

MINUTES

Members Present:

Shey Conover, Lauren Bruce, Phil Seymour, Melissa Burns, and Pete Anderson

Others Present:

Town Manager Janet Anderson, Jennifer West, Pete (Andrew) Anderson, Roger Heinen, Page Clason, John Rex-Waller, Laura Graf, Frank Start, Linda Mahan, Stephen Blatt, Mark Ouellette

Via Zoom: Arch Gillies, Josh Leach, Terry Cowan, Jim Mitchell, Fred Porter, Stephen Miller, Linda Gillies, Hilary Giles, Janice Leach

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

MOTION BY L. Bruce, seconded by M. Burns, to take the agenda out of order. Motion passed, 5 yes, 0 no.

MUNICIPAL BUILDING PROJECT

L. Bruce reported that the MBPC subcommittee had a meeting this afternoon and voted to send to the Select Board their selection for Construction Manager: H. E. Callahan of Auburn, ME. This company has experience in working with medical facilities. Steve Blatt has had a good working relationship with them. They interviewed well, and are the first choice. The subcommittee is asking the Select Board to approve Lauren Bruce and Janet Anderson, with the assistance of Steve Blatt of S.B. Architects, to negotiate and retain H.E. Callahan of Auburn Maine for Construction Project Management.

MOTION BY M. Burns, seconded by P. Seymour, to approve Lauren Bruce and Janet Anderson, with the assistance of Steve Blatt of S.B. Architects, to negotiate and retain H.E. Callahan of Auburn Maine for Construction Project Management. Discussion as below. Motion passed, 5 yes, 0 no. Unanimous.

Discussion: P. Seymour asked how many firms were interviewed for this position, and what separates this firm from the others. Pete (Andrew) Anderson answered that four firms were interviewed and explained that this one has a long building history in Maine, and it's women-run. S. Blatt added that they are a well-known firm in and that he's built several projects with them over the past 15 years. The owner of the firm is Christine Kendall, and she's very hands-on. They are excited about the project because it's not too big or too small. They pay attention to costs, and are straightforward and clear. Subcommittee members who interviewed candidates were Bill Boardman, Andrew Anderson, Jay T. Zlotkowski, and Lauren Bruce, with Steve Blatt and Mark Ouellette.

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M. Burns asked if any of the candidates have been out to the island. Pete answered that two of them have working experience on the island, but not the firm we chose.

Architect Steve Blatt presented his revised plans for the Health Center design. He made the building as economical as possible in square footage, with more energy efficiency. They made sure the medical staff are comfortable with the new plans before asking the Select Board to approve it. He compared the original concept plan with the revised plan. The original was over 5300 sf. The new plan is 4500 sf. That translates into a savings of about \$300,000. The biggest change was in the size of the apartment for overnight accommodations, and elimination of the staff lunch room. P. Seymour asked about building material cost. S. Blatt answered that the working budget is \$450/foot. The problem with heating and cooling systems is getting better. M. Burns asked what price this new design will come in at. S. Blatt answered that we will need to bring it in at what's available; the Construction Manager will help us reach that. S. Conover asked about energy efficiency. S. Blatt answered that in addition to having less square footage to heat and cool, the pitch of the roof has been changed so there is less volume. M. Burns asked if Fred Porter, Murt Durkee, and all the Health Center employees agreed to this new plan. S. Blatt answered that they were all involved, and they are all comfortable with the changes.

MOTION BY L. Bruce, seconded by P. Seymour, to approve the revised design of the Health Center Building, as discussed this evening. No further discussion. Motion passed, 5 yes, 0 no. Unanimous.

MOTION BY L. Bruce, seconded by P. Seymour, to go back in order of the agenda. Motion passed, 5 yes, 0 no.

S. Conover welcomed new member Pete Anderson to the Select Board.

MOTION BY L. Bruce, seconded by M. Burns, to approve the minutes of May 10, 2023 Regular Meeting, as written. No discussion. Motion passed, 5 yes, 0 no.

POST-TOWN MEETING BUSINESS:

1. Elect Chair and Vice Chair

MOTION BY P. Seymour, seconded by L. Bruce, to nominate Shey Conover to be Chair of the Select Board. S. Conover accepted. Motion passed, 5 yes, 0 no.

MOTION BY M. Burns, seconded by S. Conover, to nominate Lauren Bruce to be Vice Chair of the Select Board. L. Bruce accepted. Motion passed, 5 yes, 0 no.

2. Assign Signers for Treasurer's Warrants for Employee Wages
They are currently L. Bruce and P. Seymour.

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MOTION BY M. Burns, seconded by P. Anderson, that L. Bruce and P. Seymour remain the signers. No discussion. Motion passed, 5 yes, 0 no.

3. Appoint replacement on Waldo County Budget Committee
G. Pendleton filled this role.

MOTION BY L. Bruce, seconded by M. Burns, to nominate P. Seymour to be Islesboro's representative on the Waldo County Budget Committee. P. Seymour would like to consider the role before accepting.

VISITOR COMMENTS/PETITIONS

Roger Heinen addressed the Board and stated that Gabe Pendleton was an IESC Board member and will need to be replaced by another Select Board member. S. Conover suggested that committee assignments be reviewed at the next Select Board meeting, and at that time the replacement can be determined. J. Anderson stated she will provide a list.

MOTION BY P. Seymour, seconded by L. Bruce, to enter into Public Hearing for Victualer Renewals. No discussion. Motion passed, 5 yes, 0 no.

PUBLIC HEARING: Victualer Renewals for Dark Harbor Shop, Island Market, Tarratine Golf and Yacht Clubs, Loony's Luscious Kitchen, Sand Castle Grille, Island Made Treats, and Islesboro Community Center

J. Anderson provided copies of all the applications, and they are all complete except that the Tarratine Club is missing water testing, as the water hadn't been turned back on at the time of the application. They will submit those tests. Durkee's General Store renewal will happen at a later date.

MOTION BY P. Seymour, seconded by L. Bruce, to exit Public Hearing. No discussion. Motion passed, 5 yes, 0 no.

MOTION BY L. Bruce, seconded by M. Burns, to approve the slate of Victualer Renewals. No discussion. Motion passed, 5 yes, 0 no.

FERRY SERVICE UPDATE

S. Conover reported that Gabe Pendleton is willing to continue as alternate representative for the Ferry Service, along with John King.

SEA LEVEL RISE

S. Conover reported that the next Committee meeting will be June 15. L. Bruce is helping to lead the communications subcommittee and drafting a communications plan, which we will discuss and hopefully approve on the 15th. Sometime in August we're hoping to have an engineering firm on board to do an alternatives analysis for options at the Narrows. Another goal is data collection and public information meetings. We need

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to have some understanding regarding infrastructure changes at the Narrows to put forward for a vote at Town Meeting in 2024.

UPCOMING MEETINGS AND SUBCOMMITTEE REPORTS

- Planning Board: June 5th – 5pm

TOWN MANAGER REPORT

Town Manager Janet Anderson provided a copy of her Notes & Correspondence Report and reported that she ordered another section for the playground at Maddie Dodge Field. It should arrive late June, and will be attached to the section that is there currently. We received \$6,000 in donations.

P. Seymour asked about the staffing shortage at the MSFS Islesboro Ferry Terminal. J. Anderson explained that the person comes over on the first ferry. They will be down one person who lives over here, so we'll have to wait to use the ticket office, or buy tickets online.

CORRESPONDENCE

None

OLD BUSINESS

1. Demo Bins at the Transfer Station
M. Burns recalled that the Town had considered closing the Demo Bins to construction companies and contractors, and asked what we need to do to implement that. J. Anderson stated that we have to have a workshop. M. Burns requested that the workshop happen soon so the item can be on the next agenda. S. Conover asked if that needs an Ordinance change. J. Anderson stated she doesn't think so; the Ordinance states it's for households. M. Burns wants to make sure the Planning Board is addressing the change as well. J. Anderson stated she talked with Dave Dyer about adding a line to the permit application that encourages demo bins on construction sites. Recommendations to be discussed at next meeting.

NEW BUSINESS

1. G.W.I. Operating Agreement Expires October 18, 2023. IMB Committee Recommendation.
 - Roger Heinen, Laura Graf, and John Rex-Waller were present to answer questions. Roger walked the Board through the written recommendation and asked the Board to give the Committee direction on the next steps.
 - Roger explained original goals of the committee and how they have been achieved. The Select Board is the decider when it comes to what is affordable for the yearly fee. Currently it is \$370/year. That pays about 72% of the cost.

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The Town budget pays for the debt of the construction, which is about \$260,000/year, and pays to maintain the infrastructure.

- The agreement lasts 5 years from the acceptance of the construction by G.W.I. The Town signed the contract in 2017, but the acceptance of the network was October 18, 2018. The contract ends this year. We set this up so when the contract expires, it goes into automatic renewal, but either party can terminate the agreement with 90-days' notice.
- We currently have 712 subscribers, which is many more than we originally predicted.
- The IMB Committee reviewed the agreement on March 18th and talked about next steps. The Town would normally put this out to bid. There is now quite a bit of competition in the State. A bid would be a complicated and expensive process. We would have to hire a consultant to help us write the bid. The current Town budget includes no money to help fund this process.
- Switching to a different ISP could be disruptive, and phone service will likely change.
- Vern suggested that a first step might be to discuss this with G.W.I. and seek a better agreement with them for the next five years. This could save the Town the money and complexity of the bid process.
- Roger spoke with the Town attorneys at Jensen-Baird to find out if that was legal. Mark Bower replied that the Select Board can waive the necessity to bid out a contract in a non-emergency situation.
- It's possible we can get a better deal with G.W.I. If so, we bring it to Town Meeting for approval. If not, we proceed with the bid process.
- The committee is requesting that the Select Board postpone the bidding process and authorize the IMB Committee to speak with G.W.I. and possibly negotiate with them for a better agreement.

MOTION BY P. Seymour, seconded by L. Bruce, to authorize the IMB Committee to begin negotiations with G.W.I. in terms of gaining a new contract. Discussion as below. Motion passed, 5 yes, 0 no.

2. Frank Start Request to Address the Select Board on the G.W.I. Contract Renewal.
 - Frank Start expressed concern that if the Town talks with G.W.I. and then the Town decides to put it out to bid, that leaves the Town in a bad spot if G.W.I. then exercises their rights to end the contract in 90 days.
 - Frank stated that the Town always puts contracts back out to bid.
 - There's also a lot in the contract that no longer applies. It would favor the Town to know costs ahead of time rather than have an open-ended ticket.
 - If we hire someone to help write a contract, we could use the same contract every five years when it goes out to bid.
 - Discussion about pros and cons to negotiating with G.W.I. vs. putting it out to bid. There is risk involved either way.
 - Roger stated it wouldn't be to G.W.I.'s advantage to cut us off.

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- A new contract with G.W.I. could have set pricing for repair costs.
 - L. Bruce stated that it seems the Committee has looked at this carefully and also considered some of the points that Frank has made and has decided that approaching G.W.I. is the best approach right now.
 - Page Clason added regarding fixed pricing that this operates not so much as a for-profit business, but more of a community service, and that clashes with the way the industry is working with pricing tiers. We're also on an island, and the only way a contractor is going to agree to fixed pricing is by overbidding. There are a lot of variables, and it's not simple.
 - Frank added that G.W.I. requires that their contractors have built-in pricing for Islesboro vs. mainland jobs.
 - Roger stated that they may not agree to a particular price sheet for five years, but they may for one year.
 - M. Burns asked for a summary of the customer satisfaction survey G.W.I. sent out recently. Roger replied that there are very few people who remain unhappy with the current service, maybe four out of all the respondents. We have a 90% net performance score. Problems with the call center have gotten much better.
 - P. Seymour asked if the equipment will need to be switched out if we change providers. Roger stated we own the equipment, and it would be a stipulation in the bid that we are not changing the equipment. Page added that whoever bids will need to have a relationship with Calix Corp, who makes the equipment.
 - Roger will report on discussions within the next couple of meetings.
 - Frank stated he sent something to Select Board members via email this morning, and there might be further discussion if we're rewriting a contract. Janet asked Frank if he sent it to her as well. Frank stated he did not, but will. Roger stated it should be part of the public record. Janet will forward it to the IMB Committee. Frank asked for a copy of the recommendation. It is in the Select Board package.
3. Consider Resolution to Legislature RE: Sears Island
- L. Bruce went over the draft of the resolution, and read a letter from Sally Jones from Stockton Springs expressing concern about developing Sears Island. Mack Point would be preferred, as it's already industrialized.
 - If the Select Board agrees to the resolution, we would send it to the towns and islands in Penobscot Bay, and Lauren would follow up with phone calls to Chairs of Select Boards.
 - M. Burns asked L. Bruce if she is working in conjunction with the Friends of Sears Island and the IIT. L. Bruce answered that she is. This one brings in LD 1895, which is a piece of legislation they're looking at now, and thinking about adding this language.

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- S. Conover asked about the comment period and if the bill is still in work session. Steve Miller answers that it is. There's a lot of off-shore wind stuff going on in the Legislature right now, including LD 1895. It's timely for Islesboro and others to express a point of view so the legislators understand.
- S. Conover added that she'd be curious about the response from communities that are farther off shore and may have more concerns about off-shore wind power.
- Discussion about the possible timeline of the Advisory Committee. Steve Miller stated the final meeting of the Offshore Wind Board Advisory Group is scheduled for June 26. They expect to make a decision about their preferred alternative site by the end of summer.

MOTION BY M. Burns, seconded by P. Seymour, to accept the Islesboro Select Board Statement re. Siting of Offshore Wind Manufacturing, Assembling, and Launch Facility. Discussion as below.

- Pete Anderson stated he prefers to abstain from this vote, as he doesn't know enough about it. He added that it feels like a Not-In-My-Backyard sort of behavior, and if we're truly supporting wind power, we should support its most beneficial location. He also doesn't want to stymie the voice of others.
- Discussion about the wording of the resolution. S. Conover stated that she would not oppose the project if Sears Island ended up being the chosen site.
- Steve Miller explained the history of interest in developing Sears Island and/or Mack Point, and described the requirements of the project. He explained that both locations have been deemed viable and described the cost analysis with dredging, maintaining a new road, etc.
- The Board agreed that eliminating the last sentence (opposing development of the project on Sears Island) would make the resolution better.

M. Burns retracted her motion.

MOTION BY P. Seymour, seconded by L. Bruce, to accept the resolution to support construction of the facility at Mack Point, as amended. No further discussion. Motion passed, 4 yes, 0 no. Pete Anderson abstained.

OTHER BUSINESS

1. None

APPROVE WARRANT: FY23 #24

MOTION BY M. Burns, seconded by L. Bruce, to approve Warrant FY23 #24. No Discussion. Motion passed, 5 yes, 0 no.

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APPOINTMENTS:

A.L.P. Library Trustees: Susan West and Tom Stevens

- P. Seymour asked if there is a set number of members for the Board of Trustees. J. Anderson answered that there are seven, and there is still one opening.
- Discussion about the email from Catherine Demchur-Merry submitting her resignation and outlining some issues. Some members did not receive it. Janet did not receive it. Carrie will forward it.

MOTION BY P. Seymour, seconded by L. Bruce, to appoint Susan West and Tom Stevens to the A.L.P. Library Board of Trustees. No Discussion. Motion passed, 5 yes, 0 no.

CHAIR COMMENTS

S. Conover apologized for the long meeting. It was nice to have people here and have substantial discussion.

VICE-CHAIR COMMENTS

L. Bruce would like to say how much she appreciates Pete Anderson joining us and speaking up today.

INDIVIDUAL SELECT BOARD MEMBER COMMENTS

Phil Seymour: Democracy in action.

Melissa Burns: State track meet is June 3rd. Three of our high-schoolers qualified. Round of Applause to three middle-schoolers who competed and did well. Graduation is June 3rd. Junior class auction is June 10th. Last day of school is June 14th.

Pete Anderson: Happy to be here. Looking forward to a good year.

MOTION BY L. Bruce, seconded by S. Conover, to Adjourn Meeting at 7:48 PM. No Discussion. Motion passed, 5 yes, 0 no.

Respectfully Submitted,



Carrie Reed
Secretary