

**BUSTINS ISLAND VILLAGE CORPORATION**  
**Minutes of the Board of Overseers Meeting**  
**January 9, 2010 – 10:00 AM**  
**Freeport Community Center, Freeport, ME**

The Board of Overseers met at 10:00 AM at the Freeport Community Center in Freeport, ME on Saturday, January 9, 2010. Those present were: Tony **DeBruyn**, Chairman; Scott **Bonney**; Roger **Leland**, Faith **Baker**, John **Garfield**, Treasurer; Sue **Spalding**, Clerk; and Linda **Sweatt**, Secretary. Also present for the meeting: Charles Johnson, Rob Taisey, and Lorraine Leland. The Chairman declared a quorum and the meeting began.

**MINUTES**

**ACTION: A motion was made** (Baker), seconded (Bonney), and unanimously passed to accept as amended the minutes of the meeting held November 14, 2009.

**CORRESPONDENCE**

11/16/09 from P. LaFleur 2009 Town Report with Photo by F. Baker

11/23/09 from K. Bohen, BIHS President, re Museum Lighting Project

11/27/09 from S. Spalding re MMA Legal Notes November 2009

11/27/09 from S. Spalding re MMA re Harbormasters

12/13/09 from S. Spalding re Board Quorum Voting

12/15/09 from S. Spalding re FYI Freeport Town Council Quorum Voting

12/27/09 from S. Spalding re Fwd: Impact of “Natural” and “Proposed” Revenue Sharing Funding Cuts

12/27/09 from S. Spalding re Board Quorum Voting from L. Larrabee

12/31/09 from S. Spalding re MMA Legal Notes December 2009

1/02/10 from T. DeBruyn re BIVC Overseers’ Meeting January 9<sup>th</sup>

1/05/10 from F. Baker re BIVC Change of Meeting Location

1/06/10 from B. Cooper re Planning Board Meeting and Agenda for 1/16/10

1/07/10 from S. Spalding re Thoughts

**CLERK’S REPORT** – Sue Spalding

Sue stated there was no report at this time.

## **TREASURER'S REPORT – John Garfield**

John distributed copies of the paid BIVC Mortgage Bond for the Lilly B, Register Report for 9/1/09 through 9/30/09, Register Report for 10/1/09 through 10/31/09, Register Report for 11/1/09 through 11/30/09, Register Report for 12/1/09 through 12/31/09, Treasurer's Talking Points, Actual Year-to-Date Spending Period Ending 31 December, and the Combined Balance Sheet 7/1/09 through 12/31/09. There were no questions or anything to add to the Register Report for 9/1/09 through 9/30/09.

**ACTION: A motion was made** (DeBruyn), seconded (Leland), and unanimously voted to authorize the payment of checks written and submitted by the Treasurer in the Treasurer's Register Report dated 1/8/10 for the period 9/1/09 through 9/30/09.

John was pleased to note in the Register Report for 10/1/09 through 10/31/09 the final payment of \$18,431.57 to TD Bank North for the Lilly B mortgage. He noted the payment of \$12,927 to One Beacon for liability and auto insurances.

**ACTION: A motion was made** (DeBruyn), seconded (Leland), and unanimously voted to authorize the payment of checks written and submitted by the Treasurer in the Treasurer's Register Report dated 1/6/10 for the period 10/1/09 through 10/31/09.

John noted there were fewer payments made in the Register Report for 11/1/09 through 11/30/09.

**ACTION: A motion was made** (DeBruyn), seconded (Leland), and unanimously voted to authorize the payment of checks written and submitted by the Treasurer in the Treasurer's Register Report dated 1/6/10 for the period 11/1/09 through 11/30/09.

John noted even fewer payments were made in the Register Report for 12/1/09 through 12/31/09.

**ACTION: A motion was made** (DeBruyn), seconded (Leland), and unanimously voted to authorize the payment of checks written and submitted by the Treasurer in the Treasurer's Register Report dated 1/6/10 for the period 12/1/09 through 12/31/09.

John mentioned in the Treasurer's Talking Points that the \$80 spent for renewing the web site for four years was paid to K. Barrows, even though he requested the money be donated to the Store Porch. John wrote the check to Ken due to bookkeeping issues and suggested that Ken forward the check or write his own check to the Store Porch. John presented the Actual Year-to-Date Spending period through 31 December and the Combined Balance Sheet 7/1/09 through 12/31/09.

**ACTION: A motion was made** (Leland), seconded (DeBruyn), and unanimously passed to accept the Treasurer's Report.

## **MAINTENANCE SUPERVISOR/Superintendent (MS-S) REPORT –Charles Johnson**

Public Wells – C. Johnson and Dan Jellis, working with hydrogeologist Dick Sweet, are gathering needed information for the Department of Health and Human Services for a public drinking water supply for the drilled wells at the Store, Community House, and the Brewer Cottage. D. Jellis is trying

to gather all data to build our case to have a public drinking water supply. Dan wants more information to present the Island's case in this matter because Bustins is such a unique situation.

Library Building Repairs – Charlie stated that the needed repairs were well done by Pat Reardon. He trimmed down posts and reattached crossies to level the library floor, and put a new post under the Historical Society building. Pat will monitor this fix over the next few years so that any reoccurrence due to the freeze – thaw cycles can be easily taken care of.

Public Float – Charlie distributed estimates for building a new public float from Custom Float Services, Falls Point Marine, Inc., Harbor Technologies, LLC, Ulrickson and Sons, and Waterman Marine Corp. Charlie reviewed the requirements to replace the approximately 28-year old float (28' by 16'), which must support many people, much cargo, and accommodate the Lilly B. The contractors were given the design of our old float to make their estimates with the appropriate specifications and considerations. A discussion ensued concerning pressure treated wood, spruce decking, composite decking (Correctdock), stability, floatation devices, laminated beams underneath, differences in costs of various materials, quality of workmanship, and delivery fees. Charlie presented the pros and cons for each estimate and also reminded everyone that our ways were not built to use a cradle. S. Bonney stated that an estimate which paid attention to detail he felt was important. Charlie stated that he felt comfortable working with a local company with a much lower margin of profit. R. Leland had great experiences working with a local, family operated contractor. All the proposals were discussed and carefully considered, especially costs.

**ACTION: A motion was made** (DeBruyn), seconded (Baker), and unanimously voted to expend up to \$25,000 to build the new public float.

**ACTION: A motion was made** (DeBruyn), seconded (Baker), with a vote of three members in favor and one opposed (Bonney) to award the contract for the construction of the public float to Ulrickson and Sons subject to finalizing terms of the contract specifying technical details as presented by the superintendent and cost. R. Leland volunteered to write the formal contract document.

CloseUp – Charlie stated that all the vehicles with their keys are locked in the barn and all the buildings are closed up. F. Baker questioned usability of the roads off season. Charlie reminded everyone that there are two contractors who work on Bustins year round and they are responsible for repairing any damages; they have been very diligent in both repairing and improving the roads.

## **OTHER BUSINESS**

Superintendent Contract – T. DeBruyn stated the three issues of concern: (1) hiring C. Johnson, (2) nature of the contract, and (3) payment. T. DeBruyn spoke about hiring C. Johnson, who seriously wants the job of superintendent again. There was a discussion about the nature of the contract and the need for change. T. DeBruyn stated that the contract must be set up with different terms, a more specific job description and accountability. T. DeBruyn mentioned that how the superintendent was paid had changed because C. Johnson had requested being paid equally throughout the year and presently, more work is being done throughout the year. S. Bonney requested reviewing the job description and suggested better communication about the jobs to be done, addressing issues and accounting for jobs being done in a timely fashion. S. Bonney suggested weekly meetings. F.

Baker requested an executive session with C. Johnson after the next meeting to discuss performance evaluation. J. Garfield stated the contract states the scope of work but amending may be done.

**ACTION: A motion was made** (Leland), seconded (Bonney), and unanimously passed to hire Charles Johnson as superintendent for the 2010 year with contract terms to be the same as last year and payment to be the same way for the first quarter.

Appointments – T. DeBruyn stated that the Zoning Board of Appeals needs two alternate members and the Boat Advisory Committee needs two members.

Post Office – C. Johnson mentioned hearing in the news about the closing of post offices. T. DeBruyn stated that we must support our post office, primarily by buying stamps. S. Spalding will include a section for ordering stamps through our Bustins' post office in the Store Porch as was done last year.

Harbormasters' Meeting – R. Taisey requested that Andy Spalding, Assistant Harbormaster, attend the Annual Harbormasters' Meeting to be fully trained. F. Baker stated that she felt the Board should support this.

**ACTION: A motion was made** (DeBruyn), seconded (Baker), and unanimously passed to appropriate \$400 for Harbormaster training and expenses.

F. Baker said she continues to attend the Freeport Traffic and Parking meetings. She stated that there has been discussion on the use of the Brewer parking lot. She will conscientiously keep track of the Freeport parking issues.

## **COMMITTEE REPORTS**

**Boat Committee** – No report. Tony reported from his conversation with Frank Kastenholz that the Captain's contract would be provided for the next meeting, and the proposed boat schedule for the March meeting.

**Brewer Cottage** – No report.

**By-Laws Review Committee** – No report.

**Finance Committee** – No report.

**Harbor Master** – No report.

**Landscape Committee** – No report.

**Planning Board** – No report.

**Public Safety Committee** – No report.

**Water Commissioner** – No report.

**Zoning Board of Appeals** – No report.

**PUBLIC COMMENT**

R. Taisey mentioned that Ken Roberts offered donation of equipment for the museum solar lighting. Rob stated that Ben asked him to help with the lighting. He was interested in receiving a copy of the letter submitted by the BIHS President regarding the lighting project.

F. Baker wished to recognize S. Spalding for all her work and especially providing needed or requested information to the Board.

R. Leland stated his concern to have the island's CEO look at all of the public buildings to be sure that they are all up to code.

**ADJOURNMENT (2:10 PM) and FUTURE MEETING SCHEDULE**

Saturday, February 6, 2010 – 9:00 AM at the Freeport Public Safety Building, Freeport, ME  
Saturday, March 13, 2010 – 9:00 AM at the Freeport Public Safety Building, Freeport, ME  
Saturday, April 17, 2010 – 9:00 AM at the Freeport Public Safety Building, Freeport, ME  
Sunday, May 30, 2010 – 9:00 AM at the Brewer Cottage, Bustins Island, ME

Respectfully submitted,

Linda E. Sweatt  
Board Secretary