

**Town of Chebeague Island
Minutes of Town Meeting
July 1st, 2007**

Article 1. To choose a moderator to preside at said meeting;
Herb Maine, sworn in as moderator.

Article 2. To vote whether to adopt the rules of procedure set forth in the Maine Municipal Association's *Maine Moderator's Manual: A Guide to Town Meeting*, 6th ed. (2005), and as subsequently revised, to govern the conduct of Town Meetings in the Town of Chebeague Island;

Before continuing with Article 2, the Moderator explained the motion of unanimous consent and asked for unanimous consent on two issues.

- 1. That the normal protocol identified in the Maine Moderator's Guide requiring a motion and a second for each article to be suspended. A complete reading of the article text would constitute a motion and second and the article would immediately be opened for discussion. No objection was raised.
- 2. The non-voters be allowed to speak at any time during this town meeting. No objection was raised.

Form of Government:

Article 3. To see whether the Town of Chebeague Island will adopt the Town Meeting form of government;

Transition Committee Recommends Adoption

**Vote – Unanimous – Save one

Article 4. To vote whether to adopt an ordinance setting forth the functions, responsibilities, and authority of the Board of Selectmen, which shall include the administration of the government of the Town of Chebeague Island (Exhibit A);

Transition Committee Recommends Adoption

**Vote - Unanimous

Article 5. To vote whether to authorize the Board of Selectmen to appoint a Town Administrator/Treasurer/Road Commissioner, Assessor, Town Clerk/Tax Collector, Fire Chief, Rescue Chief, Health Officer, Animal Control Officer, Parking Control Officer, Code Enforcement Officer, Harbor Master, and Shell Fish Officer, and to prepare and propose ordinances for the administration of government, including ordinances for the positions described in this article;

Transition Committee Recommends Adoption

**Vote - Unanimous

Article 6. To vote whether to adopt, as may be applicable to the Town of Chebeague Island and on an interim basis, certain Cumberland ordinances listed below, and to accept appropriate fees and other payments or receipts generated by such ordinances:

- * Dog Control Ordinance,
- * All Terrain Vehicle Trespass Ordinance,
- * Solid Fuel Stove Safety Ordinance,
- * Public Swimming Pool Ordinance,
- * Dance Hall Ordinance,
- * Special Amusement Ordinance,
- * Victualers License Ordinance,
- * Solid Waste Facility Ordinance, and
- * Licenses and Permits Ordinance

References therein to the Town of Cumberland shall mean, as appropriate, the Town of Chebeague Island, and references to the Town Council or Council shall mean the Board of Selectmen, except in reference to amendments of the ordinance, which authority is reserved to Town Meeting. These ordinances shall remain in effect until replaced by the adoption of new ordinances at a Special Town Meeting held within 180 days of July 1, 2007;

Transition Committee Recommends Adoption

Discussion: Louise Doughty: Please clarify, are the ordinances the same as the Town of Cumberland had in place? Beth Howe: Yes, they are exactly the same.

Vote - Unanimous

Article 7. To vote whether to adopt an ordinance creating the position of Town Administrator and authorizing the Selectmen to assign the Town Administrator the responsibilities contained in a job description, which the Selectmen may amend;

Transition Committee Recommends Adoption

Vote – Unanimous

Article 8. To vote whether to authorize the Board of Selectmen to establish and appoint the members of standing and/or ad hoc committees of the Board of Selectmen to advise the Board regarding the administration of the government of the Town of Chebeague Island;

Transition Committee Recommends Adoption

Vote - Unanimous

- Article 9. To vote whether to adopt an ordinance authorizing the Board of Selectmen to establish and appoint volunteers to a Coastal Waters Commission, Shellfish Conservation Committee, and Aquaculture Committee;
Transition Committee Recommends Adoption
Vote - Unanimous
- Article 10. To vote whether to adopt the Town of Chebeague Island Coastal Waters Ordinance;
Transition Committee Recommends Adoption
Vote - Unanimous
- Article 11. To vote whether to adopt the Town of Chebeague Island General Assistance Ordinance, as required by 22 M.R.S. § 4305;
Transition Committee Recommends Adoption
Vote - Unanimous
- Article 12. To vote whether to authorize the Board of Selectmen to negotiate and enter into an agreement with Chebeague Recreation Center, Inc. or other entity or individual to provide suitable facilities for Town of Chebeague Island meetings, elections, adult education, and recreational activities;
Transition Committee Recommends Adoption
Discussion: Sylvia Ross – Does this approve more money than in the budget. David Hill – Yes, this is consistent with what happened in prior years.
Vote: Unanimous
- Article 13. To vote whether to authorize the Board of Selectmen to negotiate and enter into an agreement with the Chebeague Island Library to provide for library services;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 14. To vote whether to authorize the Board of Selectmen to negotiate and enter into an agreement with the Chebeague Island Hall Community Center to provide suitable facilities for meetings, elections, adult education, and recreational activities;
Transition Committee Recommends Adoption
Vote - Unanimous
- Article 15. To vote whether to authorize the Board of Selectmen to retain one or more attorneys to provide bond counsel and legal counsel to the Town of Chebeague Island;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 16. To vote whether to join the Maine Municipal Association as a full member and to authorize the Board of Selectmen to enroll the Town of Chebeague Island, where appropriate, in any Maine Municipal Association risk sharing pool or other insuring and/or municipal services agreement; Transition Committee Recommends Adoption
Vote; Unanimous

- Article 17. To vote whether to join the Greater Portland Council of Governments;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 18. To vote whether to authorize the Board of Selectmen to appoint a representative of the Town of Chebeague Island to sit on the Cumberland County Municipal Oversight Committee;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 19. To vote whether to join the Island Institute;
Transition Committee Recommends Adoption
Discussion: Jean Dyer, Why are we joining the Island Institute? Donna Damon, They will provide services that we can use occasionally and provide an individual to fill the fellow slot. Mr. Millinger asked how much does this cost. Donna Damon \$100.00 a year.
Vote: Unanimous – Save 4
- Article 20. To vote whether to join the Islands Coalition and authorize the Board of Selectmen to appoint a representative of the Town of Chebeague Island to the Island Coalition;
Transition Committee Recommends Adoption
Discussion: Dianne Calder, What is Island Coalition? Donna Damon, It's a group that represents Islands. Mark Greene, This group represents 15 islands have a voice in the Legislature.
Vote : Unanimous - Save 1

Ratification of Transition Committee
Memoranda of Understanding And Undertakings

- Article 21. To vote whether to accept a May 21, 2007, Municipal Release by the Town of Cumberland to the Town of Chebeague Island of title to “All those certain lots or parcels of land situated on Chebeague Island . . . which were formerly owned by the Town of Cumberland.
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 22. To vote whether to adopt and ratify a May 9, 2007, Memorandum of Understanding between the Chebeague Island Transition Representatives and Ronald L. Grenier, whereby Mr. Grenier agreed to provide certain Town Administrator consulting services to the Transition Representatives prior to July 1, 2007, to be paid for at a rate of \$30/hour; Transition Committee Recommends Adoption.
Discussion: James Phipps & David Hill – Thank you to Mr. Grenier for all the hard work done prior to July 1st, 2007.
Vote: Unanimous

- Article 23. To vote whether to adopt and ratify a May 9, 2007, Memorandum of Understanding between the Chebeague Island Transition Representatives and Ronald L. Grenier whereby the Town of Chebeague Island would employ Mr. Grenier as Town Administrator of the Town of Chebeague Island at a starting salary of \$60,000/year; Transition Committee Recommends Adoption
Vote: Unanimous
- Article 24. To vote whether to adopt and ratify a June 13, 2007, Memorandum of Understanding between the Chebeague Island Transition Representatives and Alton Hadley, whereby Mr. Hadley agreed to provide certain School Superintendent consulting services to the Transition Representatives, for a cost of up to \$5,280; Transition Committee Recommends Adoption.
Discussion: James Phipps - Thank you to Mr. Hadley for all the hard work done prior to July 1st, 2007.
Vote: Unanimous
- Article 25. To vote whether to authorize the Chebeague Island School Committee to accept the offer of employment made by the Transition Committee to Alton Hadley, whereby the Chebeague Island School Committee could elect Mr. Hadley as Superintendent of the Town of Chebeague Island School Department; Transition Committee Recommends Adoption
Vote: Unanimous
- Article 26. To vote whether to authorize the Board of Selectmen to employ certain individuals who have agreed to accept employment by the Town of Chebeague Island pursuant to any Memoranda of Understanding; Transition Committee Recommends Adoption
Vote: Unanimous
- Article 27. To vote whether to authorize the Superintendent of Schools and/or the School Committee to employ any individuals who have agreed to accept employment by the Town of Chebeague Island School Department; Transition Committee Recommends Adoption
Vote: Unanimous
- Article 28. To vote whether to adopt and ratify a May 21, 2007, Memorandum of Understanding between the Town of Cumberland and the Chebeague Island Transition Representatives whereby the Town of Cumberland agrees to prepare and mail tax bills for the Town of Chebeague Island for assessment due to be paid on September 30, 2007, and March 30, 2008, and to perform related tax services, for the sum of \$10,000 due in installments on July 20, 2007 (\$5,000), September 1, 2007 (\$2,500), and February 1, 2008 (\$2,500); Transition Committee Recommends Adoption
Discussion: Cheryl Stevens, Why is this an agreement with the Town of Cumberland? David Hill, This is to get the job done for one year to help the new town.
Vote: Unanimous

- Article 29. To vote whether to adopt and ratify a April 19, 2007, Memorandum of Understanding between the Chebeague Island Transition Representatives and John Wilson whereby the Chebeague Island Transition Representatives agreed to accept from Mr. Wilson \$50,000 for transition expenses and agreed to offset future real estate taxes assessed on real estate owned by Mr. Wilson in the Town of Chebeague Island by said \$50,000; Transition Committee Recommends Adoption.
Discussion: Ron Grenier & David Hill – Thank you to Mr. Wilson.
Vote: Unanimous
- Article 30. To vote whether to adopt and ratify a May 21, 2007, Services Agreement between the Town of Cumberland and the Chebeague Island Transition Representatives whereby the Town of Cumberland agrees to provide part-time, morning Town Clerk support services to the Town of Chebeague Island, at a rate not to exceed \$25/hour plus ferry and bus transportation from and to the Route 1 parking lot;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 31. To vote whether to adopt and ratify a May 21, 2007, Services Agreement between the Chebeague Island Transition Representatives and the Town of Cumberland whereby the Town of Chebeague Island would agree to “honor all building, plumbing, electrical, demolition and other related permits issued by the Town of Cumberland until December 31, 2007”;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 32. To vote whether to adopt and ratify a May 21, 2007, Memorandum of Understanding between the Chebeague Island Transition Representatives and the Town of Cumberland whereby the Town of Chebeague Island would agree to “exchange the 1997 Yale 6000 lb. Fork lift (at the Transfer Station) for the 1991 Vermeer Wood Chipper and the harbor master’s boat 2005 14’ aluminum boat with 9.9hp motor, and 2004 EZ Loader trailer from the Mainland”;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 33. To vote whether to adopt and ratify a certain May 21, 2007, Services Agreement between the Chebeague Island Transition Representatives and the Town of Cumberland whereby the Town of Cumberland would “provide all Mooring permits, Shellfish licenses and Stone Wharf permits until December 31, 2007 at which time all said permits will expire” and divide the permit fees with the Town of Chebeague Island;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 34. To vote whether to ratify the oral agreement of the Chebeague Island Transition Representatives to pay the Chebeague Island United Methodist Church rent in the

amount of \$1,000 for the use of its Parish House for Transition Committee and public meetings in preparation for incorporation of the Town of Chebeague Island; Transition Committee Recommends Adoption.

Discussion: John Maxon – Can we change the word Rent to Donation? Donna Damon – The church charge takes donations. Peter Lowe stated that this is a non-issue.

Vote: Unanimous – Save Two

Article 35. To vote whether to accept the accounting by the Chebeague Island Transition Representatives of its receipts and expenditures and to accept the assignment of the unspent balance of the Transition Committee’s account with TD Banknorth;

Transition Committee Recommends Adoption

Discussion: Michael Porter, No accounting has been seen as of yet and to whom will the balance of the account be transferred to? David Hill, It will be transferred to the new Town Administrator.

Vote: Unanimous – Save One

Article 36. To vote whether to adopt and ratify insurance agreements or policies entered into by the Transition Representatives for the future Town of Chebeague Island;

Transition Committee Recommends Adoption

**Stricken from warrant and replaced - See Note

Article 37. To vote whether to authorize the Board of Selectmen to negotiate and enter into agreements for the purposes of obtaining appropriate insurance coverage to protect the Town’s assets and to insure its employees and public officials.

Transition Committee Recommends Adoption

**Stricken from warrant and replaced – See Note

**NOTE: To authorize the Board of Selectmen, on behalf of the Town, to join with other participating municipal and quasi-municipal employers to group self-insure for the provision of workers’ compensation benefits, as authorized by 39-A MRSA Sec. 403, said group to be known as the “Maine Municipal Association Workers’ Compensation Fund” (Fund); and for that purpose and in consideration of the mutual covenants and agreements among participating employers, to authorize the Board of Selectmen to enter into a Fund Indemnity Agreement on behalf of the of the Town and take whatever other actions may be necessary. The authority granted herein shall continue until revoked.

**NOTE – continued:

To authorize the selectmen, on behalf of the Town, to take whatever actions are necessary for the Town to become a member of the Maine Municipal Association Property and Casualty Pool Program, including but not limited to the execution of any contract required for such membership and the payment of any required fees or charges. The authority granted herein shall be continued until revoked.

Discussion – Jim Millinger, Please explain why this is being done. David Hill, this is required by MMA and needed to be reworded. This was done after the warrant book was reprinted.

Vote: Unanimous – Save One

Municipal Finance:

The municipal budget is attached as Exhibit B. This document contains a more detailed description by line item of the budget numbers contained in the following articles.

Article 38. To vote whether to adopt an ordinance establishing the fiscal year of the Town of Chebeague Island to commence on July 1 of each year and end on June 30 of the following year;
Transition Committee Recommends Adoption
Vote: Unanimous

Article 39. To see what sums the Town will vote to raise and appropriate for:

General Government:

ADMINISTRATION	
Transition Committee recommends:	\$240,160
ASSESSING	
Transition Committee recommends:	\$ 13,800
PLANNING BOARD	
Transition Committee recommends:	\$ 13,050
CODE ENFORCEMENT	
Transition Committee recommends:	\$ 11,250
GENERAL ASSISTANCE	
Transition Committee recommends:	\$ 7,450
COMPREHENSIVE PLAN ¹	
Transition Committee recommends:	\$ 14,500
SOLID WASTE MANAGEMENT	
Transition Committee recommends:	\$153,200
LEGAL AND PROFESSIONAL SERVICES	
Transition Committee recommends:	\$ 61,500

¹ Which includes matching funds to secure grant funds for comprehensive planning.

CAPITAL IMPROVEMENTS PROGRAM		
Transition Committee recommends:		\$156,000
HARBOR MASTER/SHELLFISH WARDEN		
Transition Committee recommends:		\$ 28,995
BENEFITS AND INSURANCE		
Transition Committee recommends:		\$111,665
ELECTIONS		
Transition Committee recommends:		\$ 6,250
MAINLAND ACCESS		
Transition Committee recommends:		\$ 5,001
CEMETERIES		
Transition Committee recommends:		<u>\$ 5,000</u>
	Total	\$828,321
	Addition	36,000
	Amended Total	865,321

**Discussion: David Hill.

Subsidiary motion: David Hill moved to add \$36,000. To the total \$828,321 explaining that it was being moved from article 77.

The motion to amend carried unanimously. Vote: Unanimous

Article 40. To see what sums the Town will vote to raise and appropriate for:

Public Safety:

FIRE DEPARTMENT		
Transition Committee recommends:		\$ 72,640
POLICE SERVICES		
Transition Committee recommends:		\$ 51,402
RESCUE DEPARTMENT		
Transition Committee recommends:		\$ 24,300
ANIMAL CONTROL		
Transition Committee recommends:		\$ 2,095
HEALTH SERVICES		
Transition Committee recommends:		<u>\$ 2,600</u>
	Total	\$153,037

Vote: Unanimous

Article 41. To see what sums the Town will vote to raise and appropriate for:

Non-Profit Public Services:

CHEBEAGUE RECREATION CENTER	
Transition Committee recommends:	\$ 50,000
CHEBEAGUE ISLAND LIBRARY	
Transition Committee recommends:	<u>\$ 49,600</u>
	Total
	\$99,600

Vote: Unanimous

Article 42. To vote to see what sums the Town will vote to raise and appropriate for:

Public Works:

PUBLIC WORKS	
Transition Committee recommends:	\$187,366
STREET LIGHTS	
Transition Committee recommends:	<u>\$ 7,920</u>
	Total
	\$195,286

Vote: Unanimous

Article 43. To see if the Town will vote to raise and appropriate up to \$126,188.11 to Cumberland County to satisfy the county tax assessed on the Town of Chebeague Island;

Transition Committee Recommends Adoption

Vote: Unanimous

Article 44. To see if the Town will vote to raise and appropriate \$4,000 to fund any tax abatements that may be owed;

Transition Committee Recommends Adoption.

Discussion: Pamela Curran, Why was this amount decreased from \$38,000 for abatements? David Hill, Due to past history of the island \$4,000 is the amount that will satisfy this article.

Vote: Unanimous – Save One

Article 45. To see if the Town will vote to raise and appropriate \$40,000 for a contingency reserve account, and authorize the Board of Selectmen, if necessary, to spend funds from the contingency reserve; Transition Committee Recommends Adoption.

Discussion: Donna Damon, The Board of Selectmen can spend this money. Susan

Burgess, Will public be notified if money is spent? Ron Grenier, Posting of all expenditures will be done. Donna Damon, This is for unexpected cost increases. Karen Hamilton, Motion to call question. Cheryl Buxbaum 2nd.

Vote: Unanimous – Save Ten

Article 46. Shall the Town authorize the Board of Selectmen, upon a majority vote of the full Board of Selectmen, to exceed by no more than 10% annually, the amount authorized for each account approved in Articles 38 through 44 above, so long as the overall amount spent for the sum total of those articles does not exceed the total appropriation approved for those articles; Transition Committee Recommends Adoption.

Discussion: James Phipps, This is not really borrowing it's more like reallocating of funds. Karen Hamilton, If you add 10% on any amount can it go beyond the original amount? David Hill, This can only go over if a special town meeting is held. John Maxon, Move question, Susan Burgess 2nd.

Vote: Unanimous – Save Five

Article 47. To vote to decide whether to adopt a Town of Cumberland valuation of real estate located within the bounds of the Town of Chebeague Island as of April 1, 2007, for the purpose of assessing, levying, and collecting a municipal tax on real property in the Town of Chebeague Island;

Transition Committee Recommends Adoption

Vote: Unanimous

Article 48. To vote whether to administer and apply the Maine Resident Homestead Property Tax Exemption, pursuant to Title 36, Maine Revised Statutes, Chapter 105, Subchapter 4-B;

Transition Committee Recommends Adoption

Vote: Unanimous

Article 49. To vote whether to apply and seek reimbursement from the State of Maine for the veterans' exemption authorized by Title 36, Maine Revised Statutes, Chapter 105, Subchapter 4, for the State of Maine tree growth exemption, and for any other exemption from the taxation of real and personal property that may be adopted or administered by a municipality;

Transition Committee Recommends Adoption

Vote: Unanimous

Article 50. To vote whether to levy a tax on the taxable personal property situated within the Town of Chebeague Island, pursuant to Title 36, Maine Revised Statutes, Chapter 105; Transition Committee Recommends Adoption.

Discussion: Cheryl Buxbaum, Is this on personal property? David Hill, No only business property.

Vote: Unanimous – Save Five

- Article 51. To vote whether to authorize the Board of Selectmen to commit real estate and personal property taxes to the Tax Collector for collection;
Transition Committee Recommends Adoption
Vote: Unanimous – Save One
- Article 52. To vote whether to establish September 30 and March 30 as the deadline for the payment of taxes assessed on real estate and personal property, other than excise taxes;
Transition Committee Recommends Adoption
Vote: unanimous
- Article 53. To vote whether to adopt the interest rate set by the State of Maine to be imposed on taxes, fees, and other lawful assessments not paid by their applicable deadline(s);
Transition Committee Recommends Adoption.
Vote: Unanimous
- Article 54. To vote whether to accept the State of Maine revenue sharing payment;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 55. To vote whether to authorize the Board of Selectmen to submit grant proposals to other governmental entities or private, non-profit foundations for funding for general administration or project-specific expenditures;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 56. To vote whether the Board of Selectmen shall be authorized to accept prospective gifts under the following conditions: that the Board place unanticipated gifts or donations of money in the Town of Chebeague Island private enterprise checking account and spend the funds in the best interests of the Town;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 57. To vote whether to authorize the Board of Selectmen to appropriate and spend any additional state, federal, or other funds for municipal purposes, provided that such additional funds do not require the expenditure of local funds not previously appropriated. Transition Committee Recommends Adoption.
Discussion: Where will the funds be used? David Hill, For what ever the money is designated for.
Vote: Unanimous
- Article 58. To vote whether to appropriate the receipts generated by excise, permitting, licensing fees and charges; gifts or donations; and grant awards, if any, and apply the same toward budgeted municipal and school department expenses;
Transition Committee Recommends Adoption
Vote: Unanimous

- Article 59. To vote whether to authorize the Board of Selectmen to enter into a promissory note or other debt instrument for the purpose of securing short term funds for municipal and school expenditures approved at this Town Meeting pending the collection of taxes payable in and after September 2007;
Transition Committee Recommends Adoption
Discussion: Robert Earnest, Does this continue beyond the first fiscal year or beyond? David Hill, Does not apply to just this term (confirmed by P.Lowe). Tad Runge, Do we borrow all at once or a little at a time? David Hill, Only what we need during the year. Robert Earnest, Motion - encourage people to pay taxes early to delay borrowing. Donna Damon, The book keeping would be hard to do. Beth Howe 2nd. Robert Earnest to withdraw motion, Beth Howe 2nd due to upcoming Article #62.
Vote: Unanimous
- Article 60. To vote whether to set the interest rate to be paid by the Town of Chebeague Island on abated taxes pursuant to 36 M.R.S. § 506-A;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 61. To vote whether to authorize the Board of Selectmen to dispose of town-owned personal property with a value of \$5,000 or less, under such terms and conditions as they deem advisable;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 62. To vote whether to authorize the Treasurer to accept prepayments of taxes not yet committed, pursuant to 36 M.R.S. § 506;
Transition Committee Recommends Adoption
Vote: Unanimous – Save One
- Article 63. To vote whether to authorize the Board of Selectmen to hire a certified public accountant or accounting firm to review and audit the municipal and school department financial statements and accounts, and to assist municipal and school officials with accounting and reporting issues;
Transition Committee Recommends Adoption
Vote: Unanimous

School Department Finance:

The school budget is attached as Exhibit C. This document contains a more detailed description by line item of the budget numbers contained in the following articles.

- Article 64. To see what sum to authorize the School Committee to spend for Administration;
Transition Committee Recommends \$84,393
Discussion: Karen Hamilton, Is this capped to the amount of \$84,393.00? Carol White, No see Article #73 has 10% flexibility. Sally Ballard, Does the \$77,000.00 only go to the Superintendent? No it includes Superintendent and School Board.
Vote: Unanimous
- Article 65. To see what sum to authorize the School Committee to spend for Elementary Instruction;
Transition Committee Recommends \$269,730
Discussion: Sylvia Ross, Where is the breakdown of figures? Why are we voting on blocks and not individual items. Alton Hadley answered that it would be a very long process if we did it that way. John Ash, Is there a 10% flexibility built into this one? Alton Hadley, Yes. Ruth Houghton, Will we prepare a budget and the public be involved in the numbers? Alton Hadley, Yes. Jim Phipps, Motion to move question. Beth Howe 2nd.
Vote: Unanimous
- Article 66. To see what sum to authorize the School Committee to spend for Operation & Maintenance of Physical Plant;
Transition Committee Recommends \$105,846
Vote: Unanimous – Save One
- Article 67. To see what sum to authorize the School Committee to spend for Transportation;
Transition Committee Recommends \$95,076
Vote: Unanimous – Save One
- Article 68. To see if the Town will vote to raise and appropriate \$17,800 for a contingency reserve account for the School Department and to authorize the School Committee to spend, if necessary, funds from the contingency reserve;
Transition Committee Recommends Adoption
Vote: Unanimous – Save One
- Article 69. To see if the Town will vote to raise and appropriate \$344,778 to pay the Town of Chebeague Island's share of M.S.A.D. No. 51's debt service, as required by P. & S. Laws 2006, Ch. 47 (the "Act of Incorporation");
Transition Committee Recommends Adoption
Vote: Unanimous

****NOTE:** Moderator Herb Maine asked the assembly if we could vote on Articles 70, 71 & 72 with one vote. Seeing or hearing no objection from the assembly it was approved.

Article 70. To see what sum the Town will appropriate for the school administrative unit's contribution to the total cost of funding public education from Pre-kindergarten to grade 12 as described in the Essential Programs and Services Funding Act (the EPS Act recommends a minimum state and local total of \$564,817.00) and to see what sum the town will raise as the Town's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act in accordance with the Maine Revised Statutes, Title 20-A, Section 15688; Transition Committee Recommends \$374,618.00.

Discussion: Karen Hamilton, What is the bottom line for the budget. Carol White, \$917,623.00. Pam Curran, Does it include the debt service? David Hill, Yes & No, debt service and debt settlement is different. Karen Hamilton, What is the debt service total? David Hill, \$3.2 Million.

Recorded Vote: 110 yea's - Save One

State Mandated Explanation: The school administrative unit's contribution to the total cost of funding public education from Pre-Kindergarten to grade 12 as described in the Essential programs and Services Funding Act is the amount of money determined by state law to be the minimum amount that a town must raise in order for it to receive the full amount of state dollars.

Article 71. Shall the Town of Chebeague Island raise and appropriate \$352,806.00 in additional local funds, which exceeds the State's Essential Programs and Services allocation model by \$338,096.00 as required to fund the budget recommended by the school committee?

Transition Committee Recommends \$352,806.00 for additional local funds and gives the following reasons for exceeding the State's Essential Programs and Services funding model by \$338,096.00.

The following areas exceed EPS funding and the school department has no control over these expenditures that are required by law or contract:

- Debt Service Costs, Middle School and Secondary Special Education, and Transportation Costs.

State Mandated Explanation: The additional local funds are those locally raised funds over and above the school administrative unit's contribution to the costs of funding public education from Pre-kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and local amounts raised for the annual debt service payment on non-state-funded school construction projects or the non-state-funded portion of a school construction project that will help achieve the municipality's budget for educational programs;

Transition Committee Recommends Adoption

Recorded Vote: 110 – Saved One

Article 72. To see what sum the Town authorizes the School Committee to spend for the fiscal year beginning July 1, 2007, and ending June 30, 2008, from the school administrative unit's contribution to the total cost of funding public education from Pre-kindergarten to Grade 12 as described in the Essential Programs and Services Act, non-state-funded school construction projects, additional local funds for school purposes under Maine Revised Statutes, Title 20-A, Section 15690, unexpended balances, tuition receipts, state subsidy and other receipts for the support of schools;
Transition Committee Recommends \$917,623.00
Recorded Vote; 110 – Save One

Article 73. To vote whether to authorize the School Committee, upon a majority vote of the full School Committee, to exceed by no more than 10% annually, the amount authorized for each account approved in Articles 63 through 71 above, so long as the overall amount spent for the sum total of those articles does not exceed the total appropriation approved for those articles;
Transition Committee Recommends Adoption
Vote: Unanimous

Article 74. To vote whether to authorize the School Committee to accept prospective gifts under the following conditions: that the School Committee place unanticipated gifts or donations of money in the Chebeague Island School Department private enterprise checking account and spend the funds in accordance with their policies in the best interests of the school system; Transition Committee Recommends Adoption.
Discussion: Philip Jordan, Will this not constitute charitable gifts? James Phipps, Gifts to school will be taxable to the donor.
Vote: Unanimous

Article 75. To vote whether to authorize the School Committee to spend additional state, federal, and/or other funds received for school purposes, provided that such additional funds do not require the expenditure of local funds not previously appropriated;
Transition Committee Recommends Adoption
Vote: Unanimous

Residual Matters Relating To Incorporation:

In 2006, the legislature passed the Chebeague Island Act of Incorporation which approved secession and mandated certain requirements which are described in this section of the Warrant.

Article 76. To see if the voters of the Town of Chebeague Island will authorize the Treasurer and the Board of Selectmen, on behalf of the Town, to borrow an amount not to exceed \$4,850,000, and to issue its bonds and anticipation notes therefore, the proceeds of which are appropriated to make the payments contemplated in Sections

2(1)(C) and 2(2)(C) of the Act of Incorporation to the Town of Cumberland and Maine School Administrative District No. 51, and to finance issuance costs therefor, such bonds to mature (not to exceed the maximum term permitted by law), bear interest, and contain such other terms and conditions, including provisions for early redemption or prepayment, as may be approved by the Treasurer, and to further authorize the Treasurer to take any and all other action, including designating such debt as bank qualified under Internal Revenue Code Section 265(b), and to sign such other documents and certificates as may be necessary or convenient to accomplish such borrowing (Financial Statement attached as Exhibit D);

Transition Committee Recommends Adoption, and the payments are required by the Act of Incorporation

Vote: unanimous

Article 77. To see what sum to raise and appropriate for debt service;
Transition Committee Recommends Authorizing up to \$354,372, and the payment of the assumed MSAD 51 debt is required by the Act of Incorporation.

Discussion: David Hill, take the old amount of \$354,372 and replace it with \$315,092 in addition take the difference of \$36,000. Add to bottom line of Article 39. David Hill asked for amendment of article #77 & #39. Beverly Johnson 2nd.
Vote on amendment was unanimous.

Vote on original article: Unanimous

Article 78. To vote whether to accept the assignment of the Town of Cumberland's lease of the Blanchard Lot from the Maine Department of Transportation, pursuant to Section 2(1)(E) of the Act of Incorporation, and to assume the responsibilities of the Town of Cumberland pursuant to its Sublease of the Blanchard Lot to the Chebeague Transportation Company;

Transition Committee Recommends Adoption

Vote: Unanimous

Article 79. To vote whether to assume the responsibilities of the Town of Cumberland under its agreement with the Town of Yarmouth, as amended (the "Wharf Agreement") relating to the maintenance and use of the Cousins Island Wharf in Yarmouth pursuant to Section 2(1)(E) of the Act of Incorporation and to authorize the Board of Selectmen to appoint two representatives of the Town of Chebeague Island to serve on the Chebeague/Yarmouth Joint Standing Committee;

Transition Committee Recommends Adoption

Vote: Unanimous

Article 80. To vote whether to authorize the Board of Selectmen to negotiate and execute an extended or new Wharf Agreement between the Town of Chebeague Island and the Town of Yarmouth, effective on or before January 1, 2009;

Transition Committee Recommends Adoption

****Note:**

Moderator Herb Maine asked the assembly to vote on Articles #81 to 88 as one vote. No objection from the floor.

Vote: Articles #81 to 88 – All Unanimous.

Donna Damon – Thank you ! to Doug Ross and group that handled the Public Safety Department.

Jean Dye, Article #84, What are we using for dispatch? Doug Ross advised that we are sharing radio service with Long Island.

Vote: Unanimous.

Public Safety

Article 81. To vote to whether to authorize the Board of Selectmen to enter into an agreement with the Commissioners of Cumberland County or Cumberland County Sheriff's Department for the provision of police protection in the Town of Chebeague Island;

Transition Committee Recommends Adoption

Article 82. To vote whether to authorize the Board of Selectmen to enter into an agreement with the Cumberland County Regional Communication Center or other entity for dispatch and/or emergency call services for the Town of Chebeague Island;

Transition Committee Recommends Adoption

Article 83. To vote whether to adopt the Town of Chebeague Island Fire Protection Ordinance;

Transition Committee Recommends Adoption

Article 84. To vote whether to authorize the Board of Selectmen to enter into an agreement with the Town of Long Island for radio frequency access and rights for Town of Chebeague Island emergency services and personnel;

Transition Committee Recommends Adoption.

Article 85. To vote whether to authorize the Board of Selectmen, in consultation with the Fire Chief, to enter into the Cumberland County Mutual Aid Agreement to enhance fire prevention and suppression, emergency response, and rescue services on the Town of Chebeague Island;

Transition Committee Recommends Adoption

Article 86. To vote whether to authorize the Board of Selectmen to enter into a service agreement with the Town of Yarmouth for the emergency transportation of injured or ill persons to area hospitals;

Transition Committee Recommends Adoption

Article 87. To vote to decide whether to authorize the Board of Selectmen to enter into an agreement with an animal shelter for the housing and care of abandoned or

mistreated domesticated animals from the Town of Chebeague Island
Transition Committee Recommends Adoption

Article 88. To vote whether to adopt the Town of Chebeague Island Emergency Management Ordinance;
Transition Committee Recommends Adoption

** Note: Moderator Herb Maine asked the assembly to vote on Articles 89 to 91 as one vote.
No objection from the floor.
Vote: Articles 89 to 91 Unanimous.

Public Works:

Article 89. To vote whether to authorize the Board of Selectmen to enter into an agreement(s) for collection and disposal or recycling of waste;
Transition Committee Recommends Adoption

Article 90. To vote whether to authorize the Board of Selectmen to enter into agreements with the Chebeague Transportation Company, the Casco Bay Island Transit District, and/or other organizations or entities for the provision of marine passenger ferry and freight and barge services;
Transition Committee Recommends Adoption

Article 91. To vote whether to authorize the Board of Selectmen to enter into agreements with utility companies for the use of public rights of way;
Transition Committee Recommends Adoption.

Vote: Unanimous.

Land Use Regulation:

Article 92. To vote whether to adopt the Town of Chebeague Island Zoning Ordinance, creating and defining the permitted uses in the Island Residential, Island Business, and Shoreland Overlay Zones; creating and outlining the responsibilities of the Town of Chebeague Island Board of Adjustment and Appeals and authorizing the Board of Selectmen to appoint its members; establishing site development standards and review procedures; and outlining the Code Enforcement Officer's responsibilities and enforcement authority; Transition Committee Recommends Adoption.

Discussion: Louise Doughty, We need an addition or amendment to establish an Environmental zone and EPA zone. Advised that amendments cannot be made on zoning ordinance. Beth Howe, The intent is to revise ordinances after 180 days, accept comprehensive plan first. Jean Dyer, Are there any ordinances to protect fishermen in place. Beth Howe, Yes, They may store gear, boat, etc. on property.

Vote: Unanimous

- Article 93. To vote whether to adopt the Zoning Map of the Town of Chebeague Island depicting the geographic limits of the Island Residential, Island Business, and Shoreland Overlay Zones and other maps needed for land use regulation;
Transition Committee Recommends Adoption.
Discussion: John Ash, Has any thing changed? Beth Howe, No.
Vote: Unanimous
- Article 94. To vote whether to adopt the Town of Chebeague Island Subdivision Ordinance, establishing subdivision standards and requirements;
Transition Committee Recommends Adoption.
Discussion: Pamela Curran, If we do not adopt this does it prevent subdivision?
Peter Lowe, No.
Vote: Unanimous
- Article 95. To vote whether to adopt the Chebeague Island Long Range Plan as the Town of Chebeague Island 2000 Long Range Plan, pending the compilation and adoption of a Town of Chebeague Island Comprehensive Plan;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 96. To vote whether to adopt a Planning Board Ordinance creating the Town of Chebeague Island Planning Board, authorizing the Board of Selectmen to appoint the members of the Planning Board, and outlining the Planning Board's responsibilities;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 97. To vote whether to authorize the Board of Selectmen to appoint a Comprehensive Planning Committee to study, draft, and recommend a comprehensive plan for the Town of Chebeague Island;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 98. To vote whether to raise funds required as a match to a Comprehensive Planning Grant, to appropriate such funds for the development of the Comprehensive Plan, to authorize the Board of Selectmen to contract with the State Planning Office for the Comprehensive Planning Grant, and, as necessary, with others for materials and services needed to achieve the purposes of the Grant. Any matching funds thus appropriated but unspent at the end of each fiscal year shall be carried over and remain dedicated to the contract activity in subsequent fiscal years for the duration of the contract with the State Planning Office;
Transition Committee Recommends \$14,500 to match the grant of \$10,650
Vote: unanimous

- Article 99. To vote whether to adopt a Growth Management Ordinance for the Town of Chebeague Island;
Transition Committee Recommends Adoption
Vote; Unanimous
- Article 100. To vote whether to authorize the Board of Selectmen to contract with and pay to the island Institute \$5,000 to provide the local matching funds for an Island Fellow who will work in the Town Office on comprehensive planning, developing the Town's geographic information system and other duties as assigned by the Town Administrator; Transition Committee Recommends Adoption.
Vote: Unanimous.
- Article 101. To vote whether to adopt a Floodplain Management Ordinance, which was drafted for the Town of Chebeague Island by the Maine State Planning Office;
Transition Committee Recommends Adoption.
Discussion: Sylvia Ross, Please clarify this. Beth Howe, We need to be eligible for FEMA funding so we need an ordinance for Flood plain.
Vote: Unanimous
- Article 102. To vote whether to adopt a resolution that the Town of Chebeague Island join the National Flood Insurance Program;
Transition Committee Recommends Adoption
Discussion: Martha Trower, please explain why we need to join. Beth Howe, If we are not a member we can not get insurance. Kenneth Hamilton, Where is the map? Beth Howe, FEMA maps are in the town office. John Ash, is this mandatory? Beth Howe, No.
Vote: Unanimous
- Article 103. To vote whether to authorize the Board of Selectmen to adopt the 2004 Cumberland County Hazard Mitigation Plan, and a Town of Chebeague Island annex to said plan, for the purpose of qualifying for Federal Emergency Management Agency funding for storm damage caused by the Patriot's Day Storm;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 104. To vote whether to adopt by reference the Maine Model Building Code, including the International Code Council *International Residential Code* and *International Building Code*, as the Town of Chebeague Island Building Code;
Transition Committee Recommends Adoption.
Vote: Unanimous.
Discussion: Motion – John Birkett, Vote Articles 105 to 109 together as one vote.
Virginia Ballard – 2nd.
Vote – Unanimous.

- Article 105. To vote whether to adopt by reference the National Fire Protection Association's current *Life Safety Code* as the Town of Chebeague Island Fire Prevention Code;
Transition Committee Recommends Adoption
Discussion: Motion – John Birkett, Vote articles 105 to 109 together as one vote.
Virginia Ballard, 2nd.
Vote: Unanimous
- Article 106. To vote whether to adopt by reference the National Fire Protection Association's *National Electrical Code (2005)* as the Town of Chebeague Island Electrical Code;
Transition Committee Recommends Adoption
Vote; Unanimous
- Article 107. To vote whether to adopt by reference the *Maine State Internal Plumbing Code* as the Town of Chebeague Island Plumbing Code;
Transition Committee Recommends Adoption.
Subsidiary motion: Doug Damon moved to replace the work “internal: with the word “uniform”.
Robert Brown 2nd
The motion to amend carried unanimously.
Vote: Unanimous
- Article 108. To vote whether to adopt by reference the *Maine Subsurface Waste Water Disposal Rules* as the Town of Chebeague Island Wastewater Disposal Regulations;
Transition Committee Recommends Adoption
Vote: Unanimous
- Article 109. To vote whether to adopt an ordinance charging the Code Enforcement Officer with the responsibility of conducting inspections, issuing (or denying) permits, and enforcing the Town of Chebeague Island Building, Fire Prevention, Electrical, Plumbing and Wastewater Disposal Regulations;
Transition Committee Recommends Adoption.
Discussion: Beth Howe, property maintenance code is not recommended to town.
Motion to Strike last line in warrant from and to not applicable. James Phipps, 2nd.
Vote: Unanimous
- Article 110. To vote whether to require the Board of Selectmen to call a Special Town Meeting within 180 days of July 1, 2007, to vote on any ordinances that have been prepared and proposed by the Board of Selectmen and to conduct any other business necessary for the transition of the new town.
Vote: Unanimous

James Phipps – Motion to adjourn at 12:50PM.

Town Clerk, Susan Campbell 2nd.

Vote: Unanimous.

The first town meeting of the Town of Chebeague Island, Maine 04017