

SPECIAL TOWN MEETING WARRANT MINUTES
Saturday, February 12th, 2011 at 9a.m. at the Island Hall, Chebeague Island, Maine

TO: Peggie Jones, a resident of the Town of Chebeague Island, in the County of Cumberland and State of Maine,

GREETING:

In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Chebeague Island in the County of Cumberland, State of Maine, qualified by law to vote in town affairs, to meet at the Chebeague Island Community Hall, 247 South Road, Chebeague Island, Maine on Saturday, the 12th day of February, 2011 at 9 o'clock in the morning, then and there to act upon the following Articles, numbered 1 through 8:

Article 1: To choose a moderator to preside at said meeting.

Beverly Johnson: Nominated Peter Rice for Moderator.

Beth Howe: Second.

Vote: Unanimous

Susan Campbell, Town Clerk swore Peter Rice in as Moderator.

Peter Rice: Advised that he would be using the Moderators Manual to conduct the meeting.

Article 2: To see what sum, if any, the Town will vote to appropriate for the purchase of a Fire Truck to aid in the protection of the Town of Chebeague Island, and of such total appropriated amount to see what amount will be funded from the following sources: Fire Truck Reserve Fund, Undesignated Fund, capital reserve account, such other Town funds or accounts to be identified at Town Meeting, or from the proceeds of Town bonds up to an amount of \$110,000 (and notes in anticipation thereof), with such bonds as may be authorized 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 Board of Selectmen to be in the best interest of the Town of Chebeague Island, and to further authorize the Town 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 the purchase of said Fire Truck and the issue and delivery of said bonds.

Fire Chief Request: \$210,000

Selectmen Recommend: \$210,000 with \$90,000 being appropriated from the Fire Truck Reserve, and \$120,000 from the Undesignated Fund.

MUNICIPAL TREASURER'S FINANCIAL STATEMENT [30-A M.R.S.A. § 5772(2-A)]

1. Total Town Indebtedness.

A. Bonds outstanding and unpaid: \$4,036,126

B. Bonds authorized and un-issued: \$0

C. Bonds to be issued if this Article 2 is approved with borrowing: \$119,973.80

TOTAL: \$4,156,099.80

2. Costs.

At an estimated maximum interest rate of 3.22% and an estimated term of 5 years, the estimated costs of this bond issue will be:

Principal:	\$110,000
Interest:	\$9,973.80
Total Debt Service:	\$119,973.80

3. Validity. The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service or the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Eric Dyer
Treasurer, Town of Chebeague Island

John Martin: Motion to appropriate \$210,000 for the purchase of a Fire Truck to aid in the protecting of the Town of Chebeague Island to be funded from: (A) \$90,000 Fire Truck Reserve (B) \$120,000 from the Undesignated Fund and to otherwise approve Article #2 as written.

John Ash: Second.

Herb Maine: Asked to amend motion to: Move to amend motion and/or reconsider an appropriation made in Article #33 at the Annual Town Meeting on June 05, 2010 for a hydro seeder and appropriate \$5,000 to purchase a new fire truck, amending the proposed appropriation from the \$120,000 to \$115,000 and to appropriate \$3,000 to determine the best approach for ditching the roads and to direct the Board of Selectmen to make this determination in coordination with the Road Commissioner.

Bob Earnest: Second.

Bob Earnest: Motion to call question on Maine amendment.

Vote: Motion passed

Bob Earnest: Motion to call question.

Vote: Motion passed.

John Martin: Read original motion with Herb Maine's amendment.

Motion to read: To appropriate \$210,000 for the purchase of a new Fire Truck as follows: (A) \$115,000 from the Undesignated Fund Balance (B) \$5,000 from the appropriation of a hydro seeder and (C) \$90,000 from the Fire Truck Reserve Account.

Vote: Motion passed.

Article 3: To see if the Town will authorize the municipal officers to convey certain portions of a town-owned parcel of land on School House Road, shown on Assessor's Map I05, Lot 003 to three abutters to correct certain surveying discrepancies and legally reset the boundaries with three adjoining lots and specifically, (1) to convey by quitclaim deed to the owner of the land shown on Assessor's Map I05, Lot 005 (currently owned by Bartsch), the approximately 6' wide strip of land described on Exhibit A-1, (2) to convey by quitclaim deed to the owner of the land shown on Assessor's Map I05, Lot 007A (currently owned by Nancy and James Vachon), the approximately 6' wide strip of land described on Exhibit A-2, and (3) to convey by quitclaim deed to the owner of the land shown on Assessor's Map I05, Lot 003A (currently owned by Varney), the triangular piece of land described on Exhibit A-3.

Explanation: In connection with the Town's efforts to develop affordable housing on its School House Road parcel, it was discovered that due to a discrepancy in surveys, there was an approximately six foot wide strip of land shown on the Town's parcel extending over the surveyed and capped line with respect to Bartsch's and Vachon's lots and that a triangular piece of property on the other side of the Town parcel had been mistakenly believed to have been conveyed to Varney by a previous owner many years ago and that Varney has constructed a shed on such parcel. Neither the strip of land nor the triangular parcel is necessary for the contemplated affordable housing development. This article authorizes such portions to be conveyed by quitclaim deed to the abutters as described above. A sketch showing such transfers is attached as Exhibit A-4.

Selectmen Recommend: The Selectmen recommend approval of Article 3.

Bob Earnest; Motion to approve Article #3.

Donna Damon: Second.

Vote: Motion passed.

Article 4: To see if the Town will authorize the selectmen to work with Chebeague Island Community association (CICA) to develop a conservation easement to (1) preserve public access over the historical trail that currently exists on the School House Road parcel contemplated to be conveyed to CICA for affordable housing under an upcoming article and (2) to preserve and protect other portions of the parcel as the Selectmen feel appropriate and (3) to authorize the selectmen to offer the public access easement and the conservation easement to a land trust such as the Chebeague and Cumberland Land Trust.

Explanation: The property to be conveyed for affordable housing has an existing historic trail that connections to the island's interior trail system and should be preserved. The property also includes an area of wetlands which should be protected. This article will authorize the selectmen to take steps to preserve these elements in connection with the conveyance of the property.

Selectmen Recommend: The Selectmen recommend approval of Article 4.

David Hill: Motion to approve Article #4

Bob Earnest: Second.

Discussion: Donna Damon asked to add "possible" in the first paragraph where it states "and the conservation easement". It will now read "the possible conservation easement".

Donna Damon: Motion to approve with amendment.

John Ash: Second.

Vote: Motion Passed.

Article 5: Shall the Town authorize the selectmen to enter into the Memorandum of Understanding with CICA in the form of Exhibit B in connection with the development of the School House Road parcel for affordable housing?

Explanation: The designation of this parcel for affordable housing pursuant to an agreement with CICA was approved at the June 5, 2010 Town Meeting. The Memorandum of Understanding contains a description of certain restrictions that would be placed on the property limiting its use to affordable housing and providing for reversion to the Town under certain circumstances. This article specifically approves the agreement between the Town and CICA regarding the development of affordable housing.

Selectmen Recommend: The Selectmen recommend approval of Article 5.

Donna Damon: Motion to approve Article #5.

Beth Howe: Second.

Vote: Motion passed.

Article 6: To see if the Town will authorize the municipal officers to convey the town-owned parcel of land on School House Road, shown on Assessor's Map I05, Lot 003 remaining after conveyance of portions of it referred to in Article 3 above and as described on Exhibit C by quitclaim deed to CICA in accordance with the Memorandum of Agreement referred to in Article 5 above subject to the affordability and other restrictions described in such Memorandum of Agreement and also to the easements referred to in Article 4 above.

Explanation: This article permits the actual conveyance of the School House Road parcel for affordable housing in accordance the previous three articles.

Selectmen Recommend: The Selectmen recommend approval of Article 6.

Bob Earnest: Motion to approve Article #6

Donna Damon: Second.

Vote: Motion passed.

Article 7: Shall the Town of Chebeague Island vote to adopt the Property Assessed Clean Energy (PACE) Ordinance in the form attached as Exhibit D?

Explanation: The PACE program is a \$20 million State revolving loan fund, funded by Federal stimulus money, to provide loans of up to \$15,000 to residents, regardless of income, to undertake energy improvements to their houses. The homeowner pays for an energy inspection of their house and will be given a list of the most cost-effective improvements, and the estimated savings from each. If the house would have at least 25% energy cost savings from these improvements the owner qualifies for the loan. Energy savings are required to exceed the cost over the life of the loan. Because of the wording of the law, localities must adopt the PACE ordinance in order for their residents to qualify for the loans.

Selectmen Recommend: The Selectmen recommend approval of Article 7.

Bob Earnest: Motion to approve Article #7.

Beth Howe: Second.

Vote: Motion passed.

Article 8: Shall the Town of Chebeague Island enter into a Property Assessed Clean Energy (PACE) Program agreement with the Efficiency Maine Trust in the form of Exhibit E, and shall the Town authorize the Town Administrator to sign this agreement?

Explanation: The PACE program is administered by the State. This article approves the contract with the state to administer the loans. The Town incurs no financial obligation in the program and is protected from any liability. The only role the Town has is to educate the public about the availability and benefits of the loans. CICA has agreed to undertake this task.

Selectmen Recommend: The Selectmen recommend approval of Article 8.

Bob Earnest: Motion to approve Article #8

Beth Howe: Second.

Vote: Motion passed.

Given to our hands, this _____ day of February, 2011 at Chebeague Island, Maine.

Chebeague Island Board of Selectmen

David R. Hill, Chairman

Mark Dyer

Donna M. Damon

Christopher Rich

John Martin

A True Copy

Attest:

Town Clerk

Town of Chebeague Island


Date

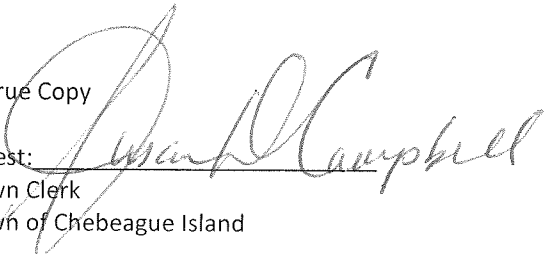
RETURN ON THE WARRANT

Chebeague Island, Maine

May 27, 2011

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said Town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at Chebeague Island Hall & Community Center, Chebeague Transportation ferry Islander, Doughty's Island Market, Chebeague Island Library, Town Web Site, Chebeague Island Recreation Center, Chandler's Cove Wharf shelter in said Town, being public and conspicuous places in said Town, on the 4th day, of February, 2011, being at least seven days before the meeting.


Peggie M. Jones
Resident of Chebeague Island

A True Copy

Attest:
Town Clerk
Town of Chebeague Island

Date: Feb 4, 2011