The Board of Selectmen held a meeting on Wednesday, December 9, 2015 at the Island Hall at 6:00 PM.

I. Call meeting to order
Chris Loder called the meeting to order early, at 5:55 PM and took item 16-077 out of order to accommodate Assessor Bob Konczal.

Selectmen present: Chris Loder, David Hill, Bill Calthorpe and Susan Campbell. Pete Pellerin arrived at 6:15 PM.
Also present: Marjorie Stratton, Genaro Balzano, Gloria Brown, Paul Belesca, Donna Colbeth, Chuck Elder, Doug Ross, Don Buxbaum, John Wilson, Marjorie, Kim and Ralph Munroe, Jane Frizzell, Sidra Nasir, Dave Stevens, Leila Bisharat, Bob Earnest

16-077 To consider an agreement to Provide Tax Mapping Services
Assessor Bob Konczal made a short presentation recommending the services of Jim Thomas. Copies of James H. Thomas’ résumé were distributed. (See packet.)

Motion: Moved by David Hill and seconded by Susan Campbell to retain the services of James Thomas to update the assessing maps for an amount not to exceed $2,000; to authorize Bob Konczal to sign the contract; and to authorize the Town Administrator to use funds from the revaluation reserve fund to pay for the service.

Vote: 4-0 (Pete Pellerin had not yet arrived.)

II. Public Hearing
To hear a proposal for a new fire truck and to discuss options for financing a new fire truck
- Chris Loder opened the public hearing with a brief background summary.
- There is approximately $30,000 in the fire truck reserve fund.
- Ralph reported that Greenwood is offering a basic fire truck for $228,660 with financing at 2.69% 5-year loan.
- Marjorie Stratton reported Machias Savings Bank would loan us the money at 1.99% - 2.35% and recommended that the loan request be for about $234,000 to cover contingencies.
- Discussion: Town Office will decide on the date of the election and whether to hand count or get ballots printed for using the tabulator machine.

Motion: Moved by David Hill and seconded by Chris Loder
- To move the question of whether to buy a fire truck, with 10% down payment from the reserve fund and financing the rest, to a Town Special Referendum Election at least 45 days from now.
To authorize the Town Administrator to draft a letter of intent to purchase, contingent on the outcome of the Special Referendum Election, to Greenwood.

To authorize the Town Administrator to sign an extension to the lease of the loaner fire truck for Greenwood.

To ask the Town Administrator to draft for Selectmen’s signatures a thank you letter to Greenwood expressing their gratitude for working so closely and so efficiently with us.

**Unanimous, Motion Carried**

**Motion:** Moved by David Hill and seconded by Susan Campbell to hold a public hearing prior to the election date to discuss with the public the pros and cons of the referendum question(s) on the ballot.

**Unanimous, Motion Carried**

### III. Public Comment: None

### IV. Reports

**Town Administrator**

**Motion:** Moved by Bill Calthorpe and seconded by Pete Pellerin to authorize the Town Administrator to sign the DS200 Voting System User Agreement referenced in her Town Administrator Report.

**Unanimous, Motion Carried**

**Town Treasurer**

**Motion:** Moved by Susan Campbell and seconded by David Hill to approve the Town Administrator and Treasurer’s Reports.

**Unanimous, Motion Carried**

**Code Enforcement Officer (see packet)**

**Harbor Master/Shellfish Warden**

- Genaro Balzano reported that floats have been removed and moved with the help of Dan Todd and Lenny of CMP.
- General Marine completed work on the pilings and gave a quote for repair work on the Stone Wharf.
- The Shellfish allocation has been sent to DMR.
- Bob Earnest has ordered the netting to be used for spat conservation.
- Both harbor master boats have been hauled out and are at the town garage. Kim Boehm will re-wire the harbor master boat.

**Public Works Department**

- Suggestion for signage at the brush dump to separate solid materials from leaves, wood chips and vegetation materials and specifying dimensions for solid materials.
Motion: Moved by David Hill and seconded by Pete Pellerin to accept the Public Works report.  
Unanimous, Motion Carried

V. Regular Business
16-075 Online Mooring Service
To hear a presentation by the Harbor Master regarding a web-based online mooring service
Genaro presented information about Online Mooring, a web-based harbor management service for more efficient mooring administration (see packet).
Discussion:
• There would be a fee of $6 per mooring application.
• Coastal Waters Commission is recommending a flat rate of $25 per mooring.
• Would include tie-ups and rental moorings.
• Board would like to hear about the experience of local area harbor masters already using this service.
• Paul Belesca recommended going back to a simple spreadsheet system which worked in the past.
Motion: Moved by Bill Calthorpe and seconded by David Hill to refer the matter to the Coastal Waters Commission to develop and/or recommend a system for monitoring moorings.  
Unanimous, Motion Carried

16-076 Town Clerk Position
At its December 2nd meeting, the Board of Selectmen accepted the resignation of Michelle Jackson from the Town Clerk / Tax Collector position.
Motion: Moved by Bill Calthorpe and seconded by David Hill to appoint Marjorie Stratton as Interim Town Clerk / Tax Collector and Registrar of voters effective January 1, 2016.  
Unanimous, Motion Carried

Motion: Moved by Bill Calthorpe and seconded by David Hill to reduce the Town Office open hours for the interim period to Monday and Friday, 9AM to 5PM and by appointment, effective January 1, 2016.  
Unanimous, Motion Carried

16-078 To discuss Budget Goals / Prioritization: no action

16-079 To discuss fees for solid waste
• Construction and Debris
• Per-bag fees
• Consider revised transfer station fees
Motion: Moved by Bill Calthorpe and seconded by David Hill to table this discussion pending recommendations from the Town Administrator regarding the definition and current practice of “commercial waste,” Construction & Debris per-pickup fee, fees for tires and brush.
Unanimous, Motion Carried
16-080 Transfer Station Contracts
To approve and sign ecomaine’s Recycling Services Agreement and Municipal Solid Waste Agreement.

**Motion:** Moved by David Hill and seconded by Pete Pellerin to authorize the Town Administrator to sign the Troiano contract and approve the contracts for ecomaine. [withdrawn]

Discussion regarding the number of specially-built open containers for C&D and metal as stated in the Troiano contract.

**Motion:** Moved by David Hill and seconded by Pete Pellerin to withdraw the prior motion and table the matter pending additional research regarding the number of open containers to be provided by Troiano.

**Unanimous, Motion Carried**

16-081 GCGC Proposal for Parking at the Stone Wharf
To consider a revised proposed Agreement to Transfer Real Property and proposed Agreement Between Municipality and Abutters

**Motion:** Moved by David Hill and seconded by Pete Pellerin to bring the latest proposed agreements to the Town as a referendum question to be held concurrent with the Public Hearing Workshop and Special Referendum Election for the new fire truck question, pending approval of our attorney with answers to questions regarding liability and parking on Wharf Road.

**Unanimous, Motion Carried**

The questions are: Is there any condition under which GCGC could exercise that reversion clause given the conditions under paragraph 5 on page 12? Does the agreement obligate the Town to eliminate parking on Wharf Road?

The referendum question for the Special Referendum Election ballot is whether to proceed with the boundary survey and engineering study as outlined in the proposed Agreement to Transfer Real Property Between the Town of Chebeague Island and the Great Chebeague Golf Course.

16-082 Paper Streets
To hear a report from the Town Administrator re: paper streets
- Marjorie presented her report (see packet) and opened the discussion of how to proceed.
- David read a memo from Donna Miller Damon offering to coordinate the paper street project (see packet).

Discussion and public comment followed.

**Motion:** Moved by David Hill and seconded by Bill Calthorpe to table the issue pending a workshop meeting with Donna to explore options.

**Unanimous, Motion Carried**

Further research to be done:
- Experience of other Town Managers regarding the process
- Outside resources
• Guidance from qualified, out-of-town expert
• How long will the process take and how much did it cost?

VI. Communications
• Dave Stevens reported that the Coastal Waters Commission voted unanimously that the Town allocate no more funds to the Sunset Committee because the CWC thinks the project is entirely unfeasible.
• Committees need to submit the meeting minutes to the Town Office to get the minutes into town files and posted on the town website.

VII. Review and approve prior meeting minutes
Motion: Moved by Bill Calthorpe and seconded by David Hill to approve the minutes of the November 5, 2015 and November 18, 2015 meetings.
Unanimous, Motion Carried

VIII. Approval of Expense Warrant(s)
Motion: Moved by Bill Calthorpe and seconded by David Hill to approve Warrant #54 dated December 9, 2015 in the amount of $96,242.52.
Unanimous, Motion Carried

IX. Other Business: None

X. Executive Session
To have the Selectmen hold an Executive Session to discuss personnel matters pursuant to 1 MRSA, Section 405, subsection 6(A).

Motion: Moved by David Hill and seconded by Pete Pellerin to go into Executive Session as referenced above at 9:10PM.
Unanimous, Motion Carried

Motion: Moved by David Hill and seconded by Pete Pellerin to exit Executive Session at 9:47PM.
Unanimous, Motion Carried

Motion: Moved by Pete Pellerin and seconded by David Hill to accept the recommendation from the Town Administrator and to hire Chuck Elder for the position of Public Works Laborer.
Vote: 3-1 (Bill Calthorpe opposed and Susan Campbell abstained)

XI. Adjourn Meeting
Motion: Moved by David Hill and seconded by Pete Pellerin to adjourn the meeting at 10:15PM.
Unanimous, Motion Carried

Respectfully submitted,

Gloria J. Brown
Deputy Clerk