

BUSTINS ISLAND VILLAGE CORPORATION
Final Minutes of the Board of Overseers meeting held
January 20, 2007 – 10:00 AM
Freeport Public Safety Building, Freeport, ME 04032

The Board of Overseers met at 10:00 am at the Freeport Public Safety Building, Freeport, ME on Saturday, January 20, 2007. Those present were: Tony **DeBruyn**, Chair; Pat **LaFleur**, Vice Chair, Scott **Bonney**; Bill **Roberts**; Roger **Leland**, John **Garfield**, Treasurer; Sue **Spalding**, Clerk; Diane **Jellis**, Secretary; Charlie **Johnson** (MS/S). Also present for some or all of the meeting: Robert Ewing, Rosemary Thomas, Culver A. (Tony) Barr, Al Spalding, Rob Taisey, and Faith Baker.

1. Minutes

- a. **ACTION: A motion was made** (Leland), seconded (LaFleur), and passed unanimously to accept the minutes, as amended, of the meeting held on November 11, 2006.

2. Correspondence

- a. A copy of the Seasonal Parking Analysis for Freeport, Maine dated January 4, 2007 done by Walker Parking Consultants from Faith Baker
- b. A letter from Alden Carrier dated 1/8/07 regarding his inability to obtain fire insurance for the property he owns on Bustins
- c. A letter from Tony Barr dated 12/22/06 including six undated 8.5 x 11 photos marked A – F respectively of the Bustins Island dump.

3. Clerk's Report

- a. Subscription to West Thomson not renewed as the Maine statutes updates can now be accessed on-line for free.

4. Treasurer's Report – John Garfield

- a. See Treasurer's *Talking Points* dated 1/20/07.
- b. **ACTION: A motion was made** (DeBruyn), seconded (Leland), and passed unanimously to authorize the payment of checks written and submitted by the Treasurer in the Treasurer's report dated 1/19/07 for the period of 11/1/2006 – 12/31/2006.
- c. John explained pages 2 and 3 of his *Talking Points* in great detail – for example:
 - 1) Column E2 on page 2 is a forecast of normal spending
 - 2) Column E3 on page 2 shows that an anonymous contribution of \$1,000 was received and another contribution in the amount of \$500 was received from five members of the Mary Mulry family.
 - 3) Expect to pay Ron Tozier \$7,500 for roof of Community House
 - 4) Expect to pay John Carrier III \$2,100 for painting the trim
 - 5) \$93,700 is work done at the dump - \$20K to Eco Maine and \$73K to LPA
 - 6) MMA (Maine Municipal Assoc) membership is \$650
 - 7) \$10,078 goes to finalize the road project
 - 8) Bottom Line: Right now there is \$81,900 in the checking account
 - 9) Expect to spend \$67K in the next 5 months leaving \$15,000
 - 10) Expect to owe \$105K leaving a balance due of \$90K
 - 11) There is \$68K in CD to pay toward balance due leaving a final balance due of roughly \$22K
- d. John Garfield suggests
 - 1) Pay DeWan (landscape consultant) legal expenses as required by island council
 - 2) Pay LPA/Lionel Plante \$10,078 (close out the road project)

- 3) Defer paying \$73,000 to LPA/Lionel Plante
- 4) Pay Eco Maine \$20,471
- 5) Consider not renewing MMA for \$650 – no longer brings “value to the table”
- e. Charlie Johnson offered to defer receiving salary until after 2007 annual meeting to help with deficit
- f. John outlined possibilities connected with borrowing money and discussions he has had with town officials re same – he has done the research; recommends cautious approach.
- g. It was generally agreed that islanders are self-sufficient; there is no need to revise the tax agreement with Freeport.
- h. Suggestion from Leland that, beyond the minutes, make sure a salient presentation is prepared for the Annual Meeting in anticipation of a need for clarification of spending and probably discussion and questions. Islanders can make informed decisions about voluntary contributions or donations as a result. Possibly put something in the tSP in anticipation of needing a further explanation at the Annual meeting. It was agreed that a letter from the BOO would be sent to the islanders explaining progress to date.
- i. **ACTION: A motion was made** (Leland), seconded (Bonney), and passed unanimously to accept the Treasurers report as presented.
- j. **ACTION: A motion was made** (DeBruyn), seconded (LaFleur), and passed unanimously to instruct the treasurer to pay bills and manage expenses as proposed in his report dated January 20, 2007 {see 4d above for clarification; except modify to pay part of 4d(3)}.

5. Maintenance Supervisor/Superintendent (MS/S) Report – Charlie Johnson

- a. Roads – done. Requires some aesthetic work in the spring.
- b. Dump – done. Some road work remains but will be done in the spring.
- c. BOO asked Charlie to submit a report documenting his helicopter excursion with representatives Hamlin and Moody of the DEP and include their comments that they are pleased with what has been done and how Bustins officials approached the task. It was further acknowledged that there never was a real “deadline” to complete the work. Charlie also provided aerial pictures of the work done at the dump.
- d. Scott Bonney visited the road site and feels that once seed takes hold Richardson’s erosion will not be a problem. Coley Mulkern agrees.
- e. Coley also offered to pull stumps and grade next to the fire barn at no cost
- f. Kara Moody of the DEP has some planting suggestions that will meet DEP requirements. The BOO suggested that this could be turned over to the Landscape Committee.
- g. Dump – call it “Transfer Station” in the future. CJ suggests we get a license for a mini-transfer station for a one time fee of \$950 plus \$200 annual renewal fee after the first 5 years. In order to comply/be eligible the area would have to be a secure common area where people can put refuse into containers that can be dumped periodically. CJ continues to investigate costs associated with securing the area with posts, chains, and signs. He estimates that we are already about 95% compliant with the items needed to secure a license.
- h. **ACTION: A motion was made** (Leland), seconded (DeBruyn), and passed unanimously to authorize the Island Super (CJ) to take the necessary steps to apply for a Transfer Station permit and to meet the requirements necessary to secure the site and in so doing spend an amount not to exceed \$1,200.
- i. A member of the BOO offered to donate funds to pay for the costs related to the above action item.

6. Committee Reports

- a. Planning Board – Meeting scheduled for 1/21/07

- b. Zoning Board of Appeals – no meetings held recently
- c. Public Safety – Meeting scheduled for 1/21/07
 - 1) Suction line for new fire truck is inadequate and wrong size – steps are being taken to rectify including checking what is already in storage.
 - 2) Question raised re pressing Lilly B into service as part of “evacuation plan” if necessary
- d. Harbor Master – Plan to attend Freeport CWC workshop on 1/24/07. Ordinance language does not match intent re fees for mooring field and other matters. Changes to ordinance affected three of our committees – Harbor, Parking, and Ferry Boat. Tony D. will appoint a representative to attend the workshop and be point person.
- e. Boat Committee
 - 1) Lesley Berry continues as Captain and Manager. The terms of her contract will be changed to fit the season
 - 2) Currently working on 2007-08 budget including 3% increases in salaries; otherwise will probably remain flat
 - 3) Ridership has been flat
 - 4) Freeport ordinance needs to be changed [back] so that Lilly B is **not** considered a “commercial” vehicle by Freeport standards and therefore not subject to compliance parameters surrounding commercial vehicles
 - 5) Currently struggling with issues surrounding slip, docks, and moorings – drawing on record of possible new dock configuration proposed by Brewers that would be suitable for Lilly B
- f. Parking Committee – Faith Baker pointed out that there are three committees in Freeport passing ordinances that affect us. We also now have a copy of the Walker Parking Analysis.
- g. Water Commissioner – No report
- h. Landscape Committee – No report
- i. Brewer Cottage – No report

7. Other Business

- a. Pat LaFleur will write a letter to Freeport Town Council inviting them to appoint a member as a Bustins Island liaison so that the successful open communication and information exchange between our two legislative bodies can continue.
- b. Discussion re Motor Vehicle Policy draft dated 1/20/07 – what to include in the policy to “manage” the policy. Definitely include a signature stating that applicant has read and agrees to accept the terms and conditions.
 - 1) **ACTION: A motion was made** (LaFleur), seconded (Roberts), and passed unanimously to accept the MVP dated 1/20/07 as amended. Copy is attached.
- c. **ACTION: A motion was made** (DeBruyn), seconded (Leland), and passed unanimously to invite Charlie Johnson to continue for another year as MS/S under the same terms and conditions as last year for the period of January 1, 2007 thru December 31, 2007 – Tony DeBruyn to finalize details.
- d. **ACTION: A motion was made** (LaFleur), seconded (Leland), and passed unanimously to hire Kim Adams as the Bustins Island truck driver for the summer of 2007 for a stipend of \$2,000 using the existing truck driver terms and conditions.
- e. Tony DeBruyn agrees to write a letter to Coleman Mulkern of Lionel Plante & Assoc expressing BOO’s appreciation for his cooperation etc.

8. Public Comment

- a. Faith Baker thanked the Board of Overseers for their hard work these past few months

9. Future Meeting Schedule

- a. Saturday, February 24, 2007, 10:00 AM, Freeport Public Safety Building (FPSB)
- b. Saturday, March 24, 2007, 10:00 AM, Freeport Public Safety Building (FPSB)
- c. Saturday, May 5, 2007, 10:00 AM, Freeport Public Safety Building (FPSB)
- d. Sunday, May 27, 2007, 10:00 AM, Brewer Cottage

10. Meeting adjourned at 1:05 PM