

**Islesboro Select Board
Regular Meeting
September 5, 2018 @ 6:15 PM
Town Office Meeting Room**

MINUTES

Members Present: Archibald Gillies, Sandy Oliver, Hanna Kerr, and Gabe Pendleton
Phil Seymour was tardy, entered the meeting at 6:19 PM.

Others Present: Janet Anderson - Town Manager, Bill Boardman, Tom Norton, Jean Anderson, Albert Rolerson, Linda Gillies, Gilbert Rivera, Laura Houle, Bruce Claflin, Julie Reidy, Ken Smith, Michael Clayton, Mark Clayton, Elizabeth Hayden, Terry Cowan, Alex Wilbur, Melissa Jagger, John Hossack, Ruth Bacon, Richard Cilley, Kathy de Grasse, Dick de Grasse, Rebecca Schnur, Jack Schlottman, Maggy Willcox, .

Call to Order: Arch Gillies called the meeting to order at 6:15 PM, and a quorum was established.

MOTION BY S. Oliver, seconded by G. Pendleton, to approve the minutes of August 22, 2018 as written. Motion passed 4-0.

MOTION BY G. Pendleton, seconded by H. Kerr, to take the agenda out of order. Motion passed 5-0.

OLD BUSINESS:

Pre-School Update by Alex Wilbur and Bruce Claflin

Alex Wilbur reported that the first year in the new Pre-School building has been a "year of growth, change and learning". She reported attendance of 17 children over the past year, calculating \$3500 per child from the \$65,000 annual town contribution.

Bruce Claflin reported \$117,000 revenue, \$143,000 expenses, resulting in an expected operating loss partly because of high attendance and the need for additional staffing. Realizing that fundraising, increasing tuition, and/or increasing town funding are not answers to the shortfall, they have established an endowment fund with a goal of \$1,000,000 which will help sustain the operating cost of the Preschool. They have raised \$645,000 to date. They intend to use only the dividends from the endowment after it reaches \$1,000,000. He believes investing in early education is cost saving in the long run and they will continue to strive to keep tuition affordable for island families.

MOTION BY G. Pendleton, seconded by H. Kerr, to return to the original order of the agenda. Motion passed 5-0.

VISITOR'S COMMENTS/PETITIONS:

Ferry Rate Update:

Gabe Pendleton reported that there is a hearing scheduled for tomorrow, September 7, 2018, in Augusta at the Superior Court. There is no other information at this time.

PUBLIC HEARING:

The Public Hearing is to hear comments on a referendum vote on October 2, 2018 to see if the town will vote to accept the conveyance of land and to construct a residence for the Islesboro Central School principal, to be named the Anne Dillon House.

MOTION BY H. Kerr, seconded by G. Pendleton to enter into Public Hearing. Motion passed 5-0.

Arch Gillies introduced the topic stating that the School Committee had appointed a Planning Committee back in March 2018 and that this committee has been working on it since then.

Jean Anderson said that the first notice that she received regarding this topic was when the town calendar for September came out yesterday, followed by an e-mail today, and she does not feel due notice was given.

Ken Smith asked for clarification of #2, Article 2 on the *NOTICE OF PUBLIC HEARING*. Arch said that this is a revert clause whereby the land/real estate would revert back to the Trust if construction of the house is not completed within two years.

There was lengthy discussion regarding the language in the article indicating the structure will be solely for the Islesboro Central School **principal**. **Janet Anderson and Arch Gillies** said that the article was written by the town attorney, whom they trust, and that the language in the article does not matter as it will be the language in the deed that counts.

Rebecca Schnur said that regardless of Janet and Arch's assurance that the deed language will dictate the outcome of who lives in this house, she feels that the wording in the article should be clear and reflect exactly what is intended. She said she would like the town to change the wording. R. Schnur also expressed her concern that she is not comfortable having taxpayers fund a house for a person receiving a salary of up to \$100,000 when there are young, single teachers who are struggling to secure housing. She says that she does not think a qualified home buyer (with plenty of houses on Islesboro to buy), should be provided free housing.

Bill Boardman, member of the ICS Planning Committee, said that it is a very generous gift and they felt it important that the principal live on island.

Alex Wilbur said she spoke with the new principal and he expressed his interest in investing here. She feels the Anne Dillon House should not be restricted to the principal as that person may buy a house here on island.

John Hossack commented "Not all lawyers are right every time" referring to the Select Board taking the lawyer's advice on the wording of "principal". He further commented that ICS does not employ a "principal" any more, it is actually "head of school".

Arch Gillies told the audience members that the tenant will pay rent. The School Board will oversee the rental and repairs, etc of the house and they will set the rental fee. He said \$1000 per month has been discussed. **Dick Cilley** said the rent money will be put into an account to help maintain the house.

Terry Cowan said the lot is nonconforming, that it is less than 4/10 of an acre and wonders if it can be built on. **Bill Boardman** said that it is a grandfathered lot and it can be built on. He said the structure will be conforming as proposed. He said the well and septic system are existing on the lot.

Linda Gillies read the original wording of a letter dated September 5, 2018 to the Islesboro Community from the Islesboro School Committee. The letter states that the house will be for rent by a "senior Islesboro Central School administrator or faculty member and his or her family". She feels that people want this broader language in the warrant.

Elizabeth Hayden said that she feels it will cost more than \$12,000 a year to maintain this house. There is also a question if the tenant will have to pay to plow their own driveway or if the town will do this. She was told that it is up to the School Board to decide.

Jean Anderson reiterated that this is a lot to take in with lack of notice. She wants to be sure that the Town has looked at the plans for development of the house and that such things as fire safety have been considered, as well as ensuring that the house is handicap accessible.

Julie Reidy agrees with Alex Wilbur and Becky Schnur that it should not be limited to the principal. She thinks that the School or the Town becoming landlords is a "very slippery slope" and that she does not want her taxes to go up any more. She also commented that she would like to see the town meetings and school meetings broadcasted so more people can be involved.

John Hossack asked if the structure has to be a single family house or could it be a duplex? Bill Boardman said the lot won't allow that but that it could possibly allow an accessory dwelling unit.

Alex Wilbur summarized her thoughts saying that she has learned a lot from this meeting, that she is excited to find out the tenant will be paying for rent, but is also concerned regarding the lack of notice and the fact that the School Committee held a special meeting yesterday and it was not

posted. She thinks this merits more consideration. She thinks other lots could be looked at, that a conversation with the Trust might be helpful, and that the whole process is being rushed.

Arch Gillies said "It's not up for negotiation, it's a gift".

Alex Wilbur stated that "It is a gift with a ripple effect".

Becky Schnur said that the Select Board, by leaving the wording as is, will risk that it is voted down.

Arch Gillies said "we will change the wording to make it broader".

Melissa Jagger, School Board Member, said that the School Board has taken this grant seriously, that it is a great gift, and that people should have trust in their elected officials.

Elizabeth Hayden said she is "extremely nervous" about the school getting into the rental business. She asked why the Town sold the former doctor's house. Janet Anderson said it was old and needed maintenance. It was pointed out that in 20 years or more the Anne Dillon house will be old and will need maintenance as well.

Closing thoughts/remarks:

Bill Boardman urged people to vote for this.

Becky Schnur said the language should be changed to include all faculty members.

Arch Gillies said that the language in the deed will be what governs.

Linda Gillies said that the language in the referendum should be "fixed".

Alex Wilbur said that going forward it is important that the process be transparent and that information be shared consistently and openly.

MOTION BY H. Kerr to go out of Public Hearing. G. Pendleton seconded the motion and it passed 5-0.

Discussion on Public Hearing: Janet Anderson will contact Town Attorney, Mark Bower, to see if the language in the Referendum can be changed or amended and if so, how long it may delay the process.

UPCOMING MEETINGS

Planning Board meeting on September 10, 2018 @ 6:15 PM.

Local Referendum October 2, 2018.

TOWN MANAGERS REPORT:

The following items were distributed, and/or discussed and reviewed:

1. Janet will attend a Ferry Advisory Board Meeting on September 6, 2018. Agenda topics for that meeting include Margaret Chase Smith haul out date, rate increase update, status on

- Islesboro Lawsuit and emergency trips. G. Pendleton asked Janet to try to obtain information on the ridership numbers for Islesboro.
2. The 4th Annual Energy Conference at ICC will be Sat, Sept 8th from 9 AM to 4 PM.
 3. The ALP Library held its 100th year celebration on August 25th with over 100 visitors to the event.
 4. Islesboro Arts Collective donated \$145.56 to the Ferry Defense Fund.
 5. The ferry defense fund to date: Revenues: \$73,468.56. Expenses: \$19,775.00
 6. Islesboro Central School has 90 students total enrolled for this school year with 32 of those students being magnet students.
 7. Phil Seymour would like to be an Ex-Officio on the Broadband Committee. MOTION BY H. KERR, seconded by G. Pendleton to appoint Phil Seymour as an Ex-Officio of the Broadband Committee. The motion passed 5-0.

WARRANT #5 - FY 19:

MOTION BY H. Kerr, seconded by G. Pendleton, to approve Warrant #5 - FY19 in the amount of \$130,392.92. Motion passed 5-0.

CHAIR AND MEMBER COMMENTS

- ARCH GILLIES: Arch confirmed with Janet Anderson that she would e-mail Attorney Mark Bower tonight regarding the wording in the referendum. Janet will then e-mail the Select Board to let them know what she finds out.
- SANDY OLIVER: She shared that a recent conversation she had with a young woman who recently moved here revealed that she moved here because of Broadband. She is currently renting but would like to buy.
- HANNA KERR: She shared that Alex Wilbur has been "amazing" at the Pre-School and very much appreciates her help.
- GABE PENDLETON: He said he is pleased with the progress being made at the Pre-School and was happy to hear from Bruce Claflin and Alex Wilbur.
- PHIL SEYMOUR: He commented on the MSFS Minutes and how it seems that the other islands are experiencing a lot of contention between the riders and the MSFS employees.

MOTION BY P. Seymour, seconded by Hanna Kerr, to adjourn the meeting at 7:50 PM. MOTION passed 5-0.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Select Board