

10/11/23

MINUTES

Members Present:

Chair Shey Conover, Vice Chair Lauren Bruce, Phil Seymour, Melissa Burns, and Peter Anderson

Others Present:

Town Manager Janet Anderson, John King, Mike Clayton

Via Zoom: Jeff Boley, Art Govoni, Maggy Willcox, Peter Willcox, Dick Cavanaugh, Elizabeth Hayden, Robert Kochan, Josh Leach, Fred Porter, Michael Hutcherson

Call to Order: Chair Shey Conover called the meeting to order at 6:00 PM and a quorum was established.

MOTION BY L. Bruce, seconded by P. Seymour, to approve the minutes of September 13, 2023 Regular Meeting, as written. No discussion. Motion passed, 5 yes, 0 no.

VISITOR COMMENTS/PETITIONS

Elizabeth Hayden asked when East Shore Drive will be repaired. Janet Anderson replied that she has two bids and is awaiting a third, hoping to know more by the end of the week. One company can't start until mid-November. Elizabeth is concerned about that as there is snow in November. Boardman Road isn't a real option after the end of October. Elizabeth stated that they are also waiting for Peter Coombs to grade. He only did about ¾ of the road. J. Anderson will speak with him.

Jeff Boley asked about Cemetery Road as access. J. Anderson replied that it's a private road, not a Town road, and it's pretty tender.

S. Conover stated it might be worth having a small group discussion with landowners and residents who are most impacted by what's happening on East Shore Drive after we learn more about the bids.

FERRY SERVICE UPDATE

Schedule: John King reported that he sent the Board an email on the 22nd, the day after the Ferry Service Advisory Board meeting, where the two issues were discussed briefly: the tariff and the winter schedule. The tariff target is an increase of 18% in revenue, with the majority to peak-season vehicles and trucks. The DOT has tried to keep the walk-on rates low. John provided an illustrative spreadsheet. A big increase is trucks, at 50%. John stated he asked about a resident rate and commuter rate. There will be a special meeting on October 30th with DOT Commissioner Bruce Van Note to discuss this. Back in July we were given the MSFS budget revenue analysis, projecting operating costs for the next 4 years. The new annual farebox target is \$7,316,250. The current farebox

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average is \$6.1m, so the increase needed is about \$1.15m, which is 18% more than now. John also provided the Fiscal year variance report, which shows the unfunded retirement liability at close to \$1m. John calculated that if this liability was not in the formula, we would be looking at an annual revenue increase of the next 4 years of only \$148,178. John would like the board to consider how they feel about loading the increase on the vehicles and trucks. Costs will be passed along to the consumer. John is disappointed that no consideration has been given to a resident tariff, a senior discount, or a commuter ticket change.

P. Anderson asked John if he knows what other services are funding the unfunded retirement liability. John answered that there aren't many other agencies in the State that produce revenue. For the agencies that don't have revenue, it comes out of the General Fund, which we pay for, too. But there is no one expert that can provide a good explanation. It's a good question that John will continue to bring up at MSFS meetings.

M. Burns stated that if the bulk of the fare increases go on the trucks, that affects our food, gasoline, etc. and our costs go up. We're paying for it twice.

John will continue to advocate for a resident rate, senior discount, and decent commuter rate. He will write a response and share with the Board. This is not finalized yet.

Peter Willcox stated that most of the trucks are construction vehicles.

Bob Kochan stated that he's a new resident, and it appears we are treating the problem without getting to the root cause. He suggests working as a cohesive group with other islands. He's happy to assist. S. Conover replied that we are working with other islands, and perhaps he can have a one-on-one conversation with John.

Regarding the schedule, we asked for 9 trips a day during the winter. Bill Geary has come up with 7 trips a day, with only 5 on Sundays, 4 boats on Thanksgiving, and no service at all on Christmas and New Year's. He proposed to begin that on November 6. Bill Geary talked about March 10 as resumption of summer service and now wants to move it to April 14. He's accepting input. John had suggested to Bill to keep an afternoon boat.

M. Burns stated the school wants to keep the 2:30-3:00 run Monday – Friday.

Lincolntonville Parking: After Janet sent John the email from the DOT about discussions, John sent them an email saying we'd like to part of the discussions. He's waiting to hear back. He's had discussions with Bill Pulver regarding a possible Park & Ride. S. Conover stated it might be more appropriate for us to request a meeting.

Bob Kochan stated he owns a house across from the Whale's Tooth Pub, and the building that was Chez Michel restaurant is still for sale. Bob has an opportunity to buy that, tear it down and make about 45-60 parking spaces. The Board felt all those would ease the problem. Dedicated spaces for residents? John suggested that he and Bob talk about this separately.

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SEA LEVEL RISE

S. Conover reported that the Sea Level Rise Committee will have a small group discussion Saturday at the library. Next meeting is on October 5th and we will hopefully approve the RFQ for the Narrows engineering work.

MUNICIPAL BUILDING PROJECT

L. Bruce reported that she, Steve Blatt, Mark Ouellette, and Pete Anderson are meeting with H.E. Callahan tomorrow in Auburn to go over the budget. They're planning on construction starting at both locations November 1, to end in May 2024.

UPCOMING MEETINGS AND SUBCOMMITTEE REPORTS

- Planning Board: October 16th – 5pm

TOWN MANAGER REPORT

- Packet included Agenda for 9/27/23 and Minutes of 9/13/23 Regular Meeting.
- Minutes/Correspondence:
 - Housing Committee minutes of 4/18/23.
 - Harbor Committee minutes of 4/20/23.
 - IMB minutes of 6/23/23
 - 9/19 Community Energy Coordinator contract position announcement
- Notices:
 - The Future Flooding at the Narrows, SLR, Sept. 30, 10am at library
 - Islesboro Energy Team 6th Islesboro Energy Conference 10/14
 - 9/28 Ed Hodgins of RJD Appraisals will be here for office hours, Rob will be coming the following Thursday.
- Old Business
 - Lincolnville Parking
 - Revised Transfer Station demo/metal fee schedule
 - Jersey barriers photo
- New Business
 - Request from Richard & Karen Cilley
- Warrant #7
- Manager Report
 - Town F350 truck is still at the garage in Rockland being diagnosed.
 - Sent the 2013 Ford Explorer off today for inspection, brakes.

CORRESPONDENCE

Discussed in Town Manager's report

OLD BUSINESS

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1. Discuss Lincolnville parking– discussed in Ferry Service Update
2. Revised Transfer Station Demolition Debris & Metal Fees Schedule
 - M. Burns stated that she had met with Jeff Boley, Jordy Watson, Charlie Cilley, and Janet Anderson last month to go over where we were losing money and determined we needed to increase our fees. It hadn't been done in a long time. They looked at what other islands and neighboring areas charge. The proposed new prices take a burden off, but won't even put us in the black.
 - J. Anderson added that another goal is to cut down on the number of bins that go off. Sometimes they're overloaded or not loaded properly, and Casella won't take them because it's dangerous.
 - S. Conover asked about encouraging folks to get their own demo bins. With this pricing, it looks like it encourages people to do so, but there's not additional messaging that's being recommended. M. Burns replied that it was put to the Planning Board to recommend people get their own bins for large construction projects. We can't require it, as it's not in the Ordinance.
 - L. Bruce stated that this fee schedule could harm people that aren't big operators, doing their own small jobs. M. Burns replied that the last 4 items on the list have a more dramatic increase, but they are for the big contractors. That will encourage companies to get their own bins.
 - The bins are emptied as needed when full, by weight.
 - Jeff Boley added that construction work picks up at this time of year, but he's been sending off 3 bins/week between the beginning of May and end of September.
 - J. Anderson stated that John Apelquist started renting out bins. He has about 5 of various sizes.
 - Art Govoni added that privatizing the demo area may be a benefit to the Town. There are options as far as what material gets put in each bin. Thoughts about different pricing for different size projects when permitting.
 - Michael Hutcherson asked to clarify that the cost of disposal is based on weight (tons), and the fee schedule is based upon volume (cubic feet). This isn't consistent. M. Burns stated we don't have a way to weigh the material on this end. Jeff estimates the volume.
 - Mike Clayton suggested checking with other towns and islands to see how they charge. J. Anderson stated that North Haven is charging \$100 per truckload regardless of what's in it.
 - Michael Hutcherson suggested checking with other towns on their removal costs as well as what they charge. He thinks it's premature to put the fee schedule out the way it's been done, and may hurt a lot of people here.
 - Jeff Boley stated that if we had a set of scales, we would be more accurate and it would be more efficient, and fair.
 - Discussion about possibly purchasing scales. Would we need another employee to run the scales?
 - Discussion about packing the container properly with equipment.

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- More research is needed all around.
- Michael Hutcherson pointed out that there is a lot of waste from job sites, a lot of perfectly good usable material being thrown out, stuff you could build multiple houses with. If we had a sort of ReStore or Architectural Salvage of some kind to handle these materials, there are a lot of people who would be happy to use that material.
- Jeff agreed that there's a lot of usable material going into the bins and thinks Michael's idea is worthy.
- Art Govoni suggested an interim increase to help fund this issue until we come up with a fair and equitable fee schedule.
- S. Conover stated that this discussion warrants a broader conversation, perhaps a separate workshop that includes the community. M. Burns and Jeff Boley will organize a public workshop.

MOTION BY L. Bruce, seconded by M. Burns, to increase Transfer Station fees 50%, effective October 1, 2023. No further discussion. Motion passed, 5 yes, 0 no.

3. Transfer Station Jersey Barriers

- Insurance has required the Town to put up some kind of gate or barrier. People were running over or moving the plastic barriers.
- L. Bruce has heard from a local plumber who has to unload debris piece by piece by hand over the Jersey barriers and it's an onerous task. What if there's a way to keep vehicles from going all the way to the bin, but allows people to push materials into the bin?
- S. Conover stated that this seems like this will be part of a broader conversation around needs at the Transfer Station.
- Michael Hutcherson asked about the precise requirements from the insurance company. J. Anderson answered they want protective barriers to prevent people from going into the bin. They did not specify Jersey barriers. Michael asked what we have in writing. Do they say to create a barrier that will prevent a dump trailer or dump truck from unloading into the demo bin? J. Anderson answered that they did not state that. Michael stated it's important to have a public understanding of this process.
- Michael Hutcherson added that one of the problems in the recent past has been blatant abuse—people who are accessing the Transfer Station off hours. It is his understanding that it is fairly well known who these people are and what they are dumping. Has anything been done about that issue? Are the Jersey barriers a quick fix to that problem? To have to unload a trailer by hand is time consuming and offensive. He would suggest that if the insurance company isn't mandating Jersey barriers, that the Town figure out a different solution to the problem.
- Art Govoni added that we need clarification from the insurance companies. This requires more time and investigation to figure out what works.

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- M. Burns stated that having too much input from the insurance company might cause more problems.
- J. Anderson added that she's not aware of the abuse going on after hours. The back gate has to stay open for Public Works.
- Dick Cavanaugh stated that at other transfer stations he's been to, they use 3-4" welded fence that's open with two rails so stuff could be slid through, and also allows vehicles to get significantly closer without being in danger.
- Josh Leach stated some people might leave stuff on the concrete for Jeff to deal with.
- S. Conover stated that there are many issues to discuss, such as municipal compost, etc., and asked if it makes sense to have a committee to work on this. Jeff stated he wouldn't be opposed to a committee. Art added it can be limited to two months or so, and get interested people together to work on it.
- Discussion on how the committee might work. The Board agreed to wait on forming one and start with a public meeting first.
- P. Anderson added that insurance companies are concerned with safety and not convenience. L. Bruce added that there may be a way to do both.

NEW BUSINESS

1. Request from Richard & Karen Cilley, d/b/a SandCastle Grille for permission to leave the Grille at Grindle Point year-round, and for a three-year lease.
 - M. Burns asked if they would pay the three years in advance.
 - J. Anderson explained the history. It would lock up the space for three years. The May to October period opens up the winter months in case someone else comes up with a plan to use the space. The lease says one concession stand. If the truck stays there, it would prevent another vendor from using the space in the winter.
 - P. Anderson added that the lease mentions a mobile lunch wagon. If it's left there with a tarp, it's no longer mobile. Does that affect its license? J. Anderson added it may involve the Planning Board because it's on wheels. It may not be in agreement with our Ordinances.
 - S. Conover is not opposed to having a three-year lease in the future, but is unsure about changing a lease at the last minute. She suggests that this year we ask that it be removed and that we honor the one-year lease that has been signed, to give us time to research.

MOTION BY L. Bruce, seconded by P. Seymour, to decline the request. Any amendments can be made for a new lease in the future rather than amending the current lease. Discussion about the length of leases. It's always been annual. Motion passed, 4 yes. P. Anderson abstained.

OTHER BUSINESS

1. None

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APPROVE WARRANTS: FY24 #7

MOTION BY P. Seymour, seconded by M. Burns, to approve Warrant FY24 #7. No discussion. Motion passed, 5 yes, 0 no.

APPOINTMENTS:

None

CHAIR COMMENTS

S. Conover: No Comment. Thanks for hanging in, everybody.

VICE-CHAIR COMMENTS

L. Bruce: No Comment.

INDIVIDUAL SELECT BOARD MEMBER COMMENTS

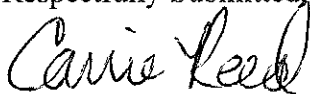
P. Anderson: No Comment.

M. Burns: Senior night Friday, last home varsity game. Junior class fundraising in full swing. People should be at Maddie Dodge Field Friday night.

P. Seymour: No Comment.

MOTION BY S. Conover, seconded by P. Seymour, to Adjourn Meeting at 8:09 PM. No Discussion. Motion passed, 5 yes, 0 no.

Respectfully Submitted



Carrie Reed
Secretary

