

**TOWN OF CHEBEAGUE ISLAND, MAINE**  
**Minutes of**  
**SPECIAL TOWN MEETING WARRANT**

**TO: Christine Auffant, 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 **Chebeague Recreation Center**, Chebeague Island, Maine on **Saturday, the 4<sup>th</sup> day of December, 2021 at 9 o'clock in the morning, then and there to act upon Articles 1 through 7;**

**OPEN TOWN MEETING – December 4, 2021 – 9:00 a.m.**

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

**Peter Rice was nominated by Mark Dyer and voted affirmatively by five members of the community.**

**Motion: Moved by David Hill and seconded by Nancy Hill to take the articles out of order and hear Article 6 first.**

**Vote: All in Favor; Motion Carried**

**Motion: Moved by Donna Damon to use secret ballot to vote on Article 6, seconded by Lynn Priest.**

**Vote: All in Favor; Motion Carried**

Article 2: Shall an Ordinance entitled “Shoreland Zoning Ordinance of the Town of Chebeague Island, Maine” be amended? (A copy of the proposed amendments is available for review and inspection at the Town Office; it will also be available at the Special Town Meeting).

**Motion: Moved by Mark Dyer to approve Article 2 as written, seconded by Herb Maine.**

**Article 2: Passed**

**Unanimous**

Article 3: Shall the Town's Comprehensive Plan be amended by adding the study entitled "Town of Chebeague Island Sea Level Rise Vulnerability Assessment" and dated April 2016 as appendix A? (A copy of the study is available for review and inspection at the Town Office; it will also be available at the Special Town Meeting).

**Motion: Moved by Mark Dyer to approve Article 3 as written, seconded by Jean-Louis Beaupre.**

**Article 3: Passed**

**Unanimous**

Article 4: To see if the Town will vote to authorize the Board of Selectmen to enter into permanent drainage easement agreements with Gregory and Jennifer Melkonian, Trustees of the Jennifer D. Melkonian Trust (Map I03, Lot 68A), Gregory Melkonian, Trustee (Map I03, Lot 68C) and Julie Doughty (Map I03, Lot 69 and Map I03, Lot 71). A copy of the easement agreements is available for review at the Town Office and on the Town of Chebeague Island website.

**Motion: Moved by Mark Dyer to approve Article 4 as written, seconded by Jean-Louis Beaupre.**

**Article 4: Passed**

**Unanimous**

Article 5: To see if the Town will authorize the Board of Selectmen to appropriate up to \$30,000 from the undesignated surplus funds to repair the Public Works backhoe.

Board of Selectmen recommends: **\$ 30,000**

**Motion: Moved by Mark Dyer to approve Article 5 as written, seconded by Jean-Louis Beaupre.**

**Article 5: Passed**

**Unanimous**

*Explanation: This appropriation is to repair an unforeseen failure of the Public Works backhoe transmission. The total repair cost is estimated at \$30,000. This amount will be reduced by any additional funds that can be appropriated from the current years budget, estimated at around \$10,000. This appropriation will not increase your taxes, if this article is approved the minimum necessary funds will be taken from undesignated fund balance.*

Article 6: To see if the Town will vote to authorize the issuance of up to \$975,000 in general obligation bonds or notes of the Town for the purpose of financing the Town’s share of the costs of developing and building a town owned fiber optic broadband network capable of delivering internet access to all residences and businesses in the town, designed, implemented, operated, and maintained by Axiom Technologies as described in the report from the Chebeague Broadband Committee dated September 30, 2021. The details of such borrowing (including provisions that the bonds may be prepaid or subject to call for redemption with or without premium and the dates, maturities, denominations, and interest rates(s)) to be determined by the Board of Selectmen). Debt service will be paid by Axiom Technologies, not by the town’s taxpayers.

**Motion: Moved by Aaron Rugh to amend Article 6 to read, “to see if the Town will vote to authorize the issuance of up to \$975,000 in general obligation bonds or notes of the Town for the purpose of financing the Town’s share of the costs of developing and building a town owned fiber optic broadband network capable of delivering internet access to all residences and business in the town”, seconded by Pam Curran.**

**Motion Failed by majority vote**

**Motion: Moved by Michael Porter to accept Article 6 as written, seconded by David Hill.**

**Vote: 84 Yes 18 No**

**Motion Passed**

*Bonding Costs:*

*At an estimated interest rate of 2.86%, the estimated total costs of this borrowing will be (over 20 years):*

<i>Principal:</i>	<i>\$ 975,000.00</i>
<i>Interest:</i>	<i><u>\$ 232,929.96</u></i>
<i>Total Debt Service:</i>	<i>\$1,207,929.96</i>

**Financial Statement:** *The issuance of bonds by the Town of Chebeague Island is one of the ways in which the Town borrows money for certain purposes. The*

following is a summary of the bonded indebtedness of the Town of Chebeague Island as of June 30, 2021:

Bonds Now Outstanding and Unpaid:	\$3,157,366
Interest to be Repaid on Outstanding Bonds:	
Bonds Authorized and unissued:	\$0
Article 6 (Principal + Interest):	\$1,207,929.96

When money is borrowed by issuing bonds, the Town must repay not only the principal amount of the bonds but also interest on the bonds. The amount of interest to be paid will vary depending upon the rate of interest and the years to maturity at the time of issue. The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the estimates made of the costs involved, including varying interest rates, the estimated cost of interest on the bond amount to be issued and the total cost of principal and interest to be paid at maturity.

/s/ **Justin L. Poirier**  
Treasurer, Town of Chebeague Island

Article 7: To adjourn the Special Town Meeting.

**Motion: Moved by Donna Damon and seconded by Jean-Louis Beaupre to adjourn the Special Town Meeting at 10:37AM.**

Given unto our hands this 20<sup>th</sup> day of October, 2021, at Chebeague Island, Maine

_____	_____
Donna Miller-Damon, Chair	Jen Belesca

_____	_____
John Corson, Jr.	Mark Dyer

\_\_\_\_\_

Jean-Louis Beaupré

Chebeague Island Board of Selectmen

A True Copy, ATTEST

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Viktoria Wood, Town Clerk  
Town of Chebeague Island, Maine