire warden is always available to make decisions on fire permits for residents. The Board of Selectmen also encourages written fire permits for all fires.

Aaron Gray moves to accept Blair Colby and Courtney Chaplin as nominations for Deputy Fire Wardens. Dan Lief seconds the motion.

Motion passes.

The Board of Selectmen will speak with the nominees to see if they accept for official appointment.

D. Public Hearings for Municipal Garage Project

Public hearings will be held on November 08, 2007. The Great Cranberry Island Hearing will take place at 12:00 P.M. at the GCI Community

Center. The Islesford Hearing will take place at 4:15 P.M. at the Islesford Neighborhood House.

E. Special Town Meeting and Warrant

Warrant:

To see if the voters of the Town of Cranberry Isles will:

Article #1: elect by ballot a moderator to preside at said meeting

Article #2: approve use of MMA's recommended Maine Moderator's Manual "Rules of Procedures" for the conduct of this special town meeting

Article #3: approve opening of the floor of this Special Town Meeting to all non-registered citizens for the purpose of discussion only on each of the following articles of this Warrant

Article #4: elect by ballot a Selectman to replace Hal Newell, resigned, for the remainder of his term ending March 2010

Article #5: vote to borrow up to One Hundred Seventy Thousand dollars (\$170,000.00) for the construction of a municipal storage and garage facility on Little Cranberry Island

Article #6: vote to amend the Harbor Management Ordinance, Article 3.2.1 to read, Appointment of Harbor Committee Members as follows: The Harbor Committee shall consist of not less than three and not more than five voting members appointed by the Board of Selectmen. The first three members shall serve one, two and three year terms, the fourth member will serve a three year term. In addition, two alternates will be appointed who will serve one year terms and shall have voting power in meetings in the absence of a quorum. Harbor Committee members and alternates shall be voting residents of the Town of Cranberry Isles and shall represent diverse interests in the harbor.

Article #7: vote to amend the Harbor Management Ordinance, Article 6.4.1 to read, Baseline inspection: All moorings within the Town of Cranberry Isles shall be inspected topside visually and completely underwater to the rock within 365 days from the adoption of this ordinance unless a full inspection has been completed within 365 days prior to the adoption of this ordinance and documentation of such is provided to the Town Office. All moorings in the Town of Cranberry Isles shall be inspected as hereinafter provided.

Article #8: vote to sell or trade the existing plow truck on Little Cranberry Island and apply all payment, cash or in-kind, toward the purchase of a replacement plow truck and accessories.

Article #9: Shall the municipality of Cranberry Isles authorize the State to permit the operation of state liquor stores and agency liquor stores on days other than Sunday? (Citizen's Petition)

Article #10: vote to borrow up to fifteen thousand dollars (\$15,000.00) for the engineering work for the Great Cranberry Island dock repairs.

Dan Lief moves to set a special town meeting dealing with the warrant questions announced at today's BOS Meeting for November 15, 2007 at the GCI Firehouse at 3:00 P.M. Aaron Gray seconds the motion. **Motion passes.**

The original warrant prepared by Eric Dyer was presented for signatures. After reviewing this warrant, Dan Lief was concerned that an article pertaining to borrowing for engineering work for GCI Dock wasn't on there. Board moves to add Article 10 and also to change time of meeting to 3:00 P.M. to encourage more of the working residents to attend an afternoon meeting. The Town Clerk changed the time and added Article 10. The warrant with changes was signed by the Board of Selectmen. A fact sheet for town truck information will be available at the special town meeting.

VI. Other Business

No communications at this time.

VII. Audience Communications

No communications at this time.

VIII. Adjournment: 11:07 A.M.

Aaron Gray moves to adjourn the meeting. Dan Lief seconds the motion. **Motion passes.**