

BUSTINS ISLAND VILLAGE CORPORATION
Final Minutes of the Board of Overseers meeting held
March 24, 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, March 24, 2007. Those present were: Tony **DeBruyn**, Chair; Pat **LaFleur**, Vice Chair; 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, Lorraine Leland, Al Spalding, and Faith Baker. Not in attendance: Scott **Bonney**. The Chairman, Tony **DeBruyn** declared a quorum.

1. Minutes

- a. **ACTION: A motion was made** (Leland), seconded (DeBruyn), and passed unanimously to accept the minutes, as amended, of the meeting held on February 24, 2007.

2. Correspondence

- a. From Bill Cooper dated 3/5/07 the meeting notice and agenda for the Planning Board's March 11 meeting including Draft dated 2/2/07 of Proposed Changes to Comply with DEP's May 1, 2006 Shoreland Zoning Guidelines.
- b. From Robert Boone Planning Board meeting minutes of meeting held 1/21/07 and approved on 3/11/07.
- c. From Pat LaFleur copies of DEP letters dated 1/24/07 to Culver A. Barr and dated 2/5/07 to Rosemary Thomas re Tree Cutting Violations.
- d. Minutes of Freeport Coastal Waters Committee meeting held 3/14/07 including a copy of proposed amendments to Chapter 31 Coastal Waters Ordinance submitted by BIVC BOO Chairman Tony DeBruyn.
- e. From Pat LaFleur dated 3/21/07 copy of an email sent to Kirsten M. Adams welcoming her as the Bustins Island Truck Driver for the 2007 season along with a job description.
- f. From Faith Baker an email of an article that appeared in The Times Record, Brunswick 3/23/07 entitled "Tension churns between Freeport, Bustins Island residents" written by Beth Brogan.

3. Clerk's Report – no report

4. Treasurer's Report – John Garfield

- a. Received 3 donations totaling \$3,400
- b. Joined Maine Rural Water Association with Laura Vitali as contact person
- c. See Treasurer's *Talking Points* dated 3/24/07
- d. See 5 page hand-out dated 3/24/07
 - 1) Working draft of long-range plan
 - 2) What's happening and possible outcome
 - 3) Normal spending outcome \$44,855
 - 4) Extra spending outcome (capital) = one time large spending of \$55,000 not including chipper
 - 5) Currently \$78,000 in the available funds account. BOO asks itself "How much should we have in Red Fund and what do we do to get there." Annual Meeting item?
 - 6) Clarified "borrow" from Casco Fund – needs 2/3 vote of islanders at August 2007 Annual Meeting if that is the plan. Currently \$140,000 in Casco Fund
 - 7) Conclusion: need a new source of revenue

- e. **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 3/23/07 for the period of 2/1/2007 – 2/28/2007.
- f. **ACTION: A motion was made** (DeBruyn), seconded (Leland), and passed unanimously to accept the Treasurers report as presented.
- g. Follow-up remarks and clarifications from Tony DeBruyn including a possible time-line for action
 - 1) July 4 weekend schedule a Q&A forum – open discussion so every one has an opportunity to comment before posting a warrant for Annual Meeting
 - 2) Mid June let islanders know that open meeting is coming up
 - 3) Memorial Day weekend meeting have preliminary discussion of items that were explored prior to Memorial Day weekend meeting
- h. Leland – plans to have mission or charter and statement w/ratification in mind to form a Finance Committee and a Budget Committee to give OJG assistance on numbers being presented to the community
- i. Time Line for BOO agreed upon, subject to change
 - 1) May 5 – discuss alternatives
 - 2) Memorial Day Weekend meeting – Finalize a financial proposal
 - 3) Mid-June – Info to voters with a reminder re citizen's warrant article
 - 4) July 1 – open island discussion
 - 5) July 1 – letter re indebtedness or assessment
 - 6) July 28 – Post Warrant
 - 7) August 4 – Annual Meeting
- j. Further comments re \$\$ issues and increasing available funds. “Borrowing” puts off the problem; doesn't solve it. See options in talking points re “Not recommended”
- k. Funding options available i.e.,
 - 1) Surplus from operations
 - 2) Fee for service
 - 3) Assessments
 - 4) [If there were a] Future overall tax increase from the Town of Freeport would contribute an additional amount of money to BIVC

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

- a. **Septage** – working on getting estimates. TD says AFrick came up with two companies offering detailed analysis including costs and turned them over to CJ to pursue. Charlie also got estimates for trailer to hold septage and can be converted for other uses. Outlined possible scenarios.
 - 1) Mike Clark says no clean-up necessary at current HP (“honey pit”) location if surrounding wells come up clean. Also clarified that people handling waste do not need to be licensed
 - 2) TDeBruyn reviewed options that were considered
 - a) Build a facility – Too expensive and too complicated
 - b) Hot Mix operation – or “speeded up composting” with chemicals
 - c) Unlicensed facility – anyone can spread out waste, using lime, on their own land in the sunshine to “sanitize” it
 - d) Current Choice: Commercial Disposal off island = Most cost effective; less work; sanitary; less labor intensive
 - 3) **ACTION: A motion was made** (DeBruyn), seconded (Leland), and passed unanimously to authorize BOO to choose option 4 (above) i.e. Commercial off-island disposal.

- 4) **ACTION: A motion was made** (DeBruyn), seconded (Leland), and passed unanimously to buy a trailer in an amount not to exceed \$5,500 for the purpose of outhouse waste removal, expected operating costs not to exceed \$2,000 per year based upon two “dumps” @ \$100 per year to license (sticker) and authorized OJG to expend funds to cover costs and following this unanimous vote authorized Charlie Johnson to proceed
- b. **Transfer Station** – CJ is working on paper work to license. Projection is to have two containers in secure area to be available either by appointment only or on a pre-posted schedule. CJ will also work on a pick up schedule. One container for metal. The other would hold non-putrescible trash. CJ has analyzed costs and reported some of those potential costs to BOO.
 - 1) **ACTION: A motion was made** (Leland), seconded (DeBruyn), and passed unanimously to authorize CJ to complete permitting process of Island and obtain on-site 2 containers for storage and removal of island trash for 2007 season.
- c. **Brush** – For the time being no brush pick-up in 2007. See February minutes (5F). However, CJ has looked into cost of buying a chipper. Burning brush is not an option and not allowed. See “greater financial plan” before approval because purchase price could be a “loan” from supplier to be paid off over time.
- d. Sue Spalding is looking at ways to maximize distribution of information to islanders including mail, hand-outs, email, tSP, etc.
- e. **Public Water** – We are currently non-compliant. See letter dated 10/31/06 from Erika Bonenfant from DHHS specifically page 2, #2 – “Reduce the use of the public wells on the island so that they no longer meet the definition of a public water supply...” CJ suggests two wells (Indian Springs and Sawyer [Richardson]) be “closed until further notice.”
 - 1) The Maine Department of Health and Human Services has notified us that since we supply water to 25 people for 60 days in a calendar year we fall under their auspices. None of our wells are in compliance with the 300 foot setback from septic/outhouse requirement. After discussing options the Board decided to
 - a) Shut down Indian Springs and Sawyer (Richardson) well until further notice, since they do not test well consistently.
 - b) Lock all three other wells on some days so that the wells are open only 59 days of the year for 2007, a plan sanctioned by the state.
 - c) Investigate what it would take to get variances - feasibility, the process, and the cost
 - d) In the future perhaps try to find a suitable location for drilling a public well
 - 2) **ACTION: A motion was made** (Leland), seconded (LaFleur), and passed unanimously to authorize the Board to direct the Island Superintendent to restrict the use of the three BIVC-owned wells that meet potable qualifications to the dates set out in the plan submitted by Charlie, and to terminate the use of the two other non-qualifying wells for the 2007 season.
- f. Charlie noted that he does not require extra compensation for performing extra duties.

6. Committee Reports

- a. Parking Committee –
 - 1) Faith Baker reported that she will not ask for compensation for the \$300 in phone bills she has incurred in the course of her work on the Parking Committee. She reported on the South Freeport Parking Committee (SFPC), of which she is a member as a Freeport resident. She will email SFPC minutes to the Board. The SFPC has defined the problem and is starting to work on solutions. There continues to be misconceptions in Freeport about BIVC’s municipal status.

- 2) Pat LaFleur asked to go on record regarding the quote attributed her in the recent Times Record about Bustins Island. She stated that the words attributed to her were misleading and were said after a meeting in Freeport last summer concerning parking and vandalism to Island-owned vehicles, not for the recent article.
- b. Planning Board –
 - 1) Is working heavily on revising the Zoning Ordinance to meet the new state guidelines and clarifying inadequate language for consideration at the Annual Meeting. Hearings will be conducted before the Annual Meeting
 - 2) They are interviewing candidates for CEO
 - 3) They continue their work on roads acceptance.
- c. Zoning Board of Appeals – No report at this time
- d. Public Safety – No report at this time
- e. Harbor Master – the recent Freeport Coastal Waters Commission meeting was unproductive in terms of resolving Bustins issues
- f. Boat Committee – the BAC is working on the boat budget. They have secured a slip at Brewers, and are trying to get a mooring in the harbor.
- g. Water Commissioner – No report at this time
- h. Landscape Committee – will be in charge of planting at the former dump area according to DEP guidelines.
- i. Brewer Cottage – No report at this time

7. Other Business - No other business at this time

8. Public Comment – No public comment at this time

9. Future Meeting Schedule

- a. Saturday, May 5, 2007, 10:00 AM, Freeport Public Safety Building (FPSB)
- b. Sunday, May 27, 2007, 9:00 AM, Brewer Cottage (time changed from 10:00 AM)
- c. Sunday, June 24, 2007, 9:00 AM, Brewer Cottage