

Town of Cranberry Isles, Maine

Official Website

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July 10, 2012

MEETING NOTICE

The Cranberry Isles Board of Selectmen will conduct a regular meeting on Tuesday, July 10, 2012 starting at 8:30 A.M. at the Islesford House Neighborhood House on Little Cranberry Island

AGENDA

- I. Call to Order
- II. Review / Approval of Previous Meeting Minutes
- III. Review / Signing Financial Warrant
- IV. New Business
 - A. Manset Property Boundary Encroachment
 - B. Sign U.R.I.P Certification
 - C. Commuter Boat Contracts: Initiate Bid Process
 - D. Hancock County: Organization and County Govt. Structure
 - E. CIVFD: Authorization to install a dry hydrant at the end of Dog Point Road
 - F. CIVFD: Authorization to Purchase a Folding Portable Tank
 - G. Sutton Island Trash Removal
 - H. Manset Property Appraisal (RFQ)
 - I. Manset Boat Shop Lease (Steve Pagels, d.b.a. Cranberry Cove Boat Co.)
 - J. Northeast Harbor Parking Lot Lease Agreement
- V. Other Business
- VI. Audience Communications
- VII. Adjournment

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Board of Selectmen's Meeting Minutes July 10, 2012

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Board of Selectmen's Meeting Minutes
July 10, 2012
Islesford Neighborhood House

Attendance:

Richard Beal, Chairman, BOS
Phil Whitney, BOS
Chris Hathaway, BOS
James Fortune, Administrative Assistant
Denise McCormick, Town Clerk
Nanette Hadlock, Deputy Clerk
Malcolm Donald, MAC
Katelyn Damon, MAC
Starr Bright
Jack Miller
Ellie Miller
Jeff Berzinis
Tom Watson

I. Call to Order: 9:30 A.M. by Chairman Richard Beal.

II. Review / Approval of Previous Meeting Minutes

The Deputy Clerk would like to add Adele Berzinis to attendance for the June 05, 2012 Board of Selectmen's meeting minutes.

Richard Beal moves to accept the Board of Selectmen's meeting minutes for June 05, 2012 with the addition to attendance. Phil Whitney seconds the motion, with a unanimous vote by Chris Hathaway. **Motion passes.**

III. Review / Signing Financial Warrants

Postponed until later in the meeting.

IV. New Business

A. Manset Property Boundary Encroachment

In an email dated June 05, 2012 from the Town Attorney, Mr. Worthen states that he has received an email from Judith Hyers' attorney asking what prompted the Town's concern regarding the fence and whether the Town is willing to grant an easement or license for the fence to exist. On the first question, the Town attorney thinks we have been clear - it was the lack of any response to the letter sent several years ago. The second question, would the Town be willing to give a revocable license? The Town Attorney suggests that if a revocable license were granted that Hyers covers the reasonable costs and expense of the Town to date and for drafting of a license, provides and maintains proof of insurance, and maintains the fence in good, clean condition. The license would be revocable with a certain time period for written notice to Hyers. The Board of Selectmen concurs that the fence needs to be removed by Hyers. There are long term plans being discussed for use of the property and the boundaries should be kept clear for the future. James Fortune and Chairman Beal will hold a conference call with the Town Attorney reiterating the first letter request to move the fence from TCI property.

III. Review / Signing Financial Warrants (revisited)

Warrant # 27: 7,239.09

Warrant # 28: 925.39

Warrant # 29: 5,142.49

Warrant # 30: 23,622.32 (school)

Warrant # 31: 6,695.33

Warrant # 32: 85,419.77

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Total: \$129,044.39

All Warrants were signed by the Selectmen.

IV. New Business (Revisited)

B. Sign U.R.I.P. Certification

The Board of Selectmen signs the certification for the Urban Rural Initiative Program funds. The funds will be used "only for Capital improvement of public roads". The amount of funds to be received by the Town of Cranberry Isles for fiscal year 2012 is \$ 8,508.

C. Commuter Boat Contracts: Initiate Bid Process

The Municipal Advisory Commission has recommended that securing round trip service for the Commuter Ferry Service in the morning and late afternoon. Currently, the contracts call for one way service out in the morning and one way service back in the late afternoon. Convenience for the Town residents and potential lower cost for the service are two prominent reasons. The MAC also recommends keeping the cost the same per passenger if there are two separate operators for the commuter service. The Board of Selectmen concurs that the price per passenger be stated in the bid specs as \$7.00 per passenger. The notice for bid requests will go in the local news this week. Bids are to be back to the Town by August 06, 2012. The Board of Selectmen is to select a bid at the September board meeting.

D. Hancock County: Organization and County Govt. Structure

In reference to an email letter from Hancock County Sheriff William Clark, dated June 01, 2012, a response letter from The League of Towns shows concern about recent allegations of financial improprieties by Hancock County finance director Phil Roy. At the League of Towns meeting held on June 26, 2012, the Board voted to have poll the Town elected officials to see if there is any interest in supporting Hancock County setting up a charter commission to review the organization and structure of county government in Hancock County. County Commissioner Steve Joy attended the meeting. Recent allegations surrounding the County CFO and potential problems with checks and balances in the County's financial processes are the reasons for the idea of a charter commission. TCI Board of Selectmen supports the idea of creating a charter commission for review organization and structure of county government. James Fortune will draft a letter of support to the League of Towns. The letter will be presented to the BOS at the August meeting for approval. It is questioned whether the Hancock County Commissioners are audited annually as municipalities are. Selectman Beal will seek an answer to this question.

E. CIVFD: Authorization to install a dry hydrant at the end of Dog Point Road

The property where the dry hydrant is proposed to be placed is owned by Joyce A. DePalmer of Great Cranberry Island. Permission of the landowner would be needed. Town Office Staff will check with Code Enforcement regarding whether a permit would be needed for installation of a dry hydrant at this location due to wetlands. An existing manmade pond is reported to be on the same property.

E. CIVD: Authorization to Purchase a Folding Portable Tank

A portable holding tank for water is requested to be purchased for the GCI Volunteer Fire Department. A way to attach it to a truck will need to be determined. Estimated cost of the tank would be approximately \$1,200. This item is approved and could prove to make any fire response much more efficient especially with the limited capabilities of the small yellow pumper that is on GCI. An overall plan for storage of vehicles and equipment is planned for the GCI firehouse. Some cleaning out of the building is still needed. Plans are also in the works to get Islesford Firefighters to GCI to familiarize with the equipment. Jeff Berzinis of Southwest Boat is willing to dedicate a day for training where barging of mutual aid equipment to GCI could take place. It is reported that a party was held in the GCI Firehouse last weekend. Liquor bottles and trash were found left there following this party. The Board of Selectmen suggests locking two of the three meeting room doors, and placing a locking keypad on the third meeting room door. Members of the GCI Firehouse would still have access to the meeting room. The fire truck and ambulance bays would still be open and accessible.

G. Sutton Island Trash Removal

In the fall of 2011, a large pile of construction debris was left on private property at Sutton Island. In May of this year, the owners of the property (Wigutows) hired Josh Gray to take the pile away. The debris was taken by Mr. Gray to the GCI Transfer Station at a cost of \$1,350 to the Wigutows. The Wigutows were reimbursed by the Association for Preservation of Sutton Island (APSI). An email dated July 05, 2012 from John Nevius, APSI President, requests that the Town of Cranberry Isles help with costs for removal of the debris by contributing \$1,000 of the cost, and APSI will make arrangements to obtain further reimbursement of \$350.

Residents on Islesford and Great Cranberry Island pay a fee for their own construction debris left at the Transfer Stations. Some Sutton Island residents have been known to utilize the dumpster in Northeast Harbor for their garbage in the past. The Town of Mount Desert has now moved the dumpster from the marina. There are expectations of all TCI residents in regard to trash rules, (i.e. recycling, no food waste in household trash, fees for construction debris, etc.) The rules that are

implemented help defer costs of barging, decrease smell, and promote a clean environment.

The APSI will hold their annual meeting on July 26, 2012. Selectman Beal and Selectman Whitney will attend this meeting to further discuss trash removal and policies. No action is taken at this time regarding the request for reimbursement to APSI for costs of removal of the construction debris.

H. Manset Property Appraisal (RFQ)

The Municipal Advisory Commission (MAC) is currently looking into obtaining an appraisal of the Manset property. The scope of the work of the appraiser is now being summarized. Costs and scope of work will be discussed at the August BOS meeting.

Richard Beal reports that the Brown property (Manset Yacht Service) next to the TCI Manset Facility is currently for sale. The property includes a 200ft. dock.

Phil Whitney moves to hire Dennis Dever to assist the MAC to answer any questions about land use, depth, zoning of Manset Yacht Service property; to assist in determining disrepair of the dock there in, etc. A limit of forty hours at fifteen dollars per hour. Richard Beal seconds the motion, with a unanimous vote by Chris Hathaway. Motion passes.

Richard Beal moves to investigate the purchase of the Brown property in Manset with the assistance of the MAC. Phil Whitney seconds the motion, with a unanimous vote by Chris Hathaway. Motion passes.

I. Manset Boat Shop Lease (Steve Pagels, d.b.a. Cranberry Cove Boat Co.)

The Administrative Assistant reports that he needs to connect with Steve Pagels to discuss any potential revisions to the lease. This item will be discussed at the August BOS meeting.

J. Northeast Harbor Parking Lot Lease

A lease for the next ten years for parking privileges at Northeast Harbor must be signed by July, 2013.

Of particular concern to some is a recent news article in the Mount Desert Islander (June 07, 2012) regarding recommendations by a panel of land use and economic development professionals hired by request of Mount Desert's Revitalization Committee. "Panel members observed that the large municipal parking lot next to the Town Hall is a poor use of prime real estate. They proposed relocating the parking lot and building condominiums with harbor views on that one-acre site." The current lease between TCI and Mount Desert contains a clause that the "Landlord reserves the right to temporarily or permanently substitute other parking spaces for any or all of the 123 parking spaces..."

V. Other Business

· LCI Road Construction

A complaint has been raised in reference to the depth of the new ditches on Main Street at Islesford. It was suggested that the ditches may be a danger to walkers and bikers. The ditches were placed as part of a professionally engineered project to improve drainage on Main Street to the barge ramp. The BOS agrees to leave as is for one year and to document comments and/or complaints.

· In reference to GCI restroom repairs, the wall has been fixed but did not last. The Administrative Assistant suggests that the bill for these services not be paid until repaired properly. A plan is in the works for an improved restroom facility at GCI. Budgeting for this will take place for the March 2013 Town meeting.

· There is nothing new to report on harbor safety improvements at this time.

· Richard Beal will request a synopsis from Attorney Dale Worthen on Sutton Island road research for the Town report.

· As for the recently received emails from Dockmaster Dennis Dever regarding needed repairs at the TCI Manset Dock, repairs are currently underway.

· The Board of Selectmen have received a letter of request, dated 07/06/2012, from Iann Krasnow. The letter asks for an increase in payment for the mowing of the Stanley/Gilley Graveyard on Islesford from the current \$40 per mowing, to \$60. The Town has no legal position on the mowing of private cemeteries. The trust fund for this particular cemetery is actually cited for the mowing of only two particular gravesites. The BOS agrees that no increase will be granted.

· It is reported that the Manset pole light is broken. Jay Peruzzi is currently working on alternate lighting of the Manset ramp and first float.

· Phil Whitney commends Dennis Dever on his good work with a recently submitted quarterly Dockmaster report.

VI. Audience Communications

· A recent complaint of children fishing on the TCI Manset float is reported. The individuals fishing would not move so that the ferry could dock and unload. It is believed that the individuals were not TCI residents or visitors. Due to liability issues at what is a privately owned dock, the BOS agree to prohibit fishing, swimming and diving from our TCI Manset Dock. Signs will be posted.

· GCI resident Tom Watson supports the idea of a dry hydrant being placed on GCI opposite the Dog Point Road.

· It is suggested that tree trimming on intersections at GCI and Islesford Town

Roads is badly needed for safety.

VII. Adjournment: 12:00 P.M.

Richard Beal moves to adjourn the meeting. Phil Whitney seconds the motion, with a unanimous vote by Chris Hathaway. **Motion passes.**

The August Board of Selectmen's Meeting will be held on Monday, August 13, 2012 at the Great Cranberry Island Community Center.

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