2005

Peaks Island Independence Committee : IIC
Steering Committee Minutes, 17 Nov - Dec 2005.

Peaks Island Independence Committee

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ISLAND INDEPENDENCE COMMITTEE
December 15, 2005 Meeting

1. Minutes (5 min)

2. Treasurer's Report (5 min)

3. Petitions (5 min)

4. PITA Support Resolution (tabled from last meeting) (5 min)

5. Land Use Report (30 min)

6. Financial Report (30 min)

7. Forums (15 min)

8. Outreach (10 min)

1 hour 40 min
Thursday Dec 15 '05

Treasurer's Report

I have received $1688 in donations since Dec 1.

Our balance is now:
$6,461.03

Still $57 in petty cash.

Still evenly divided between
year-round and seasonal taxpayers

26 27
2 ann

(over)
Attending Dec. 15th '05

1. Judy Rawlson
2. Richard Richman
3. Michael Urban
4. Martin California
5. Little Capone - Newtown
6. Christine Fossler
7. David Adams
8. Sarah Hennessey
9. Arthur Antola
10. Cynthia Cole
11. Mrs. Burnett
12. Mary Mayo
13. Oral Appel
14. Mike Farrella
15. David B. Lee
16. Mike Richards
17. Russ Edwards
18. Jeff Robbins
19. Red Porter
20. Pam Talbot
The Island Independence Committee met on December 15, 2005, at the Peaks Island Community Center with about 30 people in attendance. The minutes were approved, and the Treasurer Judy Piawlock reported over $6,000 in donations thus far from a wide variety of year-round and seasonal residents. With the group's consensus, Judy will open a checking account but keep the savings account.

The group discussed the planned submission of the Petitions for Public Hearing to the City Clerk on Friday, January 6, 2006. A delegation of Islanders will leave Peaks on the 10 a.m. boat, landing in Portland at about 10:20 a.m. and walking up to City Hall, arriving about 10:40 a.m. We will present petitions to the City Clerk and have invited the Mayor and Councilors if they are available. We will invite any Islanders who want to join us. We have 591 signatures now but the group agreed to try to get at least 600 signatures before January 6th.

The group discussed again a resolution of support for the Peaks Island Tax Assistance group. A consensus was reached that PITA's work was indispensable and may remain so even after formation of the Town of Peaks Island. Therefore, the IIC agreed unanimously to adopt the following resolution: The Island Independence Committee supports PITA's efforts to provide tax relief to Peaks Islanders for as long as necessary.

Art Astarita presented a detailed report of the Land Use subcommittee, complete with a variety of maps, pie-charts and spreadsheets showing land forms, watersheds, roads and development, and raising a variety of land use issues facing the prospective Town of Peaks Island.

Howard Pedlikin presented a brief report of the Finance Subcommittee. They met in Augusta with the State Taxation Office to discuss revenue-sharing, with the Transportation Department to discuss road funding (which would likely increase), and with the Education Commission to discuss school funding (which would likely decrease). Howard asked that the other subcommittees finalize and submit their prospective budget numbers by 2/1/05 so that Finance can prepare a draft Town of Peaks Island budget immediately thereafter.
The group discussed conducting forums on the various aspects of town government, and Mike Langella agreed to begin with one on Education on Thursday, 1/12/06, probably in the school gym. The group agreed that the purpose of the forums was not to discuss prospective changes in the school system, but rather to allow a dialogue on the ability of the Town of Peaks Island to fund and operate the school and to continue providing a quality education for all Peaks Island students. The group decided that the IIC itself will sponsor the forums but will formally invite the members of PINA to attend and participate in the forums.

Finally, the group discussed the need for the IIC to reach out to other Islanders and to communicate more effectively with them, to advise them both of the numerous people involved in the IIC, to describe the work the IIC has done in the past and has planned for the future, and to invite them to become involved in whatever manner they wish. The Communications subcommittee will add information to the selfdeterminationfor.us website and will publish a regular newsletter beginning in January 2006.
SCOPE:

1. Physical characteristics of the island, the natural terrain
   a. General topography
   b. Major watersheds
   c. Soil conditions
   d. Rivers, ponds
2. Pattern of physical development and land use
   a. Residential
   b. Commercial
   c. Institutional
3. Land Use controls and planning
4. Environmental Issues

REFERENCES:

1. August 2005 Portland Tax Assessor data
2. Neighborhood Plan April 15, 2005
3. US Census 2000
4. Peaks Information Exchange GIS data
   a. Self generated
   b. Portland Public Works GIS Department
5. Island Institute (Island population analogs)
6. United States Department of Agricultural (Soils maps)
# Peaks Island Watersheds Pond Information

<table>
<thead>
<tr>
<th>Watershed</th>
<th>Perimeter Miles</th>
<th>Area Sq Mi</th>
<th>Residential</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Ice Pond</td>
<td>2.58</td>
<td>0.22</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Battery Steel</td>
<td>2.29</td>
<td>0.18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Brackett Pond</td>
<td>2.23</td>
<td>0.19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Wharf Cove</td>
<td>1.55</td>
<td>0.08</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Spar Cove</td>
<td>1.41</td>
<td>0.05</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 City Point Beach</td>
<td>1.32</td>
<td>0.07</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 Ryefield Beach</td>
<td>1.23</td>
<td>0.04</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 Downfront</td>
<td>1.2</td>
<td>0.05</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9 Central Ave</td>
<td>1.04</td>
<td>0.05</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10 Joshua</td>
<td>1</td>
<td>0.03</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11 Hadlocks</td>
<td>0.9</td>
<td>0.02</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12 Canyon</td>
<td>0.88</td>
<td>0.03</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13 Southrocks East</td>
<td>0.84</td>
<td>0.01</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14 TEIA North</td>
<td>0.8</td>
<td>0.03</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15 Woodlands</td>
<td>0.79</td>
<td>0.02</td>
<td></td>
<td></td>
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<tr>
<td>16 Brook Lane</td>
<td>0.76</td>
<td>0.03</td>
<td></td>
<td></td>
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<tr>
<td>17 Bay Side</td>
<td>0.69</td>
<td>0.01</td>
<td></td>
<td></td>
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<tr>
<td>18 Sandy Beach</td>
<td>0.68</td>
<td>0.01</td>
<td></td>
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<tr>
<td>19 Whaleback</td>
<td>0.66</td>
<td>0.02</td>
<td></td>
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<tr>
<td>20 TEIA South</td>
<td>0.64</td>
<td>0.02</td>
<td></td>
<td></td>
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<tr>
<td>21 Evergreen</td>
<td>0.62</td>
<td>0.01</td>
<td></td>
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</tr>
<tr>
<td>22 Davies' Cove</td>
<td>0.58</td>
<td>0.01</td>
<td></td>
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<tr>
<td>23 Oaklawn</td>
<td>0.57</td>
<td>0.01</td>
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<tr>
<td>24 Woods Rd</td>
<td>0.53</td>
<td>0.01</td>
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<tr>
<td>25 Southrocks West</td>
<td>0.32</td>
<td>0.01</td>
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**Totals**

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<th>26.11</th>
<th>1.21</th>
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<table>
<thead>
<tr>
<th>Perimeter (ft)</th>
<th>sq miles</th>
<th>acres</th>
<th>Max Depth (ft)</th>
<th>Avg Depth</th>
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<tbody>
<tr>
<td>Brackett Pond</td>
<td>844.8</td>
<td>0</td>
<td>4.5</td>
<td>3.75</td>
</tr>
<tr>
<td>Ice Pond</td>
<td>666.4</td>
<td>0</td>
<td>4</td>
<td>2.5</td>
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<tr>
<td>Trout Pond</td>
<td>1584</td>
<td>0</td>
<td>9-10</td>
<td>7.5</td>
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<tr>
<td>Trout Channel</td>
<td>1531.2</td>
<td>0</td>
<td>4.5</td>
<td>3.25</td>
</tr>
</tbody>
</table>

**Max Depth (ft)**

<table>
<thead>
<tr>
<th></th>
<th>4.5</th>
<th>3.75</th>
</tr>
</thead>
<tbody>
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<td>2.5</td>
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<td>9-10</td>
<td>7.5</td>
</tr>
<tr>
<td>Trout Channel</td>
<td>4.5</td>
<td>3.25</td>
</tr>
<tr>
<td>AMA Description</td>
<td>MAP/BLOC K/LOT</td>
<td>LEGAL Des. 4 Square Feet</td>
</tr>
<tr>
<td>-----------------</td>
<td>---------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>nic Pt</td>
<td>084 00050001</td>
<td>65,340</td>
</tr>
<tr>
<td>King Lot</td>
<td>084 R001000</td>
<td>58,315</td>
</tr>
<tr>
<td>NTP in Parking Lot</td>
<td>084 R001002</td>
<td>00000 WELCH ST</td>
</tr>
<tr>
<td>Scott Cemetery</td>
<td>084 Y001001</td>
<td>20,650</td>
</tr>
<tr>
<td>repo near state land</td>
<td>085 H003001</td>
<td>30,000</td>
</tr>
<tr>
<td>lid Waste Transfer</td>
<td>085 M003001</td>
<td>1,907,775</td>
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<tr>
<td>repo near state land</td>
<td>085 U001001</td>
<td>9,520</td>
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<tr>
<td>repo near state land</td>
<td>085 U002001</td>
<td>7,986</td>
</tr>
<tr>
<td>f Dump</td>
<td>085 V008001</td>
<td>16,180</td>
</tr>
<tr>
<td>astal shore</td>
<td>085 FF001001</td>
<td>276,888</td>
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<tr>
<td>rary Police Fire</td>
<td>087 E024001</td>
<td>8,326</td>
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<tr>
<td>hool Basketball Ct</td>
<td>087 K014001</td>
<td>8,473</td>
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<tr>
<td>hool</td>
<td>087 K015001</td>
<td>33,398</td>
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<tr>
<td>repo on corner</td>
<td>087 M001001</td>
<td>4,400</td>
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<tr>
<td>llfied</td>
<td>088 J004001</td>
<td>11,733</td>
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<td>.P Easement Land</td>
<td>088 K001001</td>
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<td>088 K007001</td>
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<td>088 E003001</td>
<td>15,667</td>
</tr>
<tr>
<td>rik</td>
<td>089 Z005001</td>
<td>7,446</td>
</tr>
</tbody>
</table>

| Total           | 4,993,503    | $809,070                 | $1,292,300       | $2,081,970     | $770,500       | $1,221,800      | $1,992,300     | 114.63      |
**Major Threats:**

<table>
<thead>
<tr>
<th>Threats</th>
<th>How will the threat be addressed?</th>
<th>What is the projected cost?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Non-point Source Pollution</strong></td>
<td>Education</td>
<td>The cost of this would vary depending on the scale of the project. Effective public education does not have to be costly. Collaboration with on and off-island non-profits and governmental agencies can lower the cost to the Town.</td>
</tr>
<tr>
<td>This is pollution that enters the ecosystem through generalized means. It includes run-off of excess pesticides and fertilizers from lawns, run-off carrying gasoline, oil, antifreeze, etc, from roads, parking lots, and driveways, and run-off from roofs.</td>
<td>Change in standard operating procedures</td>
<td>The cost will vary depending on the practice. For example, tightening regulations that protect wetlands has no cost. Regularly covering sand and salt piles is a small additional expense. Regularly monitoring wells could be an expense. Collaboration will again be key to keeping costs down. Island non-profits, such as the Peaks Information Exchange, should be fully utilized to achieve these goals.</td>
</tr>
<tr>
<td><strong>Erosion</strong></td>
<td>Education</td>
<td>See Education above</td>
</tr>
<tr>
<td>Though not pollution, this is a problem on the island, particularly along the shore.</td>
<td>Chip and compost brush at transfer station</td>
<td></td>
</tr>
<tr>
<td><strong>Hazardous Materials</strong></td>
<td>Education</td>
<td>See Education above</td>
</tr>
<tr>
<td>This includes all materials that cannot be disposed of through the conventional means.</td>
<td>Design and implement regular, periodic waste pick-up</td>
<td>The bulk of the cost of this is already covered by the town under Public Works salaries and Tipping Fees.</td>
</tr>
<tr>
<td><strong>Invasive Plants</strong></td>
<td>Education</td>
<td>See Education above</td>
</tr>
<tr>
<td>Though not traditionally thought of as &quot;pollution&quot;, invasive plants cause such harm to the island ecosystem that they must be included as a threat to the island environment.</td>
<td>Design emergency response plan for reacting to spills.</td>
<td>The cost is uncertain. On the bright side, it would be a one-time cost, and may have already been completed by the City of Portland.</td>
</tr>
<tr>
<td><strong>Currently Undiscovered Hazards</strong></td>
<td>Education</td>
<td>See Education above</td>
</tr>
<tr>
<td>Because of the long occupation of the island by the US Military, it is possible that there are additional pollution issues that have not been discovered. A full investigation would be both time consuming and costly. Thus far, Portland has not seen such an investigation necessary. Peaks Island should not be forced to conduct an investigation- it should not be penalized now for Portland's laxness. The possibility of future cost associated with resolving existing environmental hazards is an acceptable risk to Peaks Island. The residents are willing to bear that cost.</td>
<td>Map current locations of invasive plants Regularly remove invasive plants</td>
<td>The cost varies depending on how these tasks are approached. They could be done by Town employees for high cost or for a lower cost by area organizations and volunteers, such as the Peaks Island Land Preserve and the Peaks Information Exchange. Other off-island organizations, like the Friends of Casco Bay and the Island Institute, could also assist.</td>
</tr>
</tbody>
</table>
Legend

- Undesignated Road with Houses
- Undesignated Road without Houses
- Streets to be Vacated
- Unaccepted Streets with Houses to be Continued
- Unaccepted Streets without Houses to be Continued
Peaks Island Income Levels
Median Household Income
1999 = $22,653
2000 = $41,255

Peaks Island Mains-Resident-Owned Property

Peaks Island Housing 2002-2008 Portland Tax Assessor Data

Peaks Island Total House Values

August 2005 Portland Tax Assessor Data
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrix P1.
IIC FINANCE SUBCOMMITTEE DECEMBER 15, 2005

VISITED STATE OFFICES OF TAXATION, TRANSPORTATION & EDUCATION Wed, Dec 14, 05

- TAXATION Office with Dave Ledeu, verified property evaluation and tax income, received estimate for revenue sharing ($40,000/yr), and advised to obtain excise tax info and estimate other income from similar town reports. Suggested we be sure to get property record cards from Portland at secession.

TRANSPORTATION DEPARTMENT with Peter Coughlan, learned that Peaks map determining roads funding is inaccurate. Update could pay us $1200/mile per year for roads improvements under Urban Rural Initiative Program (URIP). Peter’s Office will be adding current Peaks Island roads to the official map in order to get us maximum revenue from the State (figure about 20 mi. of roads)

EDUCATION COMMISIONERS Office with Patrick Philips and Jim Rier. Explained Education Program and Services (EPS) model for school funding. Advised that we learn how and create a school budget (ongoing per Mike L), being sure to include assumptions as well as best estimate numbers. We may not get much education funding assistance, but Special Needs funds are in a different category, and could be 100% funded. We should check with Portland about the status of ADA plans, and maintenance and capital improvements plans. These could potentially be partially State funded, AND used in negotiations.

The meetings today were very informative and productive and we were impressed by the people that we met with who were very forthcoming with ideas, suggestions and guidance. We suggest that the involved subcommittees contact us for phone numbers, etc. There is indeed info out there which Portland is not very interested in telling us. We thanked them very much for their time and information and told them that we and others on the IIC will be in touch.

The FINANCE SUBCOMMITTEE has revenue numbers for the Town of Peaks Island, but the expenses for our first year are still a work in progress. We need to work together to come up with our best estimates. All parties visited suggested that we use conservative numbers (high for expenses, low for revenues). This subcommittee will continue work on the revenues and expect that other subcommittees finalize their numbers in the next 45 days. We must have a Town of Peaks budget in hand by February first.

Dave Adams, Russ Edwards and Howard Pedlikin FINANCE SUBCOMMITTEE
Subj: FINAL Agenda for 12/1 IIC Meeting
Date: 12/1/2005 8:04:28 AM Eastern Standard Time
From: mrichards@troubhheisler.com
To: Jpiawlock@aol.com

Here is the FINAL revised agenda for 12/1.

1. Minutes (5 min)
2. Treasurer's Report (5 min)
3. Petition Submission Date (5 min)
4. Communications and Protocol (15 min)
5. Public Works Report (30 min)
6. Social Services Report (30 min)
7. Formation of Executive Committee (10 minutes)
8. Review/Assignments (5 min)

1 hour 45 minutes
Attending Meeting - Dec '05

Judy Pawlock
Marjorie Phyfe

Jeff

Bruxella Webster
Bettie Chicks
Sid Howard
Ross Edwards

W. Binnette

Ellie Rose
George Rose
Lyn Richard
Martha Callas
Richard Clower
Doriel J. Belene
Howard Pellegrini
Mike Richards
Janis Price
Thur - Dec 1 '05

Treasury's Report

$4673.03 bal in savings-
up from 347.05 on Nov 17 '05

still $5 petty cash-

received $100 today (Dec '05)
Public Works Budget - Peaks Island

Employees:
7 considered full time
1 part time temp

Time actually spent working on Peaks Island:
2 employees and the "temp" - 100%
1 employee - 95%
1 employee - 90%
2 employees - 70%
1 employee - 30%

Payroll: FY05 FY06

<table>
<thead>
<tr>
<th></th>
<th>FY 05</th>
<th>FY 06</th>
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<tbody>
<tr>
<td>Wages</td>
<td>$242,520</td>
<td>$255,158</td>
</tr>
<tr>
<td>Temp Wages</td>
<td>$14,42</td>
<td>$22,200</td>
</tr>
<tr>
<td>Over time</td>
<td>$43,891</td>
<td>$38,250</td>
</tr>
<tr>
<td><strong>Sub Total</strong></td>
<td>$300,838</td>
<td>$315,608</td>
</tr>
</tbody>
</table>

Wages for work off Peaks Island:

Estimated 4,200 hrs. @ $15.93 per hour

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Wages on Peaks Island</td>
<td>$237,075</td>
</tr>
</tbody>
</table>

Employee Benefits:
( includes health insurance, retirement plan, worker's comp., unemployment )

<table>
<thead>
<tr>
<th>Approximately 37% of wages</th>
<th>$237,075</th>
<th>$248,608</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>.37</td>
<td>.37</td>
<td>.37</td>
</tr>
<tr>
<td><strong>Total cost of benefits</strong></td>
<td>$87,717.75</td>
<td>$91,984.96</td>
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<tr>
<td>Employee wearing apparel boot and safety stipend</td>
<td>$835</td>
<td>$4,400</td>
</tr>
<tr>
<td>Casco Bay Transit employee travel expenses</td>
<td>$1,850</td>
<td>$2,000</td>
</tr>
<tr>
<td>Total public works employee costs (does not include public safety - fire/police) wages + benefits + worker's comp. + unemployment + apparel stipend + transportation</td>
<td>FY 05</td>
<td>FY 06</td>
</tr>
<tr>
<td>$237,075</td>
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<tr>
<td>$1,850</td>
<td>$2,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total Cost</strong></td>
<td>$327,477.75</td>
<td>$346,992.96</td>
</tr>
</tbody>
</table>

Recent Public Works Projects

GR9724 1997 Closure of prior landfill site - funded by grant of $67,500
City matching costs | $67,500

Excavation and infrastructure for transfer station | $300,000

C01B02 - 2001 /2002
Phase 1 construction of transfer station and public works facility buildings | $225,000

C02B03 - 2003
Phase 2 construction of public works and fire facility | $125,000

CD0368 - 2003?
Retrofitting fire truck bay | $25,000

Restroom facilities - 2005 | $72,000 - $80,000

**Total recent projects** | $814,500 - $822,500
Public Works Budget - Peaks Island

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</table>

Wages for work off Peaks Island:
Estimated 4,200 hrs. @ $15.93 $63,763 $67,000

Total Wages on Peaks Island $237,075 $248,608

Employee Benefits:
(includes health insurance, retirement plan, worker's comp., unemployment)

Approximately 37% of wages $237,075 $248,608
X
.37
---------------
Total cost of benefits $87,717.75 $91,984.96
<table>
<thead>
<tr>
<th>Description</th>
<th>FY 05</th>
<th>FY 06 ***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Lights</td>
<td>$31,600</td>
<td>$33,600</td>
</tr>
<tr>
<td>Value of equipment on Peaks Island</td>
<td></td>
<td>$117,800</td>
</tr>
<tr>
<td>Projects in Planning Phase</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Next 2 yrs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazardous Waste Building</td>
<td>$ Grant Funded</td>
<td></td>
</tr>
</tbody>
</table>

There are state and federal grant funds available for a variety of public works projects according to the city finance office.

<table>
<thead>
<tr>
<th>Description</th>
<th>FY 05</th>
<th>FY 06 ***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Expenses</td>
<td>$601,444.75</td>
<td>$623,989.96</td>
</tr>
<tr>
<td>Public Works</td>
<td>$$$$</td>
<td>$$$$</td>
</tr>
</tbody>
</table>

Total of Recent Projects                        | $814,500 - $822,500 |  
(Buildings and Improvements)                  |

<table>
<thead>
<tr>
<th>Description</th>
<th>FY 05</th>
</tr>
</thead>
<tbody>
<tr>
<td>Island Fire Dept</td>
<td>$10,500</td>
</tr>
<tr>
<td>Parts</td>
<td>$4,050</td>
</tr>
<tr>
<td>Labor</td>
<td>$4,000</td>
</tr>
<tr>
<td>Commercial Repairs</td>
<td>$1,600</td>
</tr>
<tr>
<td>Fuel</td>
<td>$850</td>
</tr>
<tr>
<td>Total FDP</td>
<td>$10,500</td>
</tr>
</tbody>
</table>

*** Not all of 06 budget figures were available. Therefore this total is based upon some 05 budget figures and may not be entirely accurate.
Library - Peaks Island Branch

Current Operating Budget: c.$75,000

<table>
<thead>
<tr>
<th>Library</th>
<th>2004 Budget</th>
<th>2004 Actual</th>
<th>2005 Budget</th>
<th>2006 Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salary</td>
<td>22,855</td>
<td>23,131.51</td>
<td>23,302</td>
<td>24,480</td>
</tr>
<tr>
<td>Wages</td>
<td>14,394</td>
<td>14,280.12</td>
<td>14,509</td>
<td>14,941</td>
</tr>
<tr>
<td>Insurance</td>
<td>9,035</td>
<td>9,555.79</td>
<td>10,656</td>
<td>10,927</td>
</tr>
<tr>
<td>Retirement</td>
<td>2,833</td>
<td>2,564.62</td>
<td>2,723</td>
<td>2,831</td>
</tr>
<tr>
<td>Service Fee</td>
<td>1,000</td>
<td>878.00</td>
<td>1,500</td>
<td>1,500</td>
</tr>
<tr>
<td>Lodging &amp; Meals</td>
<td>400</td>
<td>114.00</td>
<td>700</td>
<td>1,272</td>
</tr>
<tr>
<td>Travel &amp; Trans</td>
<td>300</td>
<td>72.73</td>
<td>300</td>
<td>975</td>
</tr>
<tr>
<td>Equipment</td>
<td>1,288</td>
<td>480.00</td>
<td>2,815</td>
<td>3,303</td>
</tr>
<tr>
<td>Equipment Repair</td>
<td>400</td>
<td>400</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>Equipment Hire</td>
<td>250</td>
<td>216.00</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>Supplies</td>
<td>900</td>
<td>1,108.70</td>
<td>1,500</td>
<td>1,650</td>
</tr>
<tr>
<td>Utilities</td>
<td>3,200</td>
<td>2,966.59</td>
<td>3,200</td>
<td>4,000</td>
</tr>
<tr>
<td>Telephone</td>
<td>450</td>
<td>938.25</td>
<td>850</td>
<td>850</td>
</tr>
<tr>
<td>Time/Guest/Sub</td>
<td>800</td>
<td>135.00</td>
<td>800</td>
<td>800</td>
</tr>
<tr>
<td>Books/Magazines</td>
<td>9,000</td>
<td>9,717.90</td>
<td>9,000</td>
<td>9,000</td>
</tr>
<tr>
<td>Total</td>
<td>67,779</td>
<td>66,174.21</td>
<td>72,515</td>
<td>76,779</td>
</tr>
</tbody>
</table>

Possible sources of additional funding:
- Gates Foundation for in-service training for computers
- State assistance for small town libraries
PEAKS ISLAND LIBRARY

Annual Operating Budget

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>$32,500</td>
</tr>
<tr>
<td>Employee Benefits</td>
<td>$6,500</td>
</tr>
<tr>
<td>Books, Children's &amp; Adults'</td>
<td>$4,560</td>
</tr>
<tr>
<td>Periodicals</td>
<td>$540</td>
</tr>
<tr>
<td>Summer Reading &amp; Other Special Programs</td>
<td>$2,000</td>
</tr>
<tr>
<td>Audiovisual</td>
<td>$1,240</td>
</tr>
<tr>
<td>Postage</td>
<td>$200</td>
</tr>
<tr>
<td>Telephone</td>
<td>$600</td>
</tr>
<tr>
<td>Computer-Dataline</td>
<td>$1,300</td>
</tr>
<tr>
<td>Computer Maintenance</td>
<td>$400</td>
</tr>
<tr>
<td>Supplies</td>
<td>$250</td>
</tr>
<tr>
<td>Capital Equipment</td>
<td>$5,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>$2,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$57,590</strong></td>
</tr>
</tbody>
</table>

*This compares to $53,362 budgeted by PPL; data gathered in 1991 indicated a typical small Maine town expenditure of $41,000. However, neither of these figures includes capital expenditures.*
Parks and Recreation

After school program 25,000
Senior services 30,000
Playground maintenance 1,500
Tree maintenance 2,500
Transportation 1,500
Child Development Center

Subsidy from HCD funds $ 25,000

Other city services
- Annual screenings
  - Vision
  - Hearing
  - Lead ~ $400 - obsolete?
  - Developmental
- Dental health services ~ $1400 - Health Center
- On call consulting physician
- Annual building and fire safety inspection

Possible sources for these services:
Health Center
Community Health Services of Portland
Cumberland County Dental Health
Moderator: Mike Richards

1) **Minutes**: Postponed until next meeting (recorder on Thanksgiving vacation). Some corrections are needed.

2) **Treasurer's Report**: Judy Piawlock reported $4673.02 in savings, $5 petty cash, and $100 received today; **TOTAL**: $4780, from about 30 contributions, evenly divided between year-round and summer residents.

   Mike R received a letter from LeRoy Mottla of the PI Tax Assistance Group addressed to IIC Steering Committee, suggesting that the IIC is speaking against PITA for fundraising in competition with IIC. Mike drafted a response and sent it to the IIC steering committee for comments. It indicates IIC is not against PITA but supports them, and the groups should work together, as PITA is indispensable to IIC's work. George Rosol said he and Cevia raised money for PITA, and he doesn't see a conflict between the goals of the two groups. Russ Edwards suggested Mike send copy of letter to Cynthia Pedlikin, Chair of PITA. Mike asked if IIC should arrange a liaison with PITA. Beth Childs said PITA is not meeting until after the holidays. She said Mr. Mottla's letter was read last night at the PITA meeting, but other PITA members had heard about this individually. Mike thought IIC comments may have gotten distorted. IIC has recognized PITA is ahead in fund-raising, but PITA shouldn't stop. Also, IIC can't be responsible for what individual people think or say. Lynne Richard asked if IIC should have a resolution that IIC supports PITA. Russ suggested that IIC endorse Mike's letter to Mr. Mottla. Lynne's proposal was tabled until next meeting, so everyone can first read Mike's letter. MaryJane Burnette suggested the letter point out the individuality of opinions being expressed; i.e. they're not necessarily IIC's opinions.

3) **Petition Submission**:
   Previous decision to submit petitions on Jan. 4th date amended: date moved to Friday Jan. 6th because Jan. 4th is Wednesday, the day before our first January meeting. Russ asked if we need more signatures. Judy said we have 590 now, but she wants to get a few more people to sign. Russ suggested we submit petitions now and do a press release, as we're not going to get many more signatures. Mike and Lynne suggested we should pick a date and stick to it, sometime after the first of the year. Mike asked how much planning is needed to submit the signatures. Russ said Attorney Beliveau was expecting to hear from us today with retainer. We have $5,000 available, and getting a prominent attorney to represent us may make us
more credible when we submit petitions. Howard Pedlikin said the city can call for the public hearing two weeks after submission, and we're not ready for that yet. Mike said the city probably won't do that, as they need time to prepare, too. Russ thought the City is trying to stall. Mike said City Attorney Wood sent him a copy of a narrative memo to the City Council about the secession process, statute, calendar, and the IIC's duties and obligations, which Mike will email to everyone, but it shows the City is not trying to rush things. Judy is verifying petition signatures by looking them up individually and will make sure they match the signatures used when registering to vote, but the City will need a month to verify them. Judy moved to submit signed petitions on Friday, Jan. 6th, motion seconded. Vote on Judy's motion — passed by majority. Group discussed submission process. Mike will let press know ahead of time, so they can be present if they want. Judy suggested IIC hold a press conference at the time, to make evening news. Lynne suggested submitting petitions before noon and have as many people there as possible. Islanders can take 10 a.m. boat off Peaks and walk to City Hall to present petitions.

4) Communications and Protocol
Discussion of getting dates of our meetings to the Star. Priscilla Webster got 3 calls when there should have been one. No one was wrong, but communications like this should come from the Communications Committee, organized and well-presented. Mike noted that Star has half-page summaries of other groups and asked if the Communications Committee wanted to do more than just future meeting dates. We don't want to duplicate what is in the Island Times. We should have one person handle this for the Star, maybe Cevia Rosol, as she gives the Star other info anyway. Howard said Communications will work this out, address the web site and develop a protocol.

5) Public Works Report: Jeff Robbins report (attached) uses David Babinsky's numbers and information from the City Finance Dept. On Peaks, there are no current projects at this point except for hazardous waste facility, and the funding is not from Portland. Fuel is the largest part of the Equipment Maintenance figure of $84,500. Jeff will ask about the $31,600 number for street lights. The $117,800 figure is a long list of equipment, some in disrepair, and we may have to replace some (according to some Peaks PW workers). There are grants available for some of these projects. Mike said Tom Fortier told Betty Heller to talk to PW about some Fire Department costs, but he meant for Betty to look at the PW figures the City already provided IIC, e.g., maintenance of the Fire House on Peaks. Jeff agreed to find out. Mike asked whether employee health benefits and retirement would be affected by secession, if at all. Jeff agreed to find out more. Marjorie Phyfe: thought of state retirement system regarding the library, too; she will ask people in Augusta next week how that works. Jane Banquer suggested we ask Long Island how they handled that issue.
Group discussed PW projects figures, e.g., include labor and materials? Lynne asked if new public toilet paid for by sewer user fees, rather than taxes. Apparently, the toilet was just listed twice, but cleaning and maintenance will be done by PW. Russ suggested Portland is storing its old vehicles here. We need to determine realistic numbers so we can run our town. The equipment value of $117,800 is deceptive because most of it is no good. Also, we can perhaps eliminate the cost of transportation of workers to the island. Lynne suggested the numbers may be wrong because some charges could be for transporting Portland's old vehicles over here. Jeff said he has not talked to A.J. Alves, Foreman of PW crew, but A.J. would know what the condition of the equipment is. George asked someone what the condition of the equipment is and was told only three to four pieces are good. The rest is junk. Mike asked about the contaminated soil the City brought out here because there was nowhere to store it in Portland. Perhaps we could charge Portland for transporting their junk back. George asked what are we spending on our blue bags and recycling; Russ said the Finance subcommittee is looking into that. Portland has equipment listed at $230,302; Howard said the fire truck is half that amount, so the remaining $117,800 is probably about right. Mike asked if the Town of Peaks Island would have any future liability with regard to the landfill. Howard asked if we need to check it; Lynne said that's never been done by Portland. There was a bid to cap the landfill, but Portland said they could do it cheaper so the City crew on Peaks did it themselves. Howard suggested we have EPA check it. Jeff is checking on the street lights figure, and others (e.g., the figure for boots of $835 to $4400). Committee thanked Jeff for his work on this.

6) Social Services Report: Marjorie Phyfe submitted report (attached). This subcommittee is responsible for examining the library, parks and recreation, and the child development center. She used Vinalhaven's library breakdown, as they are similar size as Peaks (Vinalhaven has 100-200 more people than us). The health insurance transition must be seamless. She will check with Long on how they did that. Mike suggested that, if we didn't provide for seamless coverage, we'd have to self-insure. George asked how DIRIGO might fit in. Marjorie said DIRIGO might be good because it's for small businesses. Mike asked if the library cost is paid by the city. Marjorie said it's a separate, private nonprofit institution to which Portland contributes. Howard said we should check with other towns our size to see how they do it. Priscilla Webster, Librarian at Peaks Branch, said Portland operates five branches in the City. Marjorie said assistance is available to small libraries, and we may need it as Portland wouldn't be funding it. The new library on Long did not use taxpayer money but grants, etc. She's checking with Long to see how they did it, but Priscilla said Long was never part of the Portland Public Library. Russ asked Priscilla if our books and equipment could be purchased from Portland Library, and he suggested we put it in the budget and ask how much they want for the Peaks library books. Beth Childs thought Portland will not sell them because they can distribute the books.
throughout the other branches. Lynne said we’ll have to buy some things, but we're now paying $2 million extra in taxes each year, so we can afford to buy books if we become a town. Russ asked about circulation of books. Priscilla said Peaks Library gets book delivered three days a week. Beth asked if some books stay on Peaks. Priscilla said if we secede, we'll have to buy a lot of books. We should compare Peaks to towns that circulate 35,000 items a year. Judy asked if books donated to Peaks library by islanders go to Portland. Mike said they're donated to the Portland Public Library. Priscilla said Peaks branch is part of the Portland Public Library, not separate. Priscilla offered to answer Marjorie's questions and Marjorie accepted the offer. Marjorie said we don't want to have an adversarial relationship with the Portland Public Library, but that may happen if we secede. Peaks branch now has 2½ full-time employees, substitutes and volunteers at the library. We couldn’t get a breakdown on Parks and Recreation figures but should have it in two weeks. The majority of cost is salaries. Tree maintenance cost could be in PW budget, but Portland has it in Parks and Recreation. We may not get HCD funds if we secede because the Peaks income level is too high. Portland uses HCD funds for low-income families, but it's irrelevant to Peaks because we won't qualify. Discussion about whether we could get federal and other funds. Howard said nowhere near $25,000 we get now, but it's very important to fund Child Development Center on Peaks. Marjorie said Doug Gardner gave her info not related to her requests. Some figures include elementary school and regular adult dental visits. Group discussed school nurse, which is in the budget from Portland for one day a week; CDC is a private, nonprofit organization, and their money comes from fees, not from Portland or taxes. Beth said Portland must be helping because at City Workshop on Peaks, John Kelso thanked City Council for money. Group discussed United Way and financial stability of CDC, and concern about loss of funds from HCD, etc. if we secede. George asked if CDC is private, do we have access to the financial info. Howard said yes, they get HCD funds. Russ said IIC inquiry is really a feasibility study; Lynne said IIC is not making decisions or setting PI priorities. Russ said education, elderly care, and the library were the primary concerns of islanders, per the Muskie Institute study. Group thanked Marjorie for report and Priscilla for her help.

7) **Formation of Executive Committee**

Russ suggested forming EC to get work done, with guidance from the IIC, so they don’t have to go back to the whole board each time. Mike said the EC must avoid taking action that should be taken by the whole board; i.e. taking $4,000 out of our account for attorney. The purpose of the executive committee should be to execute the will of the IIC, not make policy decisions. We don't want an elitist group in the IIC. Mike wanted to see the written rules for the IIC, which Linda Capone is working on. Howard asked if governance committee could make recommendations regarding EC. Mike
suggested Russ send his EC recommendation to process committee for consideration.

8) Other Business:
Russ moved to give Attorney Severin Beliveau $4,000 as a partial retainer. Motion seconded. Discussion: what do we get for the retainer? Mike said retainer binds Severin Beliveau to work for us and not for opposing party ever. We can control how much he does so he doesn't go through the retainer immediately. We don't need him to start now, but he can start planting seeds, beginning next month with the legislative session. We know Portland will be lobbying against us because of the $2 million we would save in taxes, and Mayor Cohen is an attorney and lobbyist. We can do some work ourselves and let Attorney Beliveau do what only he can do. The retainer would show him we're serious about this. Group discussed choice of Severin Beliveau and his ability to represent us. He wins a lot, even if not on issues we agree with. Judy questioned how we get more money once we use up the $4,000. Group discussed continued fund-raising, PAC status, disclosure of donors. Opponents could hire Beliveau if we don't go ahead. Vote on Russ's motion – passed by majority. Russ will call Attorney Beliveau Dec. 2 and report to Mike Richards.

Jane Bangser is back now and can help with fund-raising. She asked about IIC becoming a 501(c)(3) organization. That would negate the PAC problem. Marjorie said a 501(c)(3) can't lobby. Jane agreed and asked if we could find a 501(c)(3) that would represent us as a fiscal sponsor, to give tax deduction for a contributor and to help with grant money in larger amounts. We cannot get grant money unless we have a 501(c)(3) fiscal agent sponsor, but would this prohibit us from lobbying? Marjorie said 20% of the money can be spent for lobbying. George asked if the ratio of sizes of contributions to donators important. Jane said yes and analyzed types of grants and access, including Island Institute.

9) Review
We'll revise the minutes. The treasurer is disbursing $4,000 for attorney. The communications committee will notify the news and city of the petition submission on Jan. 6th and develop a protocol for dealing with the Star and other media. Marjorie Phyre and Jeff Robbins were thanked for their reports, and follow-up will be required from both of them. Mike Richards will follow up with the governance subcommittee regarding an executive committee.

Next meeting 12/15 in the community room.

Meeting adjourned at 9:15 p.m.

Recorder: Janis B. Price
ISLAND 7pm
INDEPENDENCE COMMITTEE MEETINGS -
NOV 3rd - NOV 17th
COMMUNITY RM.
NEW SENIOR CENTER
CENTRAL AVE
POLICE-GOVERNMENT-
WATER/SEWER WILL PRESENT
IN THE 3rd
LAND USE-FIRE-EMERGENCY
WILL PRESENT ON THE 17th
EVERYONE WELCOME
AGENDA
ISLAND INDEPENDENCE COMMITTEE
MEETING
November 17, 2005

1. Minutes (5 min)
2. Treasurer's report (5 min)
3. City's Workshop (15 min)
4. Fundraising and PAC (10)
5. Harbormaster Report (20 min)
6. Fire/Emergency Report (30 min)
7. Petition submission (10 min)
8. Review/Closure (5 min)

Total: 1 hr 40 min.
Treasurers Report

Thurs. Nov 17 '05

$397.85 bal. in savings - Key

had 109.21 in petty cash.

104. pd. Art for printing
5.00 bal. petty cash letter

As I reported on the 3rd -
had received $325 donations

and as of today - $2075 more.

they go from $20 - $500 - most are $100 -
14 - year round islanders
16 - seasonal
20

Attending Nov 17 '05

*first meeting

Judy Pawlock
Patty Heller
Sue Kami
Bob Dow
dave Adams
(016-01-616) F050
Olive Roed
M. Berretta
Dick Springer
Howard J Puddicom
Janis B. Price
Peter Mayo
Michael Rahn
Mike Sangillo
Pamela Tech
* Carmen Fuller
Marjorie Phyfe
Bob Stell
Jane Ruckel
Frank Rantauti
Proposed Fire Budget 2006

see Appendix F for 1994 budget.

Fire Department

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries - Chief, part-time</td>
<td>$20,000</td>
</tr>
<tr>
<td>Capital Fund - annual</td>
<td>$25,000</td>
</tr>
<tr>
<td>Equipment Repair</td>
<td>$20,000 (?)</td>
</tr>
<tr>
<td>Allowances for 15 Volunteers</td>
<td>$15,000</td>
</tr>
<tr>
<td>Gas/oil</td>
<td>$5,000</td>
</tr>
<tr>
<td>Utilities, heat, light, telephone, etc.</td>
<td>$7,500</td>
</tr>
<tr>
<td>Training, dues, subs.</td>
<td>$5,000</td>
</tr>
<tr>
<td>Firehouse Maintenance</td>
<td>$5,000</td>
</tr>
<tr>
<td>Hydrants (rental if)</td>
<td>$12,436</td>
</tr>
<tr>
<td>Fire Dept share of hired</td>
<td></td>
</tr>
<tr>
<td>cross-trained Firemen (4)</td>
<td>$4,160.00</td>
</tr>
<tr>
<td>cost of deputy training (4)</td>
<td>$12,746</td>
</tr>
<tr>
<td>Total</td>
<td>$138,836</td>
</tr>
</tbody>
</table>

Capital Expense for a new fire boat $185,000

Peabody

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-call</td>
<td></td>
</tr>
<tr>
<td>Salary for volunteer captain +</td>
<td></td>
</tr>
<tr>
<td>Salary for 2 volunteer EMS-trained</td>
<td></td>
</tr>
<tr>
<td>volunteers on board service</td>
<td></td>
</tr>
<tr>
<td>Boat Maintenance</td>
<td>$2,000</td>
</tr>
<tr>
<td>Meals</td>
<td>$6,500</td>
</tr>
</tbody>
</table>

We could pay for this in 2-3 yrs by current usage of the cavalry car.
Portland currently pays very little for our Fire Dept. Our building was paid for by HCC Funds - the debt amortized yearly since it was built in ______. Current Value is $17,187. According to Chief LaMontagne, $27,490 is given to Peaks to cover expenses of running our Fire Dept., with $4,500 for our 15 member Volunteer Unit. This latter amount is for stipends for service + optional safety equipment, or training. A full outfit costs $500.00 - it is replaced as necessary.

I can find nothing in the budget FY06 that indicates monies allocated for any of the following: building maintenance, capital investments - fire trucks, ambulance the I believe it's just a matter of time. The fire chief acknowledges that we do indeed have a new fire truck + 2 old ones, one of which may have been retired.

We also have a "used" ambulance + some EMS equipment - stretchers, de-fibrillators + the like.

The largest expenses that we face in Portland's city are the cost of our 24-7 cross trained public safety officers + the Fire Dept. (In 2004 there were 83 calls for the fire department on estimated $750 per run, we ran up a bill for $62,250.) However, Portland charges $699,053 on "Island" expense. Peaks constitute 63% of "Island shores" so they are going to claim $589,214 from us annually for this emergency source. Obviously this is a retailer.
untenable, particularly since they plan to "off" their current fireboat, as well as the canallers, to replace it, them, with an even more expensive vessel. I believe we must urgently urge them to reconsider the new boat until the matter of secession has been decided. We certainly don't want to be saddled with an expensive asset in a new vessel. Rather we should plan on going the Long Island way—or if the canallers is still sea-worthy, not too expensive, to acquire that. I refer you to Pete Mayo's report. Peaks over a 4 year period had 55 fire calls or 14.5 calls per year, an average of roughly 1.2 calls per month, most occurring in the summer when our population is highest.

In 1994, Marty Burnett estimated the cost of the proposed Fire Budget at $54,994.00. Appendix F

The proposed 2006 Budget is considerably higher: $128,836, but it includes many things that I feel must be included. First there are allowances for inflation; then Fire House Maintenance; a Chief's Salary & Hydrants—which it seems one "rents." In addition I was the idea of our own fire boat whether or not we are successful in our attempt to secede. Let's just raise some money and get ourselves out of this unconscionable burden. Long did it—so can we.
PI assists, Attachment 2

See Costs of Cumberland County Sheriff's Dept for 4 deputies.

Nancy Wright

**Addenda:**

It is imperative that we institute a plan similar to those in case of emergencies that require a trip to the mainland for hospital services. Long Island & Chebeague both have "tightly organized, comprehensive EMS plans for emergencies. They have 3 rotating teams of 5 responders per medical emergency. Each team includes 2 EMT's, 1 ambulance driver, 1 boat captain; a system which operates on the premise that it takes 2 people to work on a patient." *3

**Appendices:**

A. Budget from Vinall Haven
B. Budget from Long Island
C. Sheriff's proposal - Mark Dean
D. Pete Mayo - Rescue Boat Operations
E. Cape Elizabeth Budget 2004, 2005
F. 1994 Proposed Fire Budget included in Seccion
G. LaMontagne Q & A
H. 200 Census for Islands
Should we use the Cumberland County Sheriff's men, we would have to deal with them to eliminate overtime, relief time & fringe benefits.

An alternate plan might eliminate overtime:
6 deputies for 5 days: 3 shifts of 2 men per day which = 140 hr wk per man
4 deputies for 2 days: 3 shifts of 2 per day which = 32 hrs total per man
4 deputies might also be used as part of relief time & avoid time & 1/2 (at least some of it)
or
4 deputies working 12 hrs per shift for 2 days and working a total of 24 hours. These also could substitute on the relief schedule & save on overtime.

Cf. Appendix C.
Some issues when preparing FIRE budget

Make adjustments to and update figures on Proposed 1994 Fire Budget.

Whose salary does the $2,000 cover?

Currently volunteer department plus police. How would this change?

Are the current volunteers EMT trained? If not, would this be advisable? If we offered a salary of > stipend we might get. If we offered a salary of > stipend we might get. Same interest. LaMontagne says they are not interested in EMT.

How does the new fire truck fit into the picture? How valued at $12,000?

Check attached "witness statement" and ABOUT OUR BUDGET for more background and ideas!

Suggested Sources

Neighborhood Plan (available on PINA website at www.PinaInfo.org)

PIE (Peaks Information Exchange) – Art Astarita at 5997

Long Island (which has been there), Chebeague Island (which is going there), and any comparable-sized island or small town in Maine

Portland Fire Dept. (Chief LaMontagne) – 874-8400

Volunteer Firemen?
## TOWN OF VINALHAVEN

### BUDGET ANALYSIS AND PROPOSAL

### CTMEN

<table>
<thead>
<tr>
<th></th>
<th>2004 Budget</th>
<th>2004 Actual</th>
<th>2005 Budget</th>
<th>2006 Request</th>
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### VICTION

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### FIRE STATION

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<td>DVICE FEES</td>
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<td>RUSHINGS</td>
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### HINGTOM SCHOOL

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### N CLERK

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### INSURANCE

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### SOCIAL SEC / MEDICA

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<tbody>
<tr>
<td>TOTAL</td>
<td>33,100</td>
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</table>
2000 Census
population: 6235

Oinadhvan -
Fire Dept

Actual 2004 budget

$17,818 Fire Station
$73,034 Fire Dept

$12,000 Ambulance
$10,912 hydrants
$106,624

2005 Budget

$20,138 Fire Station
$105,435 Fire Hall
$24,000 Fire Dept

$15,573 Ambulance
$63,712 hydrants
$141,285

2006 - Required:
$158,063
Fire Dept
$74,245 Ambulance
$63,712 hydrants
$301,020

* Utilities need to be by end of 2006

104,633
30,000
17,400

---
### TOWN OF LONG ISLAND BUDGET

#### SUMMARY 2005-2006

<table>
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<td><strong>TOTAL</strong></td>
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<td><strong>$1,002,640</strong></td>
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### TAX RATE COMPUTATION

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<td>$1,006,957</td>
<td>$1,002,640</td>
<td>$1,023,782</td>
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<td>Less Revenues .05-06 (Gov &amp; Ed)</td>
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<td>($155,743)</td>
<td>($132,461)</td>
<td>($165,210)</td>
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<td>Less 03-04 Audited Gov. Surplus</td>
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<td>($77,793)</td>
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<td>Less 00-01 Med Evac. Carry Forward</td>
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<td>Less 02-03 Surplus (Debt Service)</td>
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<td>($4,000)</td>
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<td>$773,796</td>
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</table>
Mark N. Dion  
Sheriff  

Kevin J. Joyce  
Chief Deputy  

Office of the Sheriff  
Cumberland County  
36 County Way  
Portland, Maine  04102-2755  

PEAKS ISLAND  

12-Month Period - Concept proposal, based on projected 2006 costs.  
The following represents average wages and expenditures; however, given future union contracts and CPI increases,  
the figures do not presume to express how categories may increase/decrease. Also, there are some costs that we are  
proposing be paid for directly by the Town.  

Due to the request for EMT/Fire Fighter coverage, the Sheriff's Office would need to have two  
deputies on duty per 24-hour shift. Therefore, the Sheriff's Office proposes four teams of two  
deputies each, which would provide Peaks Island with the 24/7 coverage requested.  

PERSONNEL COSTS:  
8 FULL TIME DEPUTIES  
$ 19.85 /hr.  
$429,395.20  

Deputies would work a schedule of two 24-hr shifts = 48hrs per week (8 hrs being paid at overtime). Math: $19.85 x 40 +  
$19.85 x 1.5 x 8 = $1,032.20 per deputy per week  

4 Stipend for EMT/Fire Fighter  
$ 20.00 /week  
$4,160.00  

To meet requirement to have an EMT/Fire Fighter on duty 24/7.  
Math: $20 x 52 x 4 deputies.  

Certification Training:  
EMT (160 hrs for 4 deputies + course cost of $500 x 4)  
$21,056.00  

Fire Fighter 1 (60 hrs for 4 deputies + course cost of $1,400 x 4)  
$12,746.00  

TOTAL SALARY  
$467,357.20  

RELIEF TIME (@ 1.5)  
HOURS:  
1152 VACATION  
av 3 weeks per deputy (8 x 48 hr. x 3)  
$34,300.80  

2112 HOLIDAYS  
11 per yr. per deputy (8 x 24 hr/day x 11)  
$62,884.80  

576 PERSONAL  
3 per yr. per deputy (8 x 24 hr/day x 3)  
$17,150.40  

2304 SICK  
12 per yr. per deputy (8 x 24 hr/day x 12)  
$68,601.60  

TOTAL COMP TIME  
$182,937.60  

TOTAL PAYROLL DOLLARS:  
$650,294.80  

RINCE BENEFIT COSTS:  
SOCIAL SECURITY=.0765  
$49,747.55  

WORKERS COMP=.03  
$19,508.84  

UNEMPLOYMENT=.03  
$19,508.84  

PROF. LIABILITY  
$4,160.00  

HOSPITALIZATION 8 deputies with family coverage (worst case scenario)  
Math: $17,500 x 8  
$140,000.00  

RETIREMENT=.028  
$18,208.25  

TOTAL BENEFIT DOLLARS:  
$251,133.49  

Peaks Island Contract Concept 2005
OPERATIONAL COSTS:

UNIFORMS: Math: $300 x 8 — after initial issue. (Does not include clothing and/or supplies for EMT and fire fighters. Those costs to be picked up by Town.) $2,400.00
CLEANING Math: $200 x 8 $1,600.00
TRANSPORTATION (Casco Bay Lines: $6.25 r/t x 8 deputies twice a wk x 52 weeks) $5,200.00
CELL PHONE: 1 cell phone (to be mounted in cruiser) plus service. $960.00
STATION FOOD BUDGET re 24-hr shift requirement. Math: $30/wk x 52) $1,560.00
FUEL, OIL TIRES FOR VEHICLE n/a Town to handle directly
MAINTENANCE VEHICLE n/a Town to handle directly
VEHICLE INSURANCE n/a Town to handle directly
CONTRACT SUPERVISION = 3% of Total Payroll $19,508.84

TOTAL OPERATIONAL COSTS: $31,228.84

CAPITAL IMPROVEMENTS:

CRUISER(s) (Town to provide full equipped, such as but not limited to emergency lights, radio, vehicle safety equipment, push bar, toughbook computer, police certified and/or suitable utility vehicle(s) as defined by the Sheriff’s Office) (approx cost for 2006: $22,500 (Crown Vic) plus items to outfit $5,500 + $5,000 computer & software = $33,000 per Crown Vic) n/a Town to handle directly

TOTAL CAPITAL IMPROVEMENTS: $901,428.29

SUMMARY:

TOTAL WAGE AND BENEFITS: $901,428.29
TOTAL OPERATIONAL COSTS: $31,228.84
TOTAL CAPITAL IMPROVEMENTS: $0.00

INITIAL COST TO OUTFIT DEPUTIES (including uniforms, gear, vest, gun(s). Math: 8 x $3,200 (Does not include clothing and/or supplies for EMT and fire fighters. Those costs to be picked up by Town.) $25,600.00

TOTAL FULL TIME PATROL CONTRACT WITH COUNTY: $958,257.14

====================
Public Safety Record  
(Cross-trained police, fire, and EMTs)

Cumbria County - Total Costs
4 EMT/Fire Fighters To be paid
Certification Training fee for each for 4 equippers
Commercial cost of $22,500 at 19.5% per hour less subsidies
Certification: Fire Fighter 1 - 60 hours for 4 days
Course cost of 1400 x 48 or 9.72/hr x 18 = 15,979.00
57,962.00

Finance Inputs for Cumbria Fire and EMS
# of 251,124 = 13,529.00
*(base case scenario adjusted (cost of $10,000.00))
Safety Equipment  $5,000 value (Min.-省委 mandate) 25,000.00
= 19,500.00

Add to the above

Capital Fund
Vehicle maint. repair
Gas/elec. utilities
Tuition, postage, training fees
Office maintenance
Hydro costs

77,022.00

106,000.00
The town of Peaks Island must have a means to transport people with medical emergencies to the mainland for treatment. This will necessitate that the town own a rescue vessel or contract with the town of Long Island or the city of Portland for these services. This draft will address the issues surrounding the acquisition of a rescue vessel for the town of Peaks Island.

Vessel:

The town of Long Island uses a 36’ Crowley-Beal hull that was finished off at the Johnson boatyard on Long Island. This vessel has the capability of transporting 3 patients on stretchers. The boat is heated and carries basic lifesaving equipment such as O2 outlets, blood pressure monitoring equipment and de-fib apparatus. The vessel has GPS, radar, chart plotter and 2 VHF radios. This is an excellent model to copy for the town of Peaks Island. Initial outlay: $185,000.

Since the town of Long Island acquired their vessel, they have added a water cannon, infrared imaging optics and de-watering pumps. The town of Peaks Island should consider adding these features to aid in assisting vessels on fire, persons lost at sea and vessels at risk of sinking, respectively.

Location/mooring/tender:

The rescue vessel would be located at the public floats at Forest City Landing where the city currently ties the rescue boat “Cavalaro.” In the event of high Northwest winds the town’s rescue boat would need to be placed on a nearby mooring to prevent damage while the boat rides out the wind. This necessitates a small tender to use as conveyance to the boat while she is moored. A simple 16’ aluminum skiff with a 20 HP four stroke outboard would be satisfactory for this task. It would be located at the public floats. The estimated cost for this skiff is $6,500. An adequate mooring system would cost $2,000.

Operation:

It is my understanding that no US Coast licensing is needed to operate a rescue vessel if there is no fee charged for services. However, using licensed personnel is recommended. A minimum of 2 people are needed to operate this boat. On-going training is an imperative.

Emergency Protocol:

Five people are needed to respond to a medical emergency that requires the use of the rescue boat. After the initial 911 call has been received, 2 EMTs with “jump kits” would arrive on scene to evaluate the call. Concurrently, 1 person would bring the island
ambulance on scene while a minimum of 2 people would man the rescue boat, getting her up and running. This is the minimum number of people needed to respond to a medical emergency, an additional person on the rescue boat is highly recommended. During transport to the mainland, an evaluation of the patient(s) would occur and a decision made to seek further assistance from MedCu, if needed.

**Maintenance:**

An all composite hull needs little maintenance during its first few years. A yearly haul out is required. This will allow the hull to be inspected, zins changed, bottom painted and all fittings thoroughly checked. Additionally, periodic oil changes and care for electronics and medical equipment are required. To insure strict maintenance, an individual should be appointed to oversee this maintenance. The vessel will probably operate 500 hours/year requiring 5 oil changes. An array of hand tools for maintenance is vital, as well as an assortment of electrical fastenings, rope, etc. Cost for haul out (zins, paint, etc.): $1,000; tool kit: $300; oil/filters: $600; misc.:$500. These figures do not represent medical supply needs.

Periodically, a diesel mechanic will need to adjust and tune the engine—new injectors, check timing etc. A routine inspection/tune up would cost $350 (5 hours @$70)

**Insurance:**

Marine insurance is imperative. Estimated cost is $2,000/year. The town of Peaks Island might get a more favorable rate by bundling this need with other town insurance needs.

**Application for state/federal monies:**

The town of Peaks Island may receive additional funds from government grants. A town representative well-versed in securing grants would be an invaluable asset for this.
### Property Tax Cost
To Average Cape Elizabeth Home
Valued at $279,000

With All Non-Property Tax Revenues Proportionally Credited Regardless of Source

<table>
<thead>
<tr>
<th>Description</th>
<th>FY 2005</th>
<th>% of Total Budget</th>
<th>Cost to Taxpayer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mun. Administration/Tax Collection</td>
<td>458,475</td>
<td>1.8%</td>
<td>$75,27</td>
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<tr>
<td>Assessing/Codes/Planning</td>
<td>277,261</td>
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<td>$45,52</td>
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<tr>
<td>Town Council</td>
<td>4,100</td>
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<td>$0.97</td>
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<tr>
<td>Legal and Audit</td>
<td>58,000</td>
<td>0.2%</td>
<td>$9.52</td>
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<td>Elections</td>
<td>8,972</td>
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<tr>
<td>Boards and Commissions</td>
<td>15,833</td>
<td>0.1%</td>
<td>$2.50</td>
</tr>
<tr>
<td>CETV, Website and Public Noticing</td>
<td>33,799</td>
<td>0.1%</td>
<td>$5.55</td>
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<tr>
<td><strong>Subtotal General Government</strong></td>
<td>856,440</td>
<td>3.3%</td>
<td>$140.61</td>
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<tr>
<td>Municipal Insurance</td>
<td>69,500</td>
<td>0.3%</td>
<td>$11.41</td>
</tr>
<tr>
<td>Municipal Employee Benefits</td>
<td>748,600</td>
<td>2.9%</td>
<td>$122.91</td>
</tr>
<tr>
<td>Mun. Debt Service</td>
<td>1,120,208</td>
<td>4.3%</td>
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<td>Contributions</td>
<td>450</td>
<td>0.0%</td>
<td>$0.07</td>
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<tr>
<td>Maine Municipal Assoc. and GPCOG</td>
<td>19,768</td>
<td>0.1%</td>
<td>$3.25</td>
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<tr>
<td><strong>Subtotal-Nondistributed</strong></td>
<td>1,958,526</td>
<td>7.5%</td>
<td>$321.56</td>
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<tr>
<td>Police Department</td>
<td>875,371</td>
<td>3.4%</td>
<td>$143.72</td>
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<tr>
<td>Animal Control</td>
<td>32,154</td>
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<tr>
<td>Dispatching</td>
<td>234,524</td>
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<tr>
<td>WETeam</td>
<td>21,027</td>
<td>0.1%</td>
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<tr>
<td><strong>Fire Department</strong></td>
<td>231,772</td>
<td>0.9%</td>
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<tr>
<td>Street Lights/Hydrants/Harbormaster</td>
<td>147,265</td>
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<tr>
<td>Homeland Security</td>
<td>2,000</td>
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<td><strong>Subtotal-Public Safety</strong></td>
<td>1,544,113</td>
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<td>Public Works</td>
<td>799,188</td>
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<td>Refuse Disposal and Recycling</td>
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<td><strong>Subtotal-Public Works</strong></td>
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<td><strong>Public Services</strong></td>
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<td>Library</td>
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<tr>
<td>Mun. Facilities Repairs/Management</td>
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<td>0.5%</td>
<td>$20.89</td>
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<td>Town Hall Utilities</td>
<td>17,500</td>
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<td>$2.87</td>
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<tr>
<td>Library Building</td>
<td>19,650</td>
<td>0.1%</td>
<td>$3.23</td>
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<tr>
<td>Town Center Fire Station</td>
<td>10,700</td>
<td>0.0%</td>
<td>$1.76</td>
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<tr>
<td>Police Station</td>
<td>28,000</td>
<td>0.1%</td>
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<tr>
<td><strong>Cape Cottage Fire Station</strong></td>
<td>3,300</td>
<td>0.0%</td>
<td>$0.54</td>
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<tr>
<td><strong>Subtotal-Facilities</strong></td>
<td>207,411</td>
<td>0.8%</td>
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<tr>
<td>Parks</td>
<td>40,213</td>
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</tr>
<tr>
<td>School Grounds</td>
<td>99,880</td>
<td>0.4%</td>
<td>$16.40</td>
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<tr>
<td>Fort Williams Park</td>
<td>107,998</td>
<td>0.4%</td>
<td>$17.73</td>
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<tr>
<td>Pool and Fitness Center</td>
<td>381,273</td>
<td>1.5%</td>
<td>$62.60</td>
</tr>
<tr>
<td>Trees</td>
<td>15,998</td>
<td>0.1%</td>
<td>$2.63</td>
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<tr>
<td><strong>Subtotal-Parks and Recreation</strong></td>
<td>645,362</td>
<td>2.5%</td>
<td>$105.96</td>
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<tr>
<td>Municipal Capital Projects</td>
<td>536,109</td>
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<td>$88.02</td>
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<td><strong>Subtotal-Municipal</strong></td>
<td>7,748,046</td>
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<td>$1,271.77</td>
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<tr>
<td>Elementary School</td>
<td>3,414,984</td>
<td>13.1%</td>
<td>$560.68</td>
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<tr>
<td>Middle School</td>
<td>3,418,497</td>
<td>13.1%</td>
<td>$561.26</td>
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<tr>
<td>High School</td>
<td>4,044,431</td>
<td>15.5%</td>
<td>$664.03</td>
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<tr>
<td>Student Transportation</td>
<td>436,906</td>
<td>1.7%</td>
<td>$71.73</td>
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<tr>
<td>Special Ed-Systemwide</td>
<td>589,256</td>
<td>2.3%</td>
<td>$96.75</td>
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<tr>
<td>School Athletics</td>
<td>421,413</td>
<td>1.6%</td>
<td>$69.19</td>
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<td>School Debt Service</td>
<td>1,324,052</td>
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<td>$217.39</td>
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<td>School Facilities Utilities/Upkeep</td>
<td>1,322,526</td>
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<td>$217.14</td>
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<tr>
<td>Other School</td>
<td>1,585,796</td>
<td>6.1%</td>
<td>$280.09</td>
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<td><strong>Subtotal-Education</strong></td>
<td>16,555,861</td>
<td>63.6%</td>
<td>$2,718.19</td>
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<td>County</td>
<td>857,298</td>
<td>3.3%</td>
<td>$140.74</td>
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<td>Community Services</td>
<td>891,097</td>
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<td>$146.30</td>
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<tr>
<td><strong>Total</strong></td>
<td>26,050,242</td>
<td>100.0%</td>
<td>$4,277.00</td>
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</table>
# How The Funds are Spent

<table>
<thead>
<tr>
<th>Area</th>
<th>Budget</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>High School</td>
<td>$4,318,858</td>
<td>15.8%</td>
</tr>
<tr>
<td>Elementary School</td>
<td>$3,503,575</td>
<td>12.8%</td>
</tr>
<tr>
<td>Middle School</td>
<td>$3,469,376</td>
<td>12.7%</td>
</tr>
<tr>
<td>Debt Service-School</td>
<td>$1,697,541</td>
<td>6.2%</td>
</tr>
<tr>
<td>School Facilities Maint/Utilities</td>
<td>$1,458,281</td>
<td>5.3%</td>
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<tr>
<td>Municipal Debt Service</td>
<td>$1,042,262</td>
<td>3.8%</td>
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<tr>
<td>Community Services</td>
<td>$910,784</td>
<td>3.3%</td>
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<tr>
<td>Police Department</td>
<td>$908,442</td>
<td>3.3%</td>
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<tr>
<td>County Government</td>
<td>$889,244</td>
<td>3.3%</td>
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<tr>
<td>Public Works Department</td>
<td>$863,740</td>
<td>3.2%</td>
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<tr>
<td>Refuse Disposal</td>
<td>$804,579</td>
<td>2.9%</td>
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<tr>
<td>Municipal Employee Benefits</td>
<td>$766,100</td>
<td>2.8%</td>
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<tr>
<td>Municipal Capital Projects</td>
<td>$646,672</td>
<td>2.4%</td>
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<tr>
<td>School Other</td>
<td>$602,010</td>
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<tr>
<td>Special Ed-Districtwide</td>
<td>$593,272</td>
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<tr>
<td>School Central Office/Finance</td>
<td>$552,483</td>
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<tr>
<td>Student Transportation</td>
<td>$518,376</td>
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<tr>
<td>Mun. Administration and Finance</td>
<td>$477,094</td>
<td>1.7%</td>
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<tr>
<td>School Technology-Districtwide</td>
<td>$456,692</td>
<td>1.7%</td>
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<tr>
<td>School Athletics</td>
<td>$382,840</td>
<td>1.4%</td>
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<tr>
<td>Richards Pool/Fitness Center</td>
<td>$377,675</td>
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<tr>
<td>Thomas Memorial Library</td>
<td>$364,300</td>
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<tr>
<td>Assessing/Codes/Planning</td>
<td>$292,817</td>
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<tr>
<td>Dispatching</td>
<td>$249,422</td>
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<tr>
<td>Fire Department</td>
<td>$241,684</td>
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<tr>
<td>Misc. Public Protection</td>
<td>$149,692</td>
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<tr>
<td>Mun. Facilities Management</td>
<td>$127,124</td>
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<tr>
<td>Fort Williams Maintenance</td>
<td>$115,915</td>
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<tr>
<td>School Grounds</td>
<td>$105,091</td>
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<tr>
<td>Insurance</td>
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<tr>
<td>Legal and Audit</td>
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<tr>
<td>Parks &amp; Town Lands</td>
<td>$49,356</td>
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<td>Public Information</td>
<td>$35,022</td>
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<td>Police Station</td>
<td>$33,000</td>
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<tr>
<td>Human Services</td>
<td>$30,733</td>
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<tr>
<td>Library Building</td>
<td>$21,920</td>
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<tr>
<td>WETeam</td>
<td>$21,745</td>
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<tr>
<td>Town Hall</td>
<td>$21,480</td>
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<tr>
<td>Intergovernmental</td>
<td>$20,000</td>
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<tr>
<td>Boards and Commissions</td>
<td>$18,255</td>
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<tr>
<td>Trees</td>
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<tr>
<td>Town Center Fire Station</td>
<td>$16,146</td>
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<tr>
<td>Animal Control</td>
<td>$12,900</td>
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<tr>
<td>Elections</td>
<td>$11,328</td>
<td>0.0%</td>
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<tr>
<td>Contributions</td>
<td>$10,450</td>
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<tr>
<td>Town Council</td>
<td>$4,100</td>
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<tr>
<td>Cape Cottage Fire Station</td>
<td>$4,004</td>
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<tr>
<td>Emergency Preparedness</td>
<td>$2,043</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$27,354,387</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

**Special Notes**

- The Town is receiving nearly $2.2 million in education funding this year from the State of Maine.
- The Community Services Budget is offset with $760,000 in user fees. The actual portion of your tax bill devoted to the Community Services Program is 0.7%.
- Exactly 10% of the budget goes towards debt service for schools and municipal facilities.
- Less than a half of 1% of your tax bill is spent for Fort Williams Park.
- $725,000 is spent on heat, electricity and gasoline for town and school buildings and vehicles.
- More budget information is available at capeelizabeth.com.
- Just under $7.0 million of the total $27.354 million budget is funded with state support, excise taxes and user fees. The total balance collected from property taxes is $20.7 million.

**Total Police Dept 941,442 (ca 3.4% of total budget)**

**Total Fire Dept 261,534 (ca 1.0% of total budget)**

Dispatching is another 0.9% of total—close to $250,000!
## PROPOSED 1994 FIRE BUDGET

<table>
<thead>
<tr>
<th>FIRE DEPARTMENT</th>
<th>Budget</th>
<th>Mil Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>2,000.00</td>
<td>0.02</td>
</tr>
<tr>
<td>Wages</td>
<td>7,344.00</td>
<td>0.09</td>
</tr>
<tr>
<td>Equipment</td>
<td>21,190.00</td>
<td>0.26</td>
</tr>
<tr>
<td>Equipment Repair</td>
<td>20,000.00</td>
<td>0.24</td>
</tr>
<tr>
<td>Capital Equipment</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Gas/Oil</td>
<td>1,000.00</td>
<td>0.01</td>
</tr>
<tr>
<td>Telephone</td>
<td>400.00</td>
<td>0.00</td>
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<tr>
<td>Postage</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Trng/Dues/Subscr</td>
<td>3,060.00</td>
<td>0.04</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>54,994.00</strong></td>
<td><strong>0.66</strong></td>
</tr>
</tbody>
</table>

This represents an increase of $42,000 over the current level of funding. It provides $41,000 for needed equipment and equipment repairs. We should be able to reduce this budget by $21,000 in future years while providing $20,000 annually for capital equipment.
From Le Montagne.

PI Fire Company receives $4,500 annually for volunteers.

- $29,990 is budgeted for Poles annually (Question #6).
- The Marine Division costs $699,093 annually.
- The NOE Division sends 353 calls out.
- The Fireboard responded to every fire or EMS call on PI.

# 9 lists Major Fire Equip on PI.

# 1) Poles has 6 cross-trained Patrol officers (per 24 hr. shift) + 15 volunteer fire fighters.

Why not 6 cross-trained officers working 8-hr. shifts.
- 5 days per week = 40 hrs; eliminates a lot of overtime.
-       6 cross-trained officers per day for 5 days = 160 hrs -
- or 4 working 12 hr. shifts 24 hr. period; or
- or 4 working on off on off on off 8 hr.
- shifts for 2 days.

6
Fire Dept. is volunteers

cost of full set of personal safety equipment is $1,500.00 per

Patton gives the fire company on Peaks to use as it sees fit – i.e., as stipends, or for equipment provided on an "as needed" basis

volunteers get no pension but are insured for liability – a worker's comp. We would have to pick that up.

In 2004 the cavalloos responded to 26 calls on Peaks –

The # of calls is impacted by population in summer, not by fire conditions. An argument for full-time presence of Peaks Patrol & Peaks Vol. is lower insurance costs for Peaks residents – Peaks response time is about 50 sec. or a leaner than our. Maryland response

# 6 annual cost of the Maine Div = $699,053 - on the basis of 23 calls, @ one would cost $30,393.80 which is patently ridiculous. The $699,053 does not include the Peaks budget of $29,450, the cost of our officers, ambulance etc.

Equipment on Peaks - a loose if any cost!

| Engine 12 | 2004 Pierce | 160 K | 1,000 GPM | New |
| Tank 12 | 1971 Chieft C-7 | 160 K | 1,000 | Used |
| Ladder 12 | 1983 Defence 75' aerial | 400 K | 1500 | Used |
| MED | 1987 Ford Ambulance | - | - | Used |
| Roll - 600 ft | 12 | NA | 11 K | New |
| Automated Defibrillator | - | - | - | New |

KValue???
Hi Betty,

Chief LaMontagne has answered the questions you sent to us. I typed them up so that it would be easier to read and to organize. If you need any more information, please feel free to call me at 874-8407 or Chief LaMontagne at 874-8403.

All Best,

Morgan Shepard
Administrative Assistant to:
Frederick J. LaMontagne
Chief of Department
4. Poole had 55 calls in 4 yrs or 14.5 per yr which averages 1.2 calls per mo.

I would think that 1.2% of Patrol salaries should be worked under Fire Dept.
QUESTIONS FOR CHIEF LAMONTAGNE

From Peaks Island Information Committee
Betty Haller
400 Seaside Ave.
Peaks Island 04108
Phone: 766-3340

Thank you so much for your time, patience, and expertise. At this point, we don’t know where our path may lead in the future, but at least we will all be better informed citizens. I’d appreciate any input or opinions you might care to share with us.

1. How many firemen are there on Peaks? Are they all volunteers? In 1994, there were 15. In 2005, there are 15 volunteer firefighters.

Currently, Peaks Island has eight cross-trained Peaks Patrol Officers (2 per 24-hour shift) and 15 volunteer firefighters.

2. Who is responsible for supplying their safety equipment (i.e., coats, helmets, gloves, boots, etc.)? What is the average amount spent per fireman per year to upgrade or maintain his safety equipment. Do they get any pay, pension, insurance?

All safety equipment is supplied by the City of Portland. Each firefighter’s equipment is replaced on an as-needed basis. A full set of personal protective equipment costs $1,500.00 per set. This policy is used department-wide regardless of affiliation. Each fire company receives a monetary allocation for their use. Some islands use it for equipment, others for stipends, or for both. The Peaks Island Fire Company receives $4,500.00 annually. Volunteer firefighters, statewide, are not eligible for a pension. Volunteers are insured for liability and Worker’s Compensation through the City of Portland.

3. How many fires occur on average on Peaks per month? Are there seasonal differences, (i.e., degree of dryness in summer as well as a greatly increased population that require more men on call duty at such times?)

A. Type of fires responded to.
B. Location of fires and the accessibility for the trucks to reach the location.
C. What affects the accessibility (i.e., road conditions, paved, plowed, width, etc.)
D. Are there sufficient hydrants?

Calculating the data back to 2001 through 2004, calls on Peaks Island per year were as following:

<table>
<thead>
<tr>
<th></th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fireboat</td>
<td>21</td>
<td>23</td>
<td>21</td>
<td>23</td>
</tr>
<tr>
<td>Cavallo</td>
<td>87</td>
<td>104</td>
<td>76</td>
<td>60</td>
</tr>
<tr>
<td>TOTAL</td>
<td>108</td>
<td>127</td>
<td>97</td>
<td>83</td>
</tr>
</tbody>
</table>

O:islands/Peaks Island/QUESTIONS FOR CHIEF LAMONTAGNE.doc
(It should be noted that smoke in building calls, large occupancies or reported fires in a structure or near a structure receive 16 additional people from the mainland.)

The calls are seasonally impacted by island population, not fire conditions. The full-time presence of the Peaks Patrol and the Peaks Volunteers helps to reduce insurance costs. Regarding types of fires responded to: Peaks has all types of calls, from building fires to mulch fires. Like the mainland, accessibility to undeveloped areas is an issue. Road access is sufficient for most residential areas and snow removal is not a factor. Only those occupancies not plowed in the winter are a challenge. This situation is similar to a camp road on Sebago Lake. Hydrants are a challenge. Most development/rehabilitation consists of single lots, so the process does not go through sub-division review, which is where hydrant/water main extensions are discussed. At the present time, Peaks has a sufficient number of hydrants for its current state of development.

4. What is the average response time on Peaks Island? How does it compare to Portland's response time?

   Based on 58 calls in 4 years, response time on Peaks Island for Engine 12, which may be brought to a site by Peaks Patrol or Volunteers is averaging 4 minutes, 58 seconds. The average mainland response time is 4.10 minutes.

5. How many calls relating to the use of the Fireboat for transport come from Peaks each year? Over the past five (5) years, are these calls more frequent, less frequent, or about the same? Is there a seasonal difference?

   The Fireboat responds to Peaks Island on every fire or EMS call. Over the last five years these calls have remained consistent in volume. As the population increases, the call volume has also increased.

6. What is the cost per run for Fireboat emergency service? Who bears this cost?

   The cost for the Marine Division is $699,053, annually. This includes wages, but does not include employee benefits, insurance, or debt service. This does not include the Peaks' budget of $29,490 or the cost of the Peaks Patrol Officers, mainland companies, staff support, or dispatch or ambulance services which are staffed 24/7.

7. Who pays for ambulance service? What are the charges on Peaks? On the mainland? Do mainlanders incur charges for ambulance service to the hospital?

   There is no additional charge for Island responses for EMS. Currently, all transports are priced the same, regardless of location or residency status. The cost is driven by the level of care utilized on the call.

8. It was in the 2005 budget; do we indeed have a new dry hydrant? Where is it located?
9. What does Peaks Island have in terms of major equipment (i.e., pumps, ambulance, medical resuscitation machines, etc.)? Please indicate year purchased, if new or used, state of current repair, average cost (both purchase and maintenance). In each case, how soon would you anticipate replacement? Currently, how many trucks do we have and what type are they?

<table>
<thead>
<tr>
<th>Apparatus Name</th>
<th>Year – Type</th>
<th>Cost</th>
<th>Pump Capacity</th>
<th>Tank Size</th>
<th>New/Used</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engine 12</td>
<td>2004 Pierce</td>
<td>160K</td>
<td>1000 gpm</td>
<td>1K</td>
<td>New</td>
</tr>
<tr>
<td>Tank 12</td>
<td>1971 Chev C-7</td>
<td>160K</td>
<td>1000 gpm</td>
<td>500</td>
<td>Used</td>
</tr>
<tr>
<td>Ladder 12</td>
<td>1983 American LaFrance, 75 A. Aerial</td>
<td>400K</td>
<td>1500 gpm</td>
<td>500</td>
<td>Used</td>
</tr>
<tr>
<td>MEDev 12</td>
<td>1987 Ford Ambulance, Type II four-wheel drive</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>Used</td>
</tr>
<tr>
<td>Zoll Life Pac 12</td>
<td>N/A</td>
<td>11K</td>
<td>N/A</td>
<td>N/A</td>
<td>New</td>
</tr>
</tbody>
</table>

There are no scheduled replacements for the apparatus.

10. Volunteer training: Where is it performed, how, and by whom? Is it mandatory? Are volunteers scored on their performance? If so, by whom? Is it mandatory? Are volunteers scored on their performance? If so, by whom? What is the cost of the training, and who pays?

Volunteer Firefighter training is generally conducted on Peaks Island at the Public Safety Building or at locations across the Island. Such locations would include places with a readily accessible fire hydrant, open areas such as Public Works property, and the roadways for driver training. Occasionally Volunteers will attend a class on the mainland at a fire station or participate in the Cumberland County Fire and Rescue School in Gorham. Very often the Peaks Island Fire Captain will arrange and conduct the training for the Volunteers. Other times the Portland Fire Department will send out a full time Firefighter or Paramedic to conduct the training. Training tends to be mostly hands-on evolutions but some lecture is usually included at the beginning of a session. Not all training is mandatory but each Volunteer must attend at least twelve hours of training per year. Most of the trainings are competency based so each Volunteer must be able to demonstrate the objective therefore written testing is seldom used. Full time Firefighters or Paramedics are paid to deliver training on Peaks. If a Peaks Volunteer Firefighter is also a full time Firefighter delivers the training, he is paid for his time.
11. How varied are the skills of the Peaks volunteer firefighter? How many are cross-trained for EMT? For public safety in general?

The trained skill level is dependent on the desire of the individual. Some Peaks Volunteers are career firefighters for the City of Portland. Some desire to be pump operators only. Peaks Patrol firefighters are trained in all aspects of firefighting. Most volunteer firefighters do not wish to be trained in emergency medicine. If a volunteer desires higher levels of training, then it is provided at no cost to the volunteer, as we do on the other islands.

12. For FY 04, Tom Fortier has listed the following fire-related expenditures for Peaks:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fireboat</td>
<td>$657,100.00</td>
</tr>
<tr>
<td>Islands</td>
<td>$27,560.00</td>
</tr>
<tr>
<td>Fire truck</td>
<td>$160,000</td>
</tr>
</tbody>
</table>

Please comment and explain the Peaks Island share of the above.

The Fireboat and Island budget you have listed refers to all of the islands, with the exception of the dedicated stipend to an island fire company. The fire truck cost ($160,000) refers to the cost of the new Pierce Pumper, which was delivered last summer.
Appendix H  Miscellaneous Info

Using population as the basis to determine budget allocations under the vague generic of "Islands" as based on 2000 Census figures:

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>% 7</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks</td>
<td>763</td>
<td>843</td>
<td>10.5</td>
<td>83%</td>
</tr>
<tr>
<td>Cliff</td>
<td>86</td>
<td>87</td>
<td>1.2</td>
<td>8.6%</td>
</tr>
<tr>
<td>Great Diamond</td>
<td>20</td>
<td>285</td>
<td>7.6</td>
<td></td>
</tr>
<tr>
<td>Little Diamond</td>
<td>8</td>
<td>32.5</td>
<td></td>
<td>0.7%</td>
</tr>
</tbody>
</table>

Vinalhaven     1,072  1235  (15.27)

Page 62 - City Budget for Island Fire Dept. - FY 06

Account 100-22-11

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractual Services</td>
<td>10,800</td>
</tr>
<tr>
<td>Maintenance &amp; Repairs</td>
<td>1,500</td>
</tr>
<tr>
<td>Rentals</td>
<td>8,100</td>
</tr>
<tr>
<td>Supplies</td>
<td>5,000</td>
</tr>
<tr>
<td>Utilities</td>
<td>9,090</td>
</tr>
<tr>
<td>Total</td>
<td>34,490</td>
</tr>
</tbody>
</table>
Appendix I

Pacific Car Ferry Flote

Fleet Liabilities: 100-22 Islands Account

- $14,440
- $699,038

- Payroll: $67,518
- Miscellaneous: $54,100
- Unpaid: $2,700

B. Price List - Bailer

- $11,000
- $5,000
- $8,000

- Pay-Off

- Miscellaneous: $2,700
- Unpaid: $5,000

- Price Decrease

- Miscellaneous: $1,000
- Unpaid: $5,000

- Miscellaneous: $2,000
- Unpaid: $5,000

- Miscellaneous: $3,000
- Unpaid: $5,000

- Miscellaneous: $4,000
- Unpaid: $5,000
Harbormaster Duties
Nov. 17, 2005, Peter Mayo

Moorings
The harbormaster will oversee the issuing of permits (new and renewals), the placing of new moorings, and insure that moorings are maintained and inspected by approved inspectors, e.g., Atlantic Mooring Services, Diver Down. Moorings will be located at the master’s discretion, taking into consideration factors such as seasonal use and type of craft to be moored (commercial or pleasure.) Owners with unpaid fees or poorly maintained moorings will forfeit the right to said moorings and, at the discretion of the master, have the moorings removed from town waters. Mooring conflicts will be resolved by the harbormaster. If secession is successful, all moorings will be grandfathered; this will insure a smooth transition from regulation by the city of Portland to the town. There are approximately 100 moorings surrounding Peaks Island. Assuming a $65 annual fee per vessel, the town would see revenue of $6,500. Working with the harbormaster, the town clerk would collect fees and issue permits.

Floats-Maintenance and Enforcement
The harbormaster would enforce docking regulations the town may impose at the Army Dock and Forest City Landing. To that end, the master would insure that proper signage is in place at the docks so that all boaters are aware of the town’s regulations. The master would coordinate with public works the yearly maintenance of the floats and the removal of seasonal floats at the Army dock. The floats have to be replaced every few years (five?) The cost for replacement of the Forest City floats is estimated to be $26,000. Replacing the Army Dock float is $3500.

Additional Duties
Additionally, the master, in concert with law enforcement authorities, may enforce speed/wake limits that the town may enact. The master may be called upon to notify and assist owners of vessels in distress. Further, the harbormaster, working with town officials, should have the ability to remove improperly maintained vessels that pose a risk of sinking or harming other vessels. If the clam flats on the island are reopened, it might make sense to appoint the harbormaster as shellfish warden.

Operating Budget
Until the town is up and running, the harbormaster would probably use his own boat for inspections, etc. The expense for fuel coupled with miscellaneous supplies - mooring stickers/mailings, chain, shackles, dock signs, etc.– shouldn’t total more than $500. The harbormaster probably would need to spend 10-15 hours per week during the summer enforcing the town’s regulations. During the slow months, the master would report monthly to the town selectmen and be available to answer any concerns that the town clerk may have. The harbormaster’s position probably would require 100+ hours per year. A stipend of $1000 seems to be a reasonable figure to propose offering for the position.

Conclusion
The town should be able to maintain the floats at the Forest City Landing and the Army Dock, provide a stipend for the harbormaster and regulate the mooring sites around the island while generating a modest surplus for the town. As stated previously, the floats need to be periodically replaced. This money should be available from the fees gathered from mooring permits.
November 9, 2005

Dear Neighborhood Leader:

The City Council will conduct a workshop regarding secession this coming Monday, November 14, 7:30 PM at the Peaks Island Elementary School. As you may know, some residents in Portland's island neighborhoods are currently engaged in a process to examine the advantages and disadvantages of secession from the City. On Peaks Island an Island Independence Committee has been established for this purpose. Working groups have been set up to focus on specific issues of governance such as education, public safety and public works. The City Council has directed the City Manager to work cooperatively with the several work groups and to provide information regarding the services, operations and funding provided by the City to the island neighborhoods.

This Monday's workshop will provide an opportunity for the Council and residents to review information prepared by City staff regarding possible consequences and effects for both Peaks Island and Portland should those advocating for secession be successful in separating from the City. What are the types and levels of services now being provided by the City? What obligations might the City have to the island if it were to leave? What obligations would the island have to Portland? How were these issues and others settled in 1994 when Long Island left the City to become a separate town?

Secession is a serious matter, one that affects all of us in Portland, not just the residents of island neighborhoods. For that reason I invite you to attend Monday's workshop. I suspect that as a neighborhood leader and advocate you will find this issue to be of great interest to you and of great importance to all Portland neighborhoods.

Transportation will be provided on the Fire Department's emergency services vessel, the Cavallaro. It will leave from the public pier adjacent to Casco Bay Lines at 7:00 pm sharp. Parking is available in the lot to the left of the security house at the Portland Ocean Terminal facility (where visiting cruise ships tie up).

I hope to see you then.

Sincerely,

Jill C. Duson
Mayor
Effective July 1, 1993, the Town of Long Island separated from the City of Portland. This was the product of negotiations between town citizens and City of Portland officials, resulting in a town referendum and legislative actions. The act of the legislature authorizing the Long Island secession required the new town to assume a just and due proportion of assets and debts of the City. Following a long period of negotiations, that did not result in full agreement; the parties submitted the remaining matters to binding arbitration under the American Arbitration Association. The parties were represented by consultants and counsel and after a substantial period of hearings and post-hearing briefs the arbitrators rendered an Arbitration Award Decision effective July 30, 1992.

I have summarized key areas of that decision for reference and will compare it to updated financial data as of June 30, 2005. I am presenting the data in this memo as a basis of comparison for discussion only and do not propose that any future Peaks Island secession terms would necessarily conform to the previous Long Island/Portland circumstances. All data used in this memo is estimated and subject to revision, correction and restatement.

1A. Records in General

The City of Portland kept all public papers, records, and documents; however, the Town of Long Island was allowed to make copies at its own expense when required.

1B. Assessment Records

The City was directed to provide the Town of Long Island with copies of complete assessment records.

2A. Just and Due Proportion of Debts of the City of Portland

The Town of Long Island was directed to pay to the City of Portland 0.9406% of the City's debts on general obligation bonds, capital leases and Metro bonds as those debts became due and payable. This percentage share of the debt was the ratio of the assessed value of Long Island to Portland at the time. This rate was adjusted annually based on future State Equalized Valuation Ratios.
At that time the City's total debt with fixed payment dates was $66,817,294 as of June 30, 1991. Long Island's share of the total principal and interest on this debt was approximately $890,000. As of June 30, 2005, the City's governmental debt with fixed payments dates is now approximately $205.7 million:

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Government</td>
<td></td>
</tr>
<tr>
<td>General obligation bonds</td>
<td>$204,201,089</td>
</tr>
<tr>
<td>Notes payable</td>
<td>$ 169,988</td>
</tr>
<tr>
<td>Capital leases</td>
<td>$  1,422,442</td>
</tr>
<tr>
<td></td>
<td>$205,793,519</td>
</tr>
</tbody>
</table>

If a similar requirement was made of a potential Peaks Island secession, this would result in an allocation for the Island of 3.5% of the City's current debts having fixed payment dates of $7.2 million as of June 30, 2005. When the estimated interest payments over the remaining life of the debt are added to the principal, the total due is approximately $13.7 million.

2B. City's Debt without Fixed Payment Dates

In addition, the Town of Long Island was directed to assume the same percentage of the City's debts without fixed payment dates, such as pension obligations, insurance liabilities and so forth at the same ratio of 0.9406% of the total City obligation of $80.1 million. In 1993 this amounted to $753,717 payable to the City without interest, payable over ten years. As of June 30, 2005, the City's governmental debt without fixed payment dates is:

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Self insurance</td>
<td>$ 9,628,596</td>
</tr>
<tr>
<td>Compensated absences</td>
<td>$ 8,245,430</td>
</tr>
<tr>
<td>Retirement Incentives – School</td>
<td>$  208,500</td>
</tr>
<tr>
<td>Unfunded pension obligation</td>
<td>$ 1,569,141</td>
</tr>
<tr>
<td></td>
<td>$19,651,667</td>
</tr>
</tbody>
</table>

If a parallel situation to Peaks Island were assumed, the City's governmental debts without fixed payment dates now total $19.6 million and applying the assessed value ratio of 3.5% to this would result in a payment obligation of $687,000.

2C. County Tax

Since the Cumberland County tax is levied on a calendar year rather than a fiscal year, the obligations were prorated. The Cumberland County assessment to the City of Portland for 2005 is $3.9 million. Since the county assessment is based on assessed valuation, I estimate the Peaks Island share for 2005 would have been $127,500.

3A&B. Just and Due Proportion of Assets

The Arbitration Panel awarded all real property owned by the City of Portland, with the exception of the “City dump site,” located within the Long Island territory to the Town of Long Island.
The City inventory of streets on Peaks Island totals 911,374 square feet with an estimated book value of $3.5 million. The book value assigned generally is the discounted 2001 City average street construction cost discounted back to the year 1980, and depreciated over 67 years. It is a uniform accounting standard but does not represent current market value. (See Attachment #1).

Peaks Island assets differ notably from Long Island because of the sewer system. The City has financed sewer improvements through the Portland Water District. The District estimates the book asset value at $6.1 million. The sewer system is not paid for with property taxes, but is financed through the user charges. The proposed sewer expansion plans on the Island would also need to be re-examined in light of future events.

Since the sewer user rate is now uniform throughout the City, and the revenues from Peaks Island residents do not cover the cost of its operation, the District estimates an annual net (rate payers) operating subsidy of $620,000. The Portland Water District advises the estimated impact on the Island rate would increase from $5.40 to $44.56, an increase of 725%. See Attachment #4.

The Town of Long Island was also awarded ownership of all personal property (equipment) owned by the City of Portland and located within the Town of Long Island territory.

A recent schedule of City owned real and personal property, including vehicles on the Peaks Island site is included as Attachment #2 to this memo. The assets are estimated and listed at book value – i.e. original cost less depreciation. The list will need to be updated and revised.

3C. Transfer Site

The Town of Long Island was designated responsibility for 20% of the closure cost of this old landfill site. This situation is different on Peaks Island as the landfill site is now closed, but the future post-care costs are unknown at this time. The value of the recently completed transfer facility is shown on Attachment #2.

The costs of transportation and disposal fees for municipal solid waste, demolition materials, and recyclables at RWS and Riverside would need to be determined. Department of Public Works estimates 700 tons of municipal solid waste are generated on Peaks Island annually. As a new municipality, Peaks would be subject to commercial gate rates at RWS; the rate for the past year was $88 per ton.

3D. Fire Boat

The City of Portland was directed to make available to the town the fire fighting services of the City's fire boat. In addition, the town was directed to pay a reasonable hourly fee for such fire boat service.

3E. Access to the 911 System

The City of Portland was directed to forward to the appropriate emergency call center in the Town of Long Island all pertinent 911 calls on the same terms and conditions as it applies to other surrounding communities.
3F. Schools

The City of Portland was directed to accept students from the Town for up to six years at the City's middle and high schools. The City was to charge the Town for schooling students at the tuition rate specified by the State law governing tuition students. The School Department estimates 112 students live on Peaks Island. The 2005 current State secondary tuition rate for an out of district student attending Portland schools is $6,880.

The largest municipal service paid for with the property tax dollars is the Portland Public School system. 52.3% of each property tax dollar now goes to pay for the cost of the Portland public school system after taking into account state grants, subsidies and other fees. Since, each taxable property in the City of Portland pays proportionately to support the overall cost of the school system, Peaks Island now pays $2.1 million in property tax to support the public school system. The analysis for future education costs would depend on many factors and cannot be determined at this time.

3G. Access to the Mainland

The City was directed to grant access to the Town of Long Island inhabitants to use the East End boat launch facility on the same terms as that enjoyed by other inhabitants of the City of Portland.

3H. Endowments

The panel made no award that modified the rights of the beneficiaries of the endowment funds held by the City.

3I. Just and Due Proportion of Assets of the City

The Arbitration Panel awarded the Town the sum of $300,000 for their just proportion of the remaining assets of the City of Portland. The amount was credited against the amount of annual installments due for debts previously described. The Arbitration Panel did not disclose its reasoning for allocating a fixed amount of assets. When I apply the same ratio awarded to the Town of Long Island as to the Peaks Island situation, the approximate equivalent of remaining assets would be $1.1 million.

4. Cost of Arbitration

Each of the parties was directed to pay the cost of the arbitrator selected by its entity.
5. **Additional Considerations**

**HCD Funds**

The City has expended $955,000 in HCD program funds on Peaks Island since 1998.

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
<th>Amount</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1998</td>
<td>P.I. Child Development</td>
<td>27,641</td>
<td>157,004</td>
</tr>
<tr>
<td></td>
<td>P.I. Seashore Ave. Reconstruction</td>
<td>129,363</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>Public Safety Bldg., Renovations</td>
<td>22,100</td>
<td>99,741</td>
</tr>
<tr>
<td></td>
<td>P.I. Roadway Paving</td>
<td>50,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>P.I. Child Development</td>
<td>27,641</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>P.I. Child Development</td>
<td>27,641</td>
<td>61,302</td>
</tr>
<tr>
<td></td>
<td>P.I. Roadway Paving</td>
<td>33,661</td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>P.I. Centennial Boat Ramp</td>
<td>30,000</td>
<td>283,997</td>
</tr>
<tr>
<td></td>
<td>P.I. Child Development</td>
<td>27,641</td>
<td></td>
</tr>
<tr>
<td></td>
<td>P.I. Read St. Reconstruction</td>
<td>46,356</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Casco Bay Health Center</td>
<td>180,000</td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>P.I. Child Development</td>
<td>27,641</td>
<td>102,641</td>
</tr>
<tr>
<td></td>
<td>P.I. DPW Operations Facility</td>
<td>75,000</td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>P.I. Roadway Paving</td>
<td>26,305</td>
<td>169,742</td>
</tr>
<tr>
<td></td>
<td>P.I. Facility Fire Bay</td>
<td>25,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>P.I. Child Development</td>
<td>27,641</td>
<td></td>
</tr>
<tr>
<td></td>
<td>P.I. Playground</td>
<td>90,796</td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>P.I. Child Development</td>
<td>28,000</td>
<td>28,000</td>
</tr>
<tr>
<td>2005</td>
<td>P.I. Child Development</td>
<td>28,000</td>
<td>28,000</td>
</tr>
<tr>
<td>2006</td>
<td>P.I. Child Development</td>
<td>25,000</td>
<td>25,000</td>
</tr>
</tbody>
</table>

**Total HCD Allocations** | **955,427**
In addition $150,000 was recently provided in HUD HOME program funds toward the development of the Peaks Island senior housing project now called Fay Garman House. This is eleven units of senior housing with one manager’s unit, for total of twelve units. There were also 11 rehab projects on Peaks Island in 2003.

Future eligibility of Peaks Island for HCD, the Housing Rehab Program and similar programs through the City of Portland would cease. In the future a separated island would need to compete for HCD funds with State as a non-entitlement community.

Casco Bay Island Transit District Terminal

The City owns the facility used by the Casco Bay Lines to provide transportation services between the mainland and the Casco Bay Islands. The service to Peaks Island represents the preponderance of passenger volume and revenues for the District. The City has provided a subsidy to CBITD since the construction of the facility 20 years ago by assessing an annual rent that is substantially below market rate. The City receives about $25,000 per year in rent from CBITD.

Cash Flow & Tax Rate Considerations

A practical component of the financial analysis of a Peaks Island secession is the impact on the City’s cash flow and overall tax rate. All property owners pay proportionately through the property tax to support central services. In the case of Peaks Island, the current amount paid is approximately $4.1 million per year towards the cost of City services. This represents 3.5% of the total tax levy. In some instances some specific services provided exclusively to Peaks Island, such as in the list shown on Attachment #3 could be deleted from the City’s budget at a cash savings, however, the majority of the central services, for example the amount Peaks Island pays towards the library, would not diminish the overall library services proportionately. For example, the Portland Public Library could not decrease its book collection and staffing by 3.5% if Peaks Island were to secede. However, the money provided by the Island towards Portland’s common services would be eliminated imposing a transfer of subsidy to other taxpayers in the City.

By way of illustration, if I were to assume that all of Peaks Island taxable property value were eliminated, the budget were reduced by all of the dedicated, specific Peaks Island services ($2.2 million), State revenues were decreased by approximately $400,000, and none of the City or School central services were substantially diminished, then the City would realize a net cash flow decrease of $1.8 million towards support of its remaining central services. Under this scenario, in order to maintain all central services and a balanced budget, a shift in the general property tax rate of +41¢ or +2.0% would have been needed for Portland’s current FY 2006 to compensate these changes.

Conclusion

The financial analysis of a potential Peaks Island secession from the City of Portland requires further legislative clarification of an allocation of assets and liabilities before I can be more specific as to the effect on the City.
### Peaks Island Street Inventory

**October 2005**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Est. Residential Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adams St</td>
<td>17,808</td>
</tr>
<tr>
<td>Brackett Ave</td>
<td>43,988</td>
</tr>
<tr>
<td>Brook Lane</td>
<td>6,700</td>
</tr>
<tr>
<td>C St</td>
<td>8,474</td>
</tr>
<tr>
<td>Centennial St</td>
<td>14,394</td>
</tr>
<tr>
<td>Central</td>
<td>50,492</td>
</tr>
<tr>
<td>Cottage St</td>
<td>10,348</td>
</tr>
<tr>
<td>Crescent St</td>
<td>11,700</td>
</tr>
<tr>
<td>D St</td>
<td>8,840</td>
</tr>
<tr>
<td>Edwards St</td>
<td>78,880</td>
</tr>
<tr>
<td>Elizabeth St</td>
<td>16,986</td>
</tr>
<tr>
<td>Epps St</td>
<td>1,115</td>
</tr>
<tr>
<td>Florida Ave</td>
<td>33,420</td>
</tr>
<tr>
<td>Greenwood St</td>
<td>8,120</td>
</tr>
<tr>
<td>Island Ave</td>
<td>161,820</td>
</tr>
<tr>
<td>Luther St</td>
<td>25,452</td>
</tr>
<tr>
<td>Maple St</td>
<td>28,708</td>
</tr>
<tr>
<td>Mechanic St</td>
<td>15,849</td>
</tr>
<tr>
<td>Ocean St</td>
<td>6,225</td>
</tr>
<tr>
<td>Orchard St</td>
<td>13,230</td>
</tr>
<tr>
<td>Ryefield St</td>
<td>6,416</td>
</tr>
<tr>
<td>Seashore Ave</td>
<td>240,800</td>
</tr>
<tr>
<td>Sterling St</td>
<td>10,880</td>
</tr>
<tr>
<td>Third St</td>
<td>3,248</td>
</tr>
<tr>
<td>Trefethen Ave</td>
<td>26,478</td>
</tr>
<tr>
<td>Upper A St</td>
<td>3,942</td>
</tr>
<tr>
<td>Welch St</td>
<td>16,804</td>
</tr>
<tr>
<td>Whaleback Rd</td>
<td>6,096</td>
</tr>
<tr>
<td>Whitehead St</td>
<td>6,096</td>
</tr>
<tr>
<td>Winding Wy</td>
<td>29,484</td>
</tr>
</tbody>
</table>

**Total Peats Island Street Square Footage**: 911,374

**Total City Street Square Footage (FY01)** *Est.*: 21,686,124

**Total City Street Value (FY01)**: 85,177,071

**Peaks Island Assigned Value**: 3,579,624

**Depreciation from FY01 to FY05**: *(281,675)*

**Net Book Value for Streets**: 3,297,949

*Note above figures subject to revision.*
<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Depreciation</th>
<th>Current Book Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Buildings:</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Peaks Island Transfer Station</td>
<td>360,715</td>
<td>62,030</td>
<td>298,685</td>
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<tr>
<td>Peaks Island Public Works Facility</td>
<td>221,907</td>
<td>13,725</td>
<td>208,182</td>
</tr>
<tr>
<td>Fire Facility</td>
<td>125,000</td>
<td>7,613</td>
<td>117,188</td>
</tr>
<tr>
<td>Operations Facility</td>
<td>75,000</td>
<td>4,688</td>
<td>70,313</td>
</tr>
<tr>
<td>P.I. School</td>
<td>163,170</td>
<td>155,284</td>
<td>7,886</td>
</tr>
<tr>
<td>P.I. Pub. Safety Bldg</td>
<td>493,789</td>
<td>310,264</td>
<td>183,525</td>
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<tr>
<td><strong>Building Totals</strong></td>
<td>1,439,811</td>
<td>553,803</td>
<td>885,777</td>
</tr>
<tr>
<td>Net Book Value of Buildings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Land Improvements:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peaks Island Playground</td>
<td>175,903</td>
<td>2,136</td>
<td>173,765</td>
</tr>
<tr>
<td>Peaks Island Centennial Boat Ramp</td>
<td>29,965</td>
<td>6,742</td>
<td>23,223</td>
</tr>
<tr>
<td><strong>Land Improvement Totals</strong></td>
<td>205,868</td>
<td>8,880</td>
<td>196,988</td>
</tr>
<tr>
<td>Net Book Value of Land Improvements</td>
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</tr>
<tr>
<td><strong>Streets:</strong></td>
<td></td>
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<td></td>
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<tr>
<td>Streets (Estimated Value as of 6/30/2005)</td>
<td>3,579,624</td>
<td>281,675</td>
<td>3,297,949</td>
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<tr>
<td><strong>Sewer Assets (Per PWD, Dec. 2004):</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>21,242</td>
<td>0</td>
<td>21,242</td>
</tr>
<tr>
<td>Interceptors &amp; Collectors</td>
<td>4,175,348</td>
<td>508,422</td>
<td>3,666,926</td>
</tr>
<tr>
<td>Storm Drains</td>
<td>387,343</td>
<td>28,014</td>
<td>359,329</td>
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<tr>
<td>Pump Station</td>
<td>475,199</td>
<td>130,237</td>
<td>344,962</td>
</tr>
<tr>
<td>Treatment Facility</td>
<td>3,252,031</td>
<td>1,488,418</td>
<td>1,763,513</td>
</tr>
<tr>
<td>General Equip Assets</td>
<td>1,582</td>
<td>1,464</td>
<td>118</td>
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<tr>
<td><strong>Sewer Totals</strong></td>
<td>8,322,745</td>
<td>2,167,465</td>
<td>6,155,290</td>
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<tr>
<td>Net Book Value of Sewer Assets</td>
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<td></td>
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</tr>
<tr>
<td><strong>Equipment:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1964 Galion Grader</td>
<td>20,000</td>
<td>20,000</td>
<td>0</td>
</tr>
<tr>
<td>1970 Allis Chalmers Grader</td>
<td>11,360</td>
<td>11,360</td>
<td>0</td>
</tr>
<tr>
<td>1975 Ferguson Roller</td>
<td>21,999</td>
<td>21,999</td>
<td>0</td>
</tr>
<tr>
<td>1977 International Pulp Loader</td>
<td>40,823</td>
<td>40,823</td>
<td>0</td>
</tr>
<tr>
<td>1982 Crane Carrier</td>
<td>77,908</td>
<td>77,908</td>
<td>0</td>
</tr>
<tr>
<td>1982 Crane Carrier</td>
<td>77,908</td>
<td>77,908</td>
<td>0</td>
</tr>
<tr>
<td>SAC 1000 Series Recycling Bodies</td>
<td>24,200</td>
<td>3,630</td>
<td>20,570</td>
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<tr>
<td>1985 Crane Carrier</td>
<td>99,388</td>
<td>99,388</td>
<td>0</td>
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<tr>
<td>1985 Crane Carrier</td>
<td>99,388</td>
<td>99,388</td>
<td>0</td>
</tr>
<tr>
<td>1988 Case Tractor W/Backhoe</td>
<td>33,075</td>
<td>33,075</td>
<td>0</td>
</tr>
<tr>
<td>1990 Crane Carrier Packers</td>
<td>101,310</td>
<td>101,310</td>
<td>0</td>
</tr>
<tr>
<td>1992 Ford 450-SD</td>
<td>24,777</td>
<td>24,777</td>
<td>0</td>
</tr>
<tr>
<td>2000 Sterling L7501, W/6SPD AUTO, 54&quot; CAB-AXLE,</td>
<td>50,586</td>
<td>45,512</td>
<td>5,074</td>
</tr>
<tr>
<td>Frink Model 870 Grader Wing Unit</td>
<td>11,500</td>
<td>4,695</td>
<td>6,805</td>
</tr>
<tr>
<td>Air Flow Model FND-9 RS Rear Spread, Cab Shield,</td>
<td>24,407</td>
<td>6,574</td>
<td>17,833</td>
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<tr>
<td>2001 John Deere 410G Loader Backhoe</td>
<td>82,283</td>
<td>16,361</td>
<td>65,922</td>
</tr>
<tr>
<td>2003 Chevy Silverado</td>
<td>39,964</td>
<td>10,198</td>
<td>29,766</td>
</tr>
<tr>
<td>1967 Caterpillar Loader</td>
<td>25,051</td>
<td>25,051</td>
<td>0</td>
</tr>
<tr>
<td>Pierce Pumper</td>
<td>112,500</td>
<td>0</td>
<td>112,500</td>
</tr>
<tr>
<td><strong>Vehicle Totals</strong></td>
<td>952,259</td>
<td>721,957</td>
<td>230,302</td>
</tr>
<tr>
<td>Net Book Value of Equipment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Net Book Value</strong></td>
<td>10,766,305</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note above figures subject to updating.

11/9/2005
Attachment #3
Peaks Island Specific
Services
As Budgeted FY 2006

Executive/Miscellaneous:

- Island / Neighborhood Administrator & Benefits: 75,057
- County Tax Assessment: 127,253
- Branch Library: 58,000

Public Works:

- Operating Budget & Benefits: 504,319
- Trash disposal fees (RWS), 700 tons at $88: 61,600
- VM Island Fuel: 40,500
- PI Restroom: 91,000

Parks & Recreation:

- PI Parks Transport: 1,400
- PI Parks Irrigation & Playground Maintenance: 1,595
- PI Forestry Transport: 850
- PI Forestry Tree Work (Internal/Contractual): 2,595
- PI Ballfield Transport: 220
- PI Ballfield Expense Utility Cost: 118
- PI Ballfield Field Maintenance: 551
- PI Recreation Operating Transport Expense: 1,400
- PI Recreation Community Center Cleaning: 375
- PI Recreation Community Utilities: 735
- PI Recreation After School Daycare Estimate: 25,000
- PI Senior Services Estimate: 30,000

Peaks Island Children's Workshop (HCD): 25,000

School Department

- Elementary School Budget (All Funds): 530,258
- Peaks Students to Mainland Schools/Textbooks: 19,581

Police Department

- 8 Island Officers & Benefits: 515,362
- OT: 59,000
- Island Transport: 4,400
- PI Headquarters Cleaning: 250
- Island Services Supplies: 1,000
- 1 Cell Phone: 420

Fire Department

- Islands: 34,490
- PI Dry Hydrant: 3,500
- Estimate 55 Hydrants: 12,430
- Equipment (4) Estimated Parts & Labor (FY05-VM): 5,550

TOTAL Direct Expense: 2,234,809

Notes:
(1) Excludes Peaks Island property taxes paid to support central City and School services;
(2) Above figures subject to revision.
To: Ron Miller, General Manager

From: Tom Quirk, Director of Financial Services

Date: April 27, 2005

RE: Estimated Peaks Island Sewer Fees

Per your request I've done some quick estimates regarding Peaks Island sewer expenses and revenues. The numbers are taken from actual totals and the current budget. They are an estimate that I believe is good for discussion purposes. Further work would need to be done if a more exacting estimate were required.

The questions you posed, and my estimates, are listed below:

What is the cost of providing wastewater and storm water service to the Island?

The estimated cost of service is $702,084.

Given existing sewer rates and charges received from Islanders, how much is the subsidy from the Mainland to the Island?

The projected subsidy is $620,060.

How much (%) would sewer rates need to increase if Islanders were paying the full costs - including debt related to Island projects?

The current sewer rate of $5.40/hcf would have to be increased to $44.56/hcf, an increase of 725%.
These minutes were taken by Aaron Shapiro, of Housing and Neighborhood Services; I added a few pieces of communication which I had noted in the meeting which he hadn't. He or someone from his office does this at every neighborhood meeting and the minutes are available for the community.

Housing & Community Development Neighborhood Meeting

Peaks Island Community Center November 17, 2005 7:30PM

City Staff: Fire Chief Fred LaMontagne, Larry Mead, Assistant City Manager; Mike Nugent, Code Enforcement; Doug Gardner, Health and Human Services; Lt. Tony Ward, Police; Mike Bobinsky, department of Public Works; Bob Cook, Public Works; Denise Clavette, Parks & Recreation; Denise Macaronis, Parks & Recreation; Aaron Shapiro, Housing & Neighborhood Services; Pricilla Webster, Library; Tom Fortier, Island & Neighborhood Administrator.

Approximately 30 residents were in attendance.

City Council: William Gorham; Councilor-elect Ed Suslovic

District Councilor Will Gorham opened the meeting introducing Councilor-elect Ed Suslovic. Councilor Gorham then introduced city staff.

Councilor Gorham opened the meeting for questions and comments:

Gene Taylor: Asks if Fire Chief LaMontagne could explain how the problem of getting Cliff Island children to Peaks Island Elementary School was resolved.

Chief LaMontagne reported that two times a month the Cavallaro transports Cliff Island children to Peaks Island. This is done as a result of a collaborative effort between Casco Bay lines, the city of Portland Fire department, and School department. This effort provides a special opportunity for Cliff school children to get outside their island curriculum and socialize with the Peaks community.

Arthur Fink: Questions concerning fire safety, cross training of Police & Fire personnel, hydrant pressure at water mains etc.

Chief LaMontagne reported that a significant effort to cross train the Police and Fire Department training has been implemented this past year. The Police Officers on the island have had significant fire fighting and medical training.

A dry hydrant was secured for the back shore (Seashore Ave) and will assist with fire fighting capabilities in that area. There are no plans for a subdivision; no plans to extend hydrants. A Citizens Emergency Response Team (CERT) established this past year and has made significant progress as first responders. A new pumper fire truck was purchased and also is a nice addition to present equipment.
Ray Legside: Police should know who the members of the CERT team are. A plan is needed on how the CERT team would actually be activated.

Chief LaMontage agreed that a collaborative effort and effective communication needs to be emphasized if the CERT concept is to be successful.

Cynthia Pedlikin: I’m troubled about minimal coverage during training exercises for Police, Fire and EMT. Often there is only one officer on at a time. How would they respond to a medical emergency when a stretcher is needed, for example? What is happening Memorial Day and Labor Day. Is there a way to have a calendar posted at the Health Center so Nancy would know?

Lt. Tony Ward explained that only one officer is assigned from 8:00am-4:00pm during the winter months. Police & Fire personnel are never alone as the volunteers Fire department are available via a pager and alarm system. When there is a 911 call, dispatch relays it to Peaks personnel and the fireboat and Medcu are dispatched on the mainland.

Thought the calendar was a good idea and would follow through on it.

Howard Pedlikin: I’m worried about parking during the Ocean Gateway project’s construction. How long can we stay in the lots we have.

Tom Fortier: As you know Wil Gorham is committed to island parking. There are 3 lots for island residents. The "island" lot is available from November 1st thru April 30th @ $100 for the six month period. The other lots are $60 and $50 per month and are closer in proximity to CBL. Of course the Cassco Bay garage also houses island resident cars. Tom referred the on going development (Ocean Gateway) and the possible effects on island parking to Larry Mead.

Larry Mead: Reed & Reed will need to share open space with the City during construction, so parking will be displaced at one time or another. The city is committed to replacing the loss space in kind, possibly with a shuttle service at the IMT or the Fish Exchange lots. It won’t be this winter. We won’t loose any parking this winter. As construction progresses we’ll keep you informed. The long-term plan is to replace parking in-kind, with the same number of spaces. There are plans for covered parking garages and space is designated for island residents. It won’t be free.

Tom Fortier: We will update the web-site and let the staff at the guard shack know what’s going on so that they can better inform residents.

Doug McVane: I’m a resident of Peaks Is. since 1929. I believe we should build a ferry pier down at Trefetheren. This would eliminate a lot of the congestion Down front. That would give us two ferry landings on Peaks.

Tom Fortier: I am familiar with your request and I am not sure that other residents support the idea. It’s a Cascos Bay Lines operation issue.

Gene Taylor: (Cascos Bay Lines Board of Directors member) The State will only maintain one landing on each Island. The second landing on Great Diamond Island is owned by the Condominium Association.

Doug McVane: I think we should be pushing the subject. We need a second pier.

Ed Szulovic: Based upon my experience in the State Legislature, I know it’s hard to compete for funding with projects from Kittery to Fort Kent. The Legislature is looking to make cuts, not add new facilities.

Wil Gorham: We can’t even get money to run our schools.

Arthur Fink: The problem is not insufficient parking it’s too many cars, and really not too many cars but insufficient transportation alternatives. On Peaks there are a limited number of destinations at very limited times. We should be able to make a collective provision for transportation services where appropriate.

Mike Boboysky: I’m a member of the FACTS regional transportation board. We could do a transit study on Peaks. We’d have to present it to the City Council first. We’ve heard a call for transit before, and we should take a look at it.

John Kelso: Many people don’t walk. The island is only 850 acres. Cars have been an issue for years. I say car free is care free. We should be walking.

I’d like to thank the City of Portland for past years contributions of HCD funds to the Children’s Workshop.

William Gorham: You need to recognize that today there are many demands on the City’s funds.

Ed Szulovic: And recognize that CDBG funds are likely diminishing.

Resident: I live on the opposite side of the island and must drive.

I complement John and the work they do at the Children’s Workshop. The library is my lifeblood, without it I’d go crazy.
Resident: The problem is you maintain the roads too well!

Resident: Why is the sewer not finished, will it ever be finished?

Tom Fortier: Sewer expansion has been aggressive on Peaks Island. We recently completed the Ryefield Seashore project. The Winding Way and Island Ave. sewer expansion projects are next on the list, but they're on hold right now. We hear your frustration. Right now the sewer user fund is tapped out. We hope to do more next year or the year after. Please know that the Housing Services Division offers financial assistance to residents with septic problems.

Mike Bobinsky: The feasibility studies for the Peaks Island projects are done. The problem is our sewer rates are among the highest in the country. We've had to pare back our debt service and capital investments on the mainland. The CSO fund is reduced from $8 million to $3 million. We've had to defer the Peaks project for a year or two.

Frank Peretti: It has taken so long to get the sewer in so we have had to renew our septic system. I have a problem with the high cost of the restroom installation down front. That money should have gone into the sewer system.

Mike Bobinsky: The public bathrooms cost $80,000. Using these funds for the sewer system would not have allowed further expansion of the sewer project. It's a $3 million project.

Frank Peretti: I support the need for the sewer. $80,000 for the restrooms seems a bit much. It's not used by Peaks Island people it's used by tourists.

Will Gorham: The people on Peaks Island wanted the restrooms. People didn't want to see tourists using the woods. The restrooms meet an identified community need.

Both Childs: I support the library and the Children's Workshop. They have been stellar resources. It's a problem that younger families are being priced out of Peaks Island.

Affordable housing is a real need. We run a free taxi service for elderly folks who can't walk and must be taken to the boat. We should have a flag on the taxis so we're not ticketed.

Ed Suslovic: Affordable housing is a special interest of mine. I serve on the Board of the Genesis Community Fund. Let's talk after the meeting and maybe we can exchange information.

Resident: Can information on the HCD program and the housing rehabilitation program be provided in the library? (Answer yes).

Kay Taylor: I would like to express appreciation for the new senior housing project and the new health center, the new park on the old gravel pit site and the great work that Denise Macaronis does. She provides wonderful assistance to the seniors and youths of Peaks Island.

John Kelso: I want to thank the Public Health Dept. for the lead screening of lead poisoning of our children on Peaks. We've greatly reduced the incidence of elevated blood levels over the past 5 years. Public Health also conducted vision, hearing, blood pressure and weight screenings and serves as the consulting physician for the Children's Workshop.

Angie Kelso: I miss not seeing the "city page" in the island star newsletter. (Tom Fortier committed to submitting future articles-Priscilla Webster stated "keep it to ½ a page")

Assyn Foster: I want to thank the City Councilors for coming. Thank you so much. You give freely of your time and effort, and all because you care deeply about how Portland develops as a city and community. And I extend gratitude to Tom Fortier, really, who has to have one of the most difficult jobs there is. Your commitment to continually step back up to the plate, with grace, and persistence in dealing with challenging issues on Peaks Island is laudable.

Doug McVane: I lead a simple lifestyle. I don't have a boat, car, computer or lawn mower. I walk and encourage others to do so as well.

William Gorham: Thank you all for coming.

Meeting adjourned: 9:00PM

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Portland Mayor Duson opened the meeting, expressed appreciation for Peaks, and pointed out she will only be Mayor for three more weeks. She said this is a City Council workshop, not a public hearing, on the question of secession on the question of secession: the Council ordinarily meets in workshop to take information its staff develops to help the Council understand the issues and prepare for future meetings, at which time the Council would be asked to make a decision on a matter; in workshops, they don't ordinarily take public comment, but they will here.

The Council asked City staff to prepare some information on the financial questions around secession. Mayor Duson will ask Council and staff members to introduce themselves and walk us all through the memo prepared by Duane Kline, of which most of us have a copy, and which they hope gives some of the basics of some of the questions that have been generated by Peaks Islanders, people in Portland and the Council. Then she wants to give the Council an opportunity to ask additional questions and identify issues they want staff to explore further, to produce an open, public record of the details. After the Council has asked its questions, she will open it to the floor. She asked us to focus on identifying areas of additional information we want the Council to consider on the secession question.

Mayor Duson said the purpose of the meeting was to gather information; it is not a public hearing on our opinions about secession. That comes later. She doesn't want to keep the Council out too late on opinions on whether or not secession should happen. That part of the process will be a discussion among Islanders on whether they want to take an Island position on the matter of secession, and then there will be an official public hearing.

She asked the Council members to introduce themselves, and then have Duane Kline and Joe Gray address the highlights of the memo.

Introductions:
Karen Geraghty – represents West End, Parkside, Western Prom and area around USM.
Jim Cloutier – represents entire City as at-large councilor.
Donna Carr – represents District 3, from St. John St. to near airport.
Nick Mavodones – represents whole City as at-large councilor.
Mayor Duson – Councilor Luman and Councilor O’Donnell not present tonight due to prior commitments.
Will Gorham – represents District 1, which includes islands. Happy to see everyone turn out for meeting.
Jim Cohen – represents District 5, which includes Riverton, N. Deering and Deering Center. He said he has fond memories of Peaks.
Ed Suslovic – new at-large city councilor, not here officially yet, but wanted to come out and hear what we had to say. Thanked us for having him.
Joe Gray – City Manager.
Duane Kline – City Finance Director.
Tom Fortier – Island Liaison.
Gary Wood – City Attorney.

Mayor Duson asked Joe Gray to start and then turn it over to Duane Kline. Joe Gray mentioned the workshop City Council had in September that several of us attended where staff outlined steps involved should we reach the point where Peaks or any of the Casco Bay islands decided to secede and form their own community. At that workshop, City Council asked staff to prepare a financial analysis for subsequent workshop (tonight) regarding financial issues that would have to be worked out with the islands if we reach the point of secession. That financial analysis is the memo we have.

Gray convened a meeting at City Hall of the city departments that have operating costs associated with serving the islands or costs from a long-term capital side related to the island. Gray asked Kline to put together report (memo) we have in front of us tonight. Kline is going to explain numbers, but Gray wants to explain format. After a lot of thought about how to present this, it was decided they would use the model of the issues that confronted the City and Long Island when Long seceded. There was an arbitration committee put together that worked through the issues and finally rendered a decision with regard to the issues surrounding secession; those being public records, how debt would be calculated, how assets would be apportioned, how various pieces of property would be handled with respect to secession. Attached to the memo is an inventory of City assets on Peaks in terms of roadway and equipment on the island. The memo gives a sense of Portland’s 2006 budget in terms of how much is being spent on Peaks, and also a memo they received from the Portland Water District regarding sewer fees on Peaks.

This is the model they used from the early 1990s with Long because this is essentially going to almost be the same issues. They used the benchmark of what was used by the arbitrators then in deciding that issue. Whether or not the same benchmarks would be used now if we’re confronted with this issue is an open question, but it was the only model they had in terms of trying to give us a sense of what we all may be faced with.

Gray asked Kline to walk us through the numbers and reiterated what Mayor Duson said, that if there’s additional information we want or the City Council wants, staff would be pleased to know that and they’ll try to gather that information. Gray said to Mayor Duson on way over that there may be differences of opinion on the numbers, and they would certainly be glad to sit down and work through those numbers with IIC committees if there are differences of opinion on them. Gray asked Fortier to distribute additional copies of memo to anyone coming in late.

Duane Kline said he was asked to prepare financial analysis regarding the financial implications of Peaks’ secession. This is difficult, as the City generally doesn’t keep records by neighborhood. So if you want to know what the City spends in Stroudwater or any other neighborhood, the City has to make
estimates because their records are by cost center and function, not by neighborhood. This is why he used Long's secession in '91-'92 as the best model for this, plus it's one they've worked with before. The items that were unresolved at the time of Long's secession are the ones Kline talks about in the memo. Some they could come to an agreement on, but most of them went to arbitration.

For example, Item 1A, Records in General, was an issue in dispute. Both sides had attorneys and consultants, and in the end the arbitration panel decided. So Kline then updated those numbers and compared them to what we have today for information. That doesn't mean Peaks' secession would be like Long's, but it's a starting point. He will walk us through it quickly and leave time for discussion.

1A, initially Portland provided records at its expense. Additional copies were paid for by Long. This policy applied in 1B as well because Portland had just concluded its revaluation of Portland and the islands, so those records, or copies of them, were turned over to Long to use from then on.

2A, Portland has incurred a substantial amount of debt over the years, and that debt is owed by all citizens and paid by all property in the City. The disputed items in the arbitration were how much does Long pay, because not all the assets that were built with that borrowing was on Long, but the arbitration panel said after review Long could pay 0.9406% of Portland's debt. That was the amount of Portland's debt, leases, bond, notes, everything that's been accumulated over 20-30 years to build all the assets in the City. The 0.9406% was the ratio of the valuation of Long Island to the whole City of Portland, slightly less than 1% of the City's value at that time. That number was used throughout the arbitration.

On Page 2, Kline used the City's current debt as of the date of the last audit, which is now $205,000,000, and estimated that the valuation of Peaks is about 3.5% of the City of Portland. If that same principle were applied, then Peaks' share of Portland's debts would be $7.2 million plus interest, approximately $13.7 million over the remaining life of the debt.

In addition to the bonds and notes, which are on a fixed base and fixed interest rates, Portland has debts that are not fixed in time. Those are listed, such as self-insurance. City of Portland is self-insured. It pays its claims as they're incurred. Portland is large enough to absorb this in an operating budget, but over time those claims build up and are payable when they come due. So there's not a fixed date on those. The debt amount, Kline has listed the four major classifications of City debt that Portland has in that category at $19,651,000. In the case of the Town of Long Island, they were directed to pay the same ratio, slightly less than 1%, to Portland over 10 years. Updating that today, that would be $687,000 payable over whatever time was assigned by the arbitration panel.

Item 2C, since Cumberland County assesses all communities on a calendar-year basis according to their assessed value, not how much service a community uses or not but every community pays into it based on their assessed
value, Kline estimates Peaks' share of today's county assessment would be $127,000.

Item 3A and B, in addition to the City's debts, it has a lot of assets. Those were also in dispute during Long's secession. Long wanted a larger share than the City was prepared to give up, so that went to an arbitration decision. An arbitrary amount was assigned of $300,000. So that amount of Portland's assets of all kinds was given credit against the debt assessment he just talked about.

Peaks' assets today are different from Long's assets, mostly because of the sewer system. Kline said in the memo that the value of the sewer system on Peaks, as reported by PWD, is $6.1 million. Portland's sewer system is not paid by property tax but paid by system users based on their water consumption. Peaks' sewer system is not self-supporting but is subsidized by the City's entire system. If it were to become a free-standing sewer system, PWD has advised the Council that the rates would need to increase from $5.40, the current City-wide rate, to $44.56, an approximately 725% increase, because there are fewer users on Peaks to spread the cost. This is an additional issue that was not addressed in Long's secession and would have to be resolved if Peaks seceded. Also, the arbitration panel awarded ownership of all the City's personal and real property on Long to the Town of Long Island, so there was no exchange of money. The City just gave a quit-claim deed to the property.

Item 3C, the transfer site, Long at that time had an unclosed solid waste facility. The cost of closing it was expensive, and the arbitrators decided Long would pay for only 20% of it and the City would pay for the rest. On Peaks, the transfer site is now close to standard and what's left is the ongoing maintenance. The perpetuity expenses would need to be allocated. And currently as part of the City of Portland, Peaks' trash and demolition goes to RWS and the Riverside Transfer Facility at City rates. As a new municipality, Peaks' rates would need to be re-determined.

Item 3D, Portland was directed to make the City's fire boat available to Long, which was directed to pay a reasonable hourly fee to the City on a per-call basis. That amount was negotiated and has changed over time. The situation is different now, as Portland has a new fire boat pending and we have the small boat that was not in the picture at that time, so that would be additional issues to resolve.

Item 3E, access to the 911 system, Portland was directed to forward all appropriate emergency call centers to the Long. That was taken care of in a different way.

Item 3F, the cost of the school system, is the largest item on the list. Portland was directed to accept all Long students at their high schools and middle schools for up to six years. Portland was directed to charge Long no more than the State tuition rate. In that case, that was substantially less than Portland's cost, but that was the decision and that was what was done. Peaks has more middle school and high school students than Long did, and the current State secondary tuition rate is $6,880 per student, but the State will soon revise that figure. The City is not sure that the deal would be the same for Peaks, but that's the information they have right now.
The largest part of the City of Portland’s property tax budget goes to the school system. 52.3% of every tax dollar goes to support the schools. Peaks now pays $2.1 million in property taxes to support the entire Portland school system. Everybody pays into the school system, regardless of whether or not they have students. That is the most significant factor to discuss, because that’s the largest share of our property tax dollar.

Item 3G, Kline just read what’s in the memo after apologizing for moving through this quickly and saying we could go back to any of them later, but wants to finish and then take direction from the mayor.

Item 3H, Portland has a substantial amount of scholarships, endowments and trusts, and the arbitrators made no modifications to the rights or privileges of anyone involved there. They just left that alone.

Item 3I, the just and due proportion of the assets of the City were awarded to Long at that time in the amount of $300,000. The City’s assets were substantially more than that, and the arbitration panel did not say how they came up with that number. That was a number in a substantial amount of dispute. If Kline uses the same ratio, he would expect Peaks’ share to be about $1.1 million of the City’s total assets.

Item 4, Kline just read.

Item 5, Kline just read HCD funds portion. He said that another area that is not resolved is the housing rehab and HUD HOME programs. These are administered by Portland now. Peaks is a part of Portland and is currently eligible, but the City does not know what Peaks’ status would be if it seceded from Portland. It would probably be a part of the State pool as a non-entitlement community, but Kline is not sure.

Regarding CBITD, Portland owns the facilities used by Casco Bay Lines, including the garage and the terminal to provide services to all the islands. The facilities are expensive and are subsidized by the City. Portland receives a small amount in rent for CBITD’s services. The future of that would also need to be determined.

Portland’s cash flow situation, because Peaks pays in $4.1 million per year towards the cost of the overall City, all services, not just services provided on the island, but we all pay into the central school system and other central services such as insurance and the unemployment funds, the library, police dispatch, fire. All those central functions that would remain in the event of secession, there will be a tax shift if there is a secession. Kline calculated that, with some adjustments for things like State revenues, Portland spends about $2.2 million on point-of-service on Peaks, including services, personnel and equipment that are assigned here, and City-wide services previously mentioned like central fire, library, etc. If Peaks secedes, those services are not decreased in the central City, but the services on Peaks do decrease.

That creates a tax shift before taking into consideration any other terms, such as the arbitrated number of about 2%. If Peaks seceded, and there wasn’t any extenuating circumstance or adjustment, there would be a general tax increase for the rest of the City of about 2% and that will go up or down depending on what terms are decided and what the details of financial
arrangements are, but it's an approximation and a starting point. That's not to say what Peaks will pay for their services. That will be determined by future legislation and by management in Portland, but as the report was prepared for the City administration of Portland, Kline wants to put that in perspective. Kline mentioned attachments and reiterated that as Joe Gray said, if we or our committees want to go through what Kline has said, we can do it after the meeting tonight or at a later date.

Mayor Duson thanked Kline and asked Council if there are clarifying questions or other areas of information they would like the staff to work on developing for them. Then she'd ask us the same thing. All of those answers would become part of kind of a homework file on the question of secession. The matter of having a public hearing on secession happens later after there's an official position taken on the Island. Opened meeting to questions from Council.

Jim Cloutier: Glad to be here, but must leave on 8:45 boat. He has two areas on which he wants more details so he can understand them as fully as possible. The most surprising information he's found so far is the cost of sewer charges: a 700% plus increase in order to support our treatment plant. He thinks he knows it was built as a result of a consent decree with the DEP 12-14 years ago, and they were implementing their enforcement of the federal Clean Water Act. He thinks it would be helpful to ask the PWD to give us as complete an explanation of that information as possible. They operate our treatment plants for us, and they're basically also the billing agent, etc. So they have provided us with kind of a quick evaluation of their calculations, but he thinks people really ought to have an opportunity to know everything about that and understand it fully.

He also would like to have a better understanding and development of the facts regarding the Transit District, the parking issue, understanding that and the landing situation and related issues with the ferry on the mainland if there was a secession. There have been some thumbnail ideas about that, but he thinks the City rents other parts of the State Pier for various purposes to third parties. The City had a lease with the Transit District for a while. Just understanding all those details and the impact on the operations of the Transit District would help us. Those are two issues he thinks would help and would be good information for them to have as we move along here.

Mayor Duson: wants to end at 9:00.

Karen Geraghty: questioned Kline about the school/student charge. It says that in the case of Long, that the City was directed to accept students for up to six years in the middle and high school? What happened after the six years?

Kline: suggested we ask Mr. Paulson if he knows.

Paulson: I believe we continued — we were required to receive students for six years, but I believe voluntarily they extended the contract beyond that, but I'm not sure.
Geraghty: Maybe I needed to ask a different question. Was the six years related to the amount, having to set it at the State tuition number?

Kline: Right. The amount at the State tuition rate for six years was required. After that, it was negotiable and their attendance would be negotiable, too, with the City, and I don't know what rate was used after the six years.

Geraghty suggested future workshops to determine whether to just charge what the State allows and nothing else. Jim said you just charge the State rate, but after the contract period expires then the City can charge a different rate. Question to Mavodones: So does that mean that if, after the six years, you don't want to accept the State rate, you don't accept the kids?

Mavodones: I think you can make the determination at that time. My understanding here was the arbitrator said you accepted kids from Long for six years, and after that it's up to the school system to decide if they want to accept the students. Parents could send their kids to a different school system if that system was accepting students as well. Sometimes because of enrollment issues, school systems won't accept out-of-district students.

Mayor Duson: asked Kline to double-check that just to be sure.

Geraghty: Good, because $6800 is about half of what it costs to send a kid to school in Portland. So that's probably why they capped it at six years, because beyond that and you really have to decide based on the number of students whether you can continue to subsidize those kids at that rate. And obviously Long doesn't have as many students, so maybe that's why they continued to enter into these agreements.

Geraghty also questioned the fair market rate at CBITD. Kline said it's a subsidized facility, but not to what degree. Kline said he doesn't know the fair market rate, because they've had a long-term lease arrangement with the Transit District that now goes back 20 years, and it's always been a very subsidized rate. They can sit down with the assessor and try to determine what a rate would be, but that's never been the basis of any negotiations that we've done with the Transit District over the years. Geraghty suggested they find out.

Mavodones questioned fire and rescue boats. What Kline has given is what was based on a past arbitration decision. There may be another panel of arbitrators for Peaks, but this is what the City is basing this analysis on now. There may have only been one fire boat at the time of Long's secession and he knows there's mutual aid agreements among communities and how that works, but it would be helpful to have information on calls for service or what percentage of calls for the fire boat are for Peaks versus the other islands. And if there are some that go to islands that aren't part of the City, that information would be helpful as well. And please elaborate on the impact secession might have on the new fire boat that has been designed and put out to bid. Would that change at all if Peaks wasn't part of the equation? Addressing that at an appropriate time would be helpful, since the fire chief isn't here.

Jim Cohen: thanked Kline for summary as helpful starting point. Question for corporation counsel Gary Wood: the arbitration panel made decisions in Long's secession, but who makes decides whether there would be an arbitration panel in this case?
Wood: The legislature says that the two parties could try to do it themselves, and if not, it is sent it to an arbitration panel.

Cohen: So we don't know what an arbitration panel might find. Since it's been 11 years since Long's secession, the methodology could be different. Could the legislature prescribe what factors should be applied to an arbitration panel, what its considerations should be, how to weigh certain things?

Wood: yes.

Cohen: So it might decide that tuition should incorporate not just marginal costs but the average costs of a student in terms of debt and overhead. So we really don't know today whether Long has any kind of guidance as to what a panel might decide next.

Wood: The law gives us one method for resolving the facts of the matter, and the legislature doesn't resolve the facts itself but provides a fact-finding process. Going back to Geraghty's question about the tuition rate, we really need to talk with the Department of Education because his recollection is they absolutely set what they called a tuition rate for either out-of-district or tuition students. So neither Portland nor Long was afforded the opportunity to change that rate. DOE left both in sort of an unfortunate situation, being Portland could either accept Long's students or not after six years, but they didn't build into that decision any flexibility or ability for negotiation. It was set by the State law.

Cohen: We've heard from the Governor and others that, given tax problems in Maine, the State hopes to work together more and increase regional delivery of services. Is it possible the legislature could go in a different direction and say the policy of trying to get communities closer together should be reflected in the secession bill, and factor in costs so that average costs are considered?

Wood: The legislature can do that, but it's impossible to guess what they would do. They could take any number of turns on that issue, regionalization and cost reduction versus separation costs.

Cohen (to Kline): You've outlined what the potential impact on the remaining taxpayers of Portland might be as a result of secession, and that we need to maintain certain pieces of overhead. If I were a Peaks Islander looking at the same set of facts, I don't see anywhere in this outline some of the overhead that the island might have to assume in terms of management, finance, tax collection, legal services, those sorts of things. Has there been any effort to quantify that overhead and what it might cost to duplicate that?

Kline: No. I haven't done that or had staff do it, but I think some of the islanders might have. It's hard for someone on the outside to quantify that so he has no answer for that, but it is a substantial cost and there's a lot of hidden costs or overhead costs that go along with running the City besides the ones listed in the memo.

Cohen: There are eight Island police officers. The number you provided is just to provide the officers themselves. Who manages those officers?

Kline: Right. One danger of looking at the schedule of cost of services delivered on the island is that it doesn't reflect the overhead, the management,
the detectives, the communications bureau, the police department. It's only the officers on-site, so it's understated for the cost of really providing a police force.

Cohen: There's a whole range of those kinds of costs like Human Resources, insurance, city clerk, legal fees, tax collection, assessment, auditor services, management of all the various departments, transportation services, etc. He doesn't see any of those factored into the memo.

Kline: The difficulty with trying to allocate those kinds of services to an area is that we don't keep our records that way. We've had to estimate costs, but we haven't shown added management costs. We assume they would added on by the decision-makers at the end.

Cohen: Would the $2,200,000 number be higher because we'd be adding administrative costs from Peaks Island's perspective?

Kline: Absolutely.

Cohen: So that's a whole set of additional costs. The remaining taxpayers of Portland have the flip side of that, which is assuming a greater share of that set of costs as well. So everybody loses on that administrative side.

Kline: That's right. There's duplication inevitable in that kind of split.

Gorham: I want to see the agreement between the City and CBITD specific to the funding for the building of the Casco Bay Lines terminal and the garage. How are the fees assessed?

Kline: Okay.

Suslovic questioned using same or similar methodology for services delivered on the island. Would library services be something the City (Portland Public Library) would continue for Peaks residents? Are there any other services that are provided on the mainland for the benefit of the folks on Peaks?

Kline: We can look into that, but it's difficult to know for sure.

Carr: The fire boat is a very important service, because if someone has an MI, we need to have fast and dependable service and be met at the dock and transported to the hospital. That's the most important service. She wants to go back over how we determine what a reasonable fee is and what it includes.

Kline: Right now we don't have a cost per call. We have to develop that because the services are different now than they were when Long seceded and we have pending contracts for acquisition of a new fire boat. So we'd have to take some time. I can't do that for you right now, but it will be a significant per-call cost, and we will work on that.

Carr: Do we charge by number of personnel staffing the phone plus the cost of the call?

Gray: There would be a fee and it would be based on that, just as the MEDCU fee right now. We'd probably use the same kind of principle we use to determine the MEDCU fees. We'll sit down with the fire department and develop a model of the fees for the use of the fire boat.

Carr: Would access to the 911 system change for island residents?

Gray: That would be subject to final determination, but based on arrangement with Long, there was really no change with regard to 911 and probably wouldn't be with Peaks either. If there was an emergency dispatch
system here, it would be just an automatic switching of that call to whatever system was on Peaks.

Carr: They have to get a call here and have someone meet them at the terminal.

Gray: That would be one of the issues that would have to be worked out in terms of what would be the MEDCU cost for picking up people who need MEDCU services in the City. We'd have to sit down and work out the number of what the fee would be for picking up ill people.

Carr: What's the average number of calls per year from Peaks now?

Gray: We don't have the number here, but we can get it.

Cloutier: I want to have the staff address the fire boat, which was originally supposed to cost about $5.6 million. Council was discussing earlier maybe more than that, maybe as much as $7 million. He'd like a scenario developed of how it's going to be financed if Peaks secedes. He guesses Peaks would be the primary operator of the fire boat.

Mayor Duson: I want information on if we can project whether, once the Peaks property was removed from the City's assessment, Portland would fare better in school construction contributions from the State.

Gray: They're trying to tie down that number. That was one of the issues in the debate between Cumberland and Chebeague. They've had some discussions with the Department of Education to try to quantify that number.

Mayor Duson reminded everyone the target for closing is 9:00, but wants to give folks the chance to pose questions and get a chance to have the staff put together the information they feel they need to be able to make an informed decision about this matter. Reminded everyone this is not a public hearing on opinions yes or no on secession. That comes much later in the process.

Jenni Yasi: questioned Kline on tax flow on page 6. She said if she were a resident of Windham, she would have to pay a fee if she wanted to use the Portland Public Library? Would we pay tuition fees? What if that includes the income from various fees, from the fire boat fees?

Kline: We assumed in this memo there would be a certain amount of fees Peaks would collect, being its own municipality, such as registrations and birth certificates and all that. That's part of that $400,000 number. Any specific fees paid for in the user bases are not counted in there. Tuition's not in there. The 2% shift in the tax rate is for what the conditions are now if Peaks was no longer there. If we add in an arbitration award or subtract something, the shift of assets could go up or down. So 2% is a starting point.

Geraghty (to Kline): How can you calculate this to include what would likely be the result? She thinks the tuition fees are a likely result of a negotiated settlement. She understands he thinks there were some things that might have been specific to that, but she thinks education would certainly be universally covered in an agreement. So she's interested in what Jenni was saying. What would be a more realistic number? She doesn't need it right now, but could Kline develop another pro forma that adds in some likely revenue on either side?

Kline: yes.
Mayor Duson asked Fortier on whether he’s trying his best to capture these questions. Fortier said yes.

David Adams: Under Peaks’ capital assets nothing’s listed concerning the ferry terminal on Peaks, its ownership, its value, etc. That needs to be determined.

Kline: It’s owned by the State of Maine.

John Kelso: Child care center on island is not attracting young families to its programs. There are tax issues that are happening. We’re calling it an evolution. He and his wife have been here since the ’70s. It’s an exciting time, but he’s very concerned about academics on the island. They have a child care program recognized by a national association for education for young children. He said we have a wonderful elementary school here, and he’s very concerned about what’s going to happen. He said he’s not great with figures, but the facts in the newspaper for the cost of education for children on Peaks, that’s rounded off to a little over $12,000 a year. That’s pretty expensive. Every child here is worth that. He talked about the limitations on Peaks and how everything here is more expensive and that the City of Portland has been extremely supportive for them for many, many years. He really appreciates that, and said secessionists need to think through what they want to do. Whatever happens in our future, please keep our young people very much in focus. He thanked the City of Portland for supporting so much of the different organizations, our health center, our fire department, our school system, and all of the public safety issues that we have to deal with.

Mayor Duson asked if Kelso had any questions, or needed additional data around costs for education.

Kelso said he’s not privy to that, as he’s a teaching facility. Budgetary stuff he doesn’t want to speak to because that’s not where his expertise lies.

Mayor Duson: You don’t want to hold our feet to the fire and make us give you some numbers or something?

Kelso: No, just wants to be supportive of what has happened in the past and, please, for our future take these things into consideration because even though we’re not having as many families that have an economic need, there’s a social need that is also very valuable.

Mayor Duson asked him to provide his comments at the public hearing.

Susan Porter has issue with the sewer and has been talking to Tom Fortier about it for about three years. She’s not the only one who’s spent a number of years on it, and her big question is, why has it gotten to the point where they have to beg for the sewer? They have to circulate this petition. People can’t flush their toilets. They have to use their outside showers. They’ve got sewage running down the hill in some places, and why has it gotten to that point? We’re not a Third World country, and why is the sewer never finished? She’s really quite angry and tired of fighting about it, and she knows there are a number of other people who are, too. Most of the people on Island Avenue still have cesspools. They’re not on septic tanks, and we’ve been waiting and waiting for the sewer to come. We don’t want to spend $25,000 for a new septic tank if the sewer is going to come in two years. Septic tank does not last a lifetime, and
the island is very small. It can only absorb so many cesspools and so many septic tanks before it's too much for this small amount of land.

Mayor Duson: Gorham had reminded her that the HCD hearing is on Peaks on Thursday, and welcomed Susan to ask them that on Thursday.

Frank Clay agreed with Porter completely. Question regards page 4 and cost of schools: if the actual cost per student is substantially higher, why assign a lower number to Portland just shy of $7,000.

Dick: It hasn't varied very much, about $6880.

Audience: Actually cost on Peaks is approximately the same as Portland, $10,700 plus.

Frank Clay questioned the charge for Peaks Island playground. On one page it has, approximately, HCD funds at about $90,000. On the one where you showed the estimated depreciation data value, you showed $125,000. Question: I thought the playground was pretty much funded by federal funds, and if federal funds were used, are they included in the value you used for depreciation or is that added to that value?

Mayor Duson: It's in the total cost of depreciation.

Frank Clay: Well, then why are we being charged if we did secede?

Kline: The cost of the capital assets and their depreciation and book value is for information. It is not charged in that sense because the costs, whether it's provided by taxes or grants, is just the cost of the asset. And unlike a business, we don't charge it back on our rates once it's paid for.

Clay: It shows depreciation and net asset value, which carries over to a depreciation rate that was charged to determine the value of the asset assigned to it if we seceded.

Kline: That’s true as to the approximate book value of the asset, but that was not charged to the secession equation.

Clay: Long did start out with a fire boat, but stopped and used their own because it was cheaper. What was the rate the City was charging Long for the fire boat when they did provide the service?

Fortier: About $750 a call.

Mayor Duson: That was 10 years ago.

Mike Langella: He has been gathering information about the costs of education of students on the island, complimented the Council and Fortier and those who provided information to us because we've had a long list of questions and have received very prompt answers. He applauded Council for being here. He wants to clarify that the educational money mentioned in the packet doesn't fully reflect the cost of educating students who live on Peaks. He thinks it would be helpful for future discussions that the cost of secondary education is included because the $511,000 that's listed reflects the cost of elementary students, but if we were a separate town, almost $350,000 would be paid to Portland from Peaks to educate middle and high school students. So the figures that were presented as a possible rate increase for other taxpayers in the City would be diminished by tuition that Peaks would pay to Portland, if it accepted the students. There are approximately 50 students in the secondary education program—25 middle school and 25 high school. He thinks about 10 students on Peaks go to private...
schools. He wants to get the most accurate information, as we have talented people on Peaks who can make the decisions based on accurate information. He asked that that additional cost be presented during this process, before concluding what the tax implications are, because that's not necessarily accurate at this stage.

Gray: Sure. The school department, Dick Paulson, the superintendent, and finance department would be glad to sit down with the IIC subcommittees and discuss this.

Mayor Duson: Once information is developed, it would be helpful to have it in writing so people can access it, either on the web site or come to Tom for the results of that collaboration.

Mary Mayo: I would like to see the definition of the fire boat clarified. There are actually two boats involved, the Cavallero that provides water ambulance service to Peaks Islanders, and there's the fire boat that sprays water on fires. That latter boat is the one that's the $7 million new purchase, not the one that we use to transport people for medical needs. The City should break out those two costs, given the different purposes of the boats.

Gray: If we build a new fire boat, that new fire boat will have a medical component to it and the Cavallero is going to be retired. So we will just have one boat to serve the bay, not the two boats, but we can get you some numbers.

Mayo: And we need a breakdown of the usage of both kinds of services on Peaks: how many times we've needed to have fires put out and how many times we've needed an ambulance run.

Ann Foster: thanked everyone for their respect and openness. It's an exciting time, and acknowledged that we're on committees and working hard on our data. She said when she got the memo she was a bit floored, and called Doug Green on Long Island, who told her they have a new library, their roads are better than they've ever been, they have a new fire/rescue boat that was built on Long, and they're getting ready to get a brand new fire engine. She questioned, do we need a $7 million boat? Is there some other way this can be built locally? That's a lot of money for a budget. She suggested as Portland looks at its budget and the amount of money that Peaks feeds into the City budget, really look at the tax base. Where's the reality of the property tax, the sales tax, the income tax and the entertainment tax? We all know it's not balanced in the state of Maine.

Mayor Duson: Do you have a question?

Ann Foster: As we're beginning this process, I ask you to be inspired in how you look into your budget and how we look at ours, and I hope that we're all going to grow from this.

Mayor Duson: How polite everyone is being.

Shep Johnson questioned if the total of expenses for Peaks in 2006 is about $2.2 million and the tax income from Peaks is about $4.1 million, am I missing something? Where is that gap? Are there other things not included in that $2.2 million? Why is Peaks paying almost twice as much in taxes as it's costing the City?

Mayor Duson: I thought it was a rhetorical question.
Johnson: It's a real question.

Kline: The cost of services to Peaks of $2.2 million is the approximate cost to the City for services that take place on the island. In addition to those, everybody on Peaks and everybody else in the City pays for the cost of central services, the library, the insurance costs, the city clerk's office, the communications center, the fire department management. And those have to be added on to the $2.2 million to see what the total expense is. We do not keep records at the City by how much the library spends on PI or the fire chief or the communications center, so they're estimated and charged at the same value as the assessed value is in the City. So this schedule is part of the things that are paid for, but not all of them.

Mike Richards: I assume the reason the Council came to Peaks tonight is because the Council wants to attempt to convince the islanders not to secede, and to emphasize the costs that it will entail.

Mayor Duson: Wrong.

Mike Richards: I assume the reason that that is occurring is because the City realizes that it stands to lose about $2 million a year that the gentleman referred to. The Long Island method used in the memo was prior to the institution of the legislative statute that now governs secession. Am I right about that?

Wood: Yes. The secession legislation was passed after the Long Island legislation.

Mike Richards: The memo says Peaks would owe a share of the large City debt. He assumes that the same percentage that's applied to the City's debt would also be applied to the City's assets. It would only be fair. His understanding from the 2004 City financial report is that Portland's assets exceed its debts by $237 million. Am I right about that?

Kline: Correct.

Mike Richards: Is he also correct that there is a $23 million unreserved fund that's available for appropriations that the City has?

Kline: Correct.

Mike Richards: So the City would not be destitute if the island removed its $2 million per year. The City would gain something, as it would have less cost if the island seceded, because it wouldn't have to pay the teachers on Peaks, Peaks would pay those costs, Portland wouldn't have to pay the police because Peaks would pay the police, Portland wouldn't have to pay for fire protection because Peaks would pay for its own fire protection. Portland wouldn't have to the PWD because Peaks would pay that. Am I right about that?

Kline: Yes.

Mike Richards: So there would be some savings to the City if Peaks Island seceded in that regard. Am I right?

Kline: That's right.

Mike Richards: The PWD includes Cape Elizabeth, South Portland, Gorham, Windham, Cumberland and Falmouth. Am I right about that?

Kline: That's right, but their records are separated by community.
Mike Richards: So each of those communities has its own records and its own funding?
Kline: And its own rates. That's right.
Mike Richards: My understanding is that Portland public High School's population has decreased over the last few years. Is that right? Do you know?
Dick Paulson: Yes.
Mike Richards: So if the population has decreased in a high school, a high school would be then more inclined to take tuition students? Is that generally true?
Dick Paulson: It really isn't an issue of enrollment in terms of whether the school would want to take in students. That would not be an incentive.
Mike Richards: But with each student comes $6,800.
Dick Paulson or Kline: That's right.
Mike Richards: So you'd have one more student in the class that the school would get $6,800 in exchange for that. Is that right? (Yes.)
Dick Springer: The impetus for the secession movement this time came primarily from the revaluation and people's concerns about its impact. The impact on Peaks is that it creates major problems for a lot of long-term residents, who are not the people who are buying expensive shore-front property but are being taxed based on dramatic increases in the valuations. A way to address this is through expanded circuit breaker and homestead exemption programs, and I believe the state legislature has authorized municipalities to enact their own programs in this regard. I know Portland tried and failed to do this a couple years ago. If the City is going to keep us and address our problems, this is the biggest problem for it to address. And whatever measures it takes will certainly affect tax revenues the City gets from Peaks and the tax rate, and I am trying to take into account the effects of that kind of change on revenue. I might be shooting at a moving target, but it seems to me it would behoove the City not only for our sake but for the sake of a lot of other people in Portland to have local programs of that nature and I think it would be good to have an analysis of what they might be and what their impacts would be on numbers.
Edward Suslovic: As a follow-up to Mr. Kline, with the new parameters of the circuit breaker and property tax refund program, is it possible to get handle on, specific to Peaks, what the usage of that program was previously and whether that has been increased or not?
Duane Kline: We'd have to get that from the State, the Bureau of Revenue Services, but I could try to do that. I'll attempt to do that. They're the ones that keep that information.
Dick Springer: My only point was I believe that the City now has the legal authority to enact programs like that of its own, and they obviously affect the numbers, and furthermore I would strongly encourage the City to do so for Peaks' sake and for other people's sake as well.
Mayor Duson: I know that a number of Councilors are working on coming up with a plan.
Nick Mavodones: I was going to say the same thing. We're looking at a plan right now and trying to put some details together on it. We don't know what
that will look like yet, but several councilors are interested in trying again to do a homestead exemption like we did a couple years ago.

Gary Wood: I think the statutes that we have are relative to the circuit breaker program. I'm not sure they authorize the homestead exemption. We'll check on that. Circuit breaker add-on is based on income and ability to pay.

Mayor Duson: I think there are a number of councilors working on it.

Margo Lodge: I'm a part of the circuit breaker program, and the problem I have with it is that they will send me the money; when I go and file my taxes, that is put in as a gift, which makes it as — say I was paying $4,000 in taxes, then I am paying $6,000 in taxes so that I end up paying the State and I'm not receiving anything. This year I have to put the money they sent me away because I know when I file my taxes — do you understand?

Edward Suslovic: Yeah. It's always a year behind.

Margo Lodge: Yeah. It's the idea that they're not helping me, because I'm paying for it when I go to file my taxes.

Edward Suslovic: And you don't get it back till a year later.

Margo Lodge: I'm not getting anything, so that's the problem I have with the circuit breaker program.

Bill Staples: Two questions. One is about the tax base that was instituted this past year. My wife and I are both retired and have been living here for five years, and it's become quite difficult to live here. It's our choice to live here. It's a wonderful community. Anyone who has not lived here has no idea what the life is like out here. As far as services go, we live on Oaklawn Road. We have no sewage and we have no running water except in the summertime. So therefore we had to spend a considerable amount of money and we have tanks in our basement in order to be able to live here. And we looked into having water put in and we were told by the water company in Portland that we would have to pay for it ourselves and it was going to cost us over $75,000 to have that done.

Mark Hall: One thing I can say to the City Council and your predecessors before you, you guys are more than capable of throwing money at people's concerns, the public bathrooms, concrete walkways here, concrete walkways there. Speed tables on Steven Avenue? Take them out. Put them in. Take them out. You spend money like drunken sailors. You really do. I've only been out here four years. I have a business in Portland and have been there for 20 years. I see what goes on in Portland every day. I come out here and I see what goes on out here. If you took the amount of effort, if you took the tax money that you take out of Peaks and then put it against the tax money you get out of Kennedy Park versus the amount of money you put into Kennedy Park, brick walkways around Kennedy Park, Riverton, whatever — pick your poison — but if we look at it realistically and weigh it against what we give the City, what we bring to the table with the City — people come to the City of Portland to see Peaks Island. They don't come to see Riverton. They don't come to see Kennedy Park. They don't come to see any of this. They come to Portland because of the islands, and all you're doing is driving the islands away with the spending. Tom Fortier is phenomenal. If there's a problem on this island, he finds a way to get it dealt with. There is never any cost. It's free. It just happens, and it's a bad habit.
because a lot of the people on the island have seen that habit and think it's free; but it's not free. It all comes out in these numbers, but some people talk about the services that we as islanders would get from the City when we step off the boat and go into the City. All of a sudden we're paying for services. The City is becoming a tourist mecca, or you want it to become a tourist mecca. These tourists don't open their wallets when they get off the boat. You people want to spend $14 million on a cruise ship terminal, which the City's kicking in $4 million, or whatever, but you're not doing it for us. You didn't ask us. A $7 million fireboat, you didn't talk to us. South Portland needs it more than we do. Nick Mavodones knows how much the City kicks in to the Bay Lines, I'm sure right down to a pretty close number. He didn't speak up during that, probably for a reason, but he knows what it costs to run the Bay Lines. He knows how much the Bay Lines gets from the City. We get nothing. To my understanding, there used to be parking up on Fore Street, "island parking", and it went from free to — I don't even know what it costs now, but I've got three vehicles on the other side that cost me $3,000 a year. All I'm asking is for you people to make an honest assessment of the acreage we have here and find a spot in the City of Portland that affords you the same tax dollars per acre as this island does, and see how much it costs you to keep those people happy, because I'm sure it's not the same.

James Cohen: I think the gentleman raises a good point, which is I think it would be helpful to have an understanding about other neighborhoods and having a comparison. My neighborhood happens to be North Deering. Riverton happens to be one of my districts. Perhaps we could look at North Deering by way of example and come up with a number for direct services that are provided to North Deering as well as the taxes that are generated by North Deering. Certainly I've had constituents who have asked me the question. I have many constituents who ask, are we getting back what we've put in? I think it would be helpful, and I'm thankful that the gentleman asked the question.

Edward Suslovic: School is the main part of the budget. We should get numbers on commercial, non-residential taxes.

Mayor Duson: A packet was distributed to other Portland neighborhoods, not just Portland.

Robin Carr: Is Long charged the same rates (Bay Lines) and not charged extra?

Duane Kline: The same.

Garmin: 80% of people using CBITD are from Peaks Island. Regarding the lease, I helped negotiate it — if they raise the rates, the majority of extra money will come from Peaks.

James Cohen: A gentleman a moment ago raised a point about hooking up water service. My understanding is that the charge for water service, getting hooked up, is going to be the same regardless of what community you're from, whether it's Cape Elizabeth, South Portland. That's a water district set policy. Gary, is that your understanding as well?

Gary Wood: Yeah. I don't know about putting stuff into the ground. I know the rates for the water —
James Cohen: I happen to be a water utility attorney, and the answer to the question is that it's going to be the same either way.

Albert Presgraves: My question is about the secession process and the financial obligation. Although I think this financial summary is helpful, especially from what Mike Richards said and others, there's a lot of uncertainty as to what really would be our financial obligation and cost, which is what I think we're mostly talking about tonight. My understanding of the process is that if we have petitions to get an initial secession through for the islanders, I don't think we're going to know the answer to the financial question. And so my question is, has there been a process to kind of finalize the financial situation before there's another vote, or what is the whole process here?

Mayor Duson: Can you give us some quick highlights, Gary?
Gary Wood: I can, and I think we did. The Council worked out, which we can share with folks, a sort of secession calendar.

Mayor Duson: Can we put that up on the web site as well?
Gary Wood: We are not limited in terms of the number of hearings like this.

Mayor Duson: This is not a hearing. This is a workshop.
Gary Wood: As we proceed to the hearing and it turns out we have more than one, the legislation doesn't really provide, in my mind, a clear answer to your question as to do we have to get the final numbers all together before the vote. It does set the vote no sooner than 30 days or more than 120 days after the initial public hearing, after the petitions are filed and after the clerk certifies the number of signatures. That's all it says.

Mayor Duson: That would be an answer as to what we might be required to do. I just want to make a statement on my own behalf as to what I see the City's approach at this point. I would hope our goal would be to provide every iota of information that would be useful for people who are thinking through whether or not they are for or against secession, like whether or not they want to file for divorce, and then the divorce can happen. And that is a terrible analogy, but essentially what I would like us to continue to emphasize, as others have mentioned and as Tom has been our leader in carrying out that, many other City staff members have been involved, and that is providing to the police and anybody else who's interested as much information as we can put together so that folks can have a well-informed discussion and decide where they're going to be as adults treating each other with respect and as adults in this conversation.

Mike Richards: I just want to answer Albert's question.

Mayor Duson: Which was different from Gary's answer?

Mike Richards: Well, yeah. Albert asked, how can we have a vote on the island before we know the financial implications of secession? And the answer is that the vote that's being held on the island first is going to be an advisory vote only. It is not going to be a final vote on secession. What the Independence Committee envisions is to submit the petitions around the first of the year. We expect that around March, the City will hold a public hearing. It'll take some time, for example, after we submit the petitions for the clerk to verify the petitions. We expect that the hearing would be around March. Linda Cohen asked if we
couldn't try to arrange it so the vote would happen in June because there's going to be an election then anyway, so it would be more financially feasible to do it then and I thought that would work out perfectly. So there's a vote that we're tentatively thinking for June that would be advisory only. We would not have all of the financial information. One of the reasons we haven't submitted the petitions yet is because we're trying to gather as much financial information as we can before we even have the public hearing. I know other islands have done it other ways. They've gone through it rather rapidly. This is a big step. This is a very diverse island. We feel the same way you do. We want to gather as much information as we can before we take the next small step. So what we envision is that the legislation that we might then propose to the legislature could provide for a binding vote on Peaks Island after the financial information is known so that the islanders would have the final vote on whether they secede.

Mayor Duson: And it's at that point that I would spend energy trying to convince islanders that secession is the wrong decision, not this evening.

Gary Wood and James Cohen: I just want to make it clear, the process set out by the legislature anticipates that both sides are supposed to put forward their best information before that advisory vote.

Mayor Duson: Gary, let's not get into a back-and-forth between the lawyers. Okay. That would be glorious.

Jamie Carlson: I'd be interested in knowing if this will include the arrangement the City has with the County and their accounting records, things like that.

Mayor Duson: I think Tom captured that.

Will Gorham: Just for those of who you didn't get enough shots in at us tonight, we're going to have an HCD meeting Thursday evening at 7:30 where you can come in and really let us have it.

(Meeting concluded)
Moderator: Mike Richards

1) Minutes were e-mailed to everyone. From now on, Janis Price will just send the draft minutes to Mike R, who will forward them to everyone on his IIC email list. Recommended corrections should be sent to Mike ASAP. Howard Pedlikin asked that the IIC list include: dladams 4@msn.com. New attendees: Susan Cain, who also wants to be added to e-mail list, and Christine, whose husband Rusty runs the IIC web site. Minutes from last meeting were approved, there being no objection. Discussion of improving web site selfdeterminationfor.us and posting of minutes and news there.

2) Communications committee reported that they met earlier today and will summarize IIC minutes for the Island Times. They discussed putting a monthly article in the Island Star, but they don't want to repeat what goes in Island Times. The Star prefers not to publish anything controversial, but we should at least give the Star the date and time of our future meetings.

3) Treasurer's Report:
Judy Piawlock reported that we have $397.85 in savings at Key Bank. We had $129.21 in petty cash, but there is $5 in petty cash now. We received $2,075 more in donations as of today, from 16 year-round and 14 seasonal people. Judy is sending thank you notes to each donor.

4) City Council Workshop:
Mike R wondered if PINA invited City Council, as PINA met just beforehand. Dick Springer said he is in PINA and PINA had nothing to do with organizing the workshop. The City just announced that they were coming then. Mike R said Portland was emphasizing how expensive secession would be but omitted discussion of their assets. The City’s financial report and municipal budget show Portland has $570 million in assets minus $333 million debt = $237 million in net assets. If we multiply the net assets times the 3.5% ratio Portland is applying, Peaks’ share of net assets would be $8.3 million, after liabilities are considered. Portland says we have $10.7 million in assets on Peaks, including streets, buildings, equipment, and sewer. We’re entitled to $8.3 and have $10.7, so if Peaks keep its assets and Portland keeps its assets, we owe Portland $2.4 million. The group discussed various entries in the City’s analysis, like the transfer station at $700,000. Bob Dahl thought it was partly paid by grant money, and Howard P agreed. The group discussed whether Portland should include federal, HCD and other money spent in Portland and Peaks. Dick S questioned the ratios on property...
revaluation. Mike R explained the numbers are preliminary, but historically they compare taxable assets in both locations and compare them to produce a ratio.

Janis P will have City Council workshop and 11-17 meeting minutes done by 12-1 meeting for IIC members to review. Mike R said Gene Taylor wondered if our prospective binding referendum, after the legislature approves our secession, is outside of the statute. Mike responded that the statute is the minimum required for secession, but we can do more than what the statute requires. Mayor Duson said Portland didn’t want us voting until we were “prepared” by Portland. The group discussed how we can get the scare out of the sewer system numbers. George Rosol said we have lots more work to do with Portland Water District. Mike R said we would not separate from PWD, but Peaks may be responsible for its own rates. Albert Presgraves advised Mike that some towns pay sewer costs through taxes. We can ask Falmouth and other towns how they do it, and check PWD’s web site. Susan C suggested paying for sewer out of taxes may be unfair to those who don’t have sewer. Judy P said maybe if the town pays, those who have septic tanks could get maintenance. Cevia Rosol said people who don’t have kids in school pay “school tax,” and a good sewer system would be good for the island environment. George R will ask other towns how they manage this issue. Dick S asked about sewer hook-up availability fee. Cevia R said Art Astarita’s report is available. Mike R said we should address this in the Island Times, as there are various alternatives to deal with the sewer issue. Pam Tedford said Lynne Richard thought Portland’s presentation regarding the sewer was only one way to look at payment, and other ways were possible. Mike Langella questioned whether we could spread cost. Art A will check on sewer user fund to determine if it is legal, but there are benefits of spreading cost.

5) Fund-raising:
We raised $2400 - $2450 so far with our fund-raising letter. Mike R offered explanation regarding amendment of letter, but consensus was no need. Judy P checked with stores about a Peaks Island puzzle to raise money. It will cost $14 to produce each puzzle. Judy also suggested a Peaks Island pin for donators to help raise money and will check into this. Mike did and told Martha that people may be.

6) Political Action Committee (PAC):
Judy P received forms from Linda Cohen, City Clerk. If we’re a PAC, we have to register within 7 days of receiving $50 and list the names and addresses of donators of more than $50 in a year. Mike R discussed legal definition of PAC as attempting to influence people or promoting or initiating a referendum or petition. Mike R called Linda Cohen and suggested we’re not a PAC because we haven’t asked for a referendum, only a public hearing; plus, this is an advisory referendum, not a binding one. Linda said call Maine Ethics Committee.
afraid to donate if we must list their names and addresses due to possible retaliation from Portland. Martha was very nice and said donations of $50 or less don’t get reported, so many PACs don’t take donations in excess of $50 per year per person. Mike R discussed the idea of a bean supper and passing a hat, and said who knows who gave more than $50? Judy has not deposited the fund-raising money until this is resolved, but Mike R said deposit it but keep good records. Judy agreed with Betty Heller that if it’s a husband and wife donating $100, she can assign $50 to each one. Mike R pointed out the PAC form is only one of the many forms we’ll have to fill out if we’re a town. Mike L suggested we don’t spend any of the money until we know if we’re a PAC.

7) Harbormaster Report – Pete Mayo: (report attached)
Town of Peaks Island will need to decide if we want to require annual mooring inspections and if poorly maintained moorings will be removed by the Town. Group discussed floats and mooring tenders: as Town we can enforce this properly; i.e. people leaving boats at the public dock for an extended period. Portland says Peaks is a “gray area” and they won’t enforce this. Betty Heller will check with Plante’s re: charge for their floats and cost of replacement. George R asked who sets boundaries of the waters around Peaks, House, Pumpkin Knob, and Catnip. Pete will find out.
Bob Dahl said Portland charges out-of-towners double for a mooring permit, which is normally $65. Group discussed grandfathering people at the army dock, etc. Mike L asked if the harbormaster will have jurisdiction over boats on the beach. Consensus was whoever owns the property has authority. Mike R wondered if enforcement would initially cause chafing. Others said this could be true with parking as well, as cars are left in the parking lot for too long, although enforcement of the 48-hour rule is hard if a vehicle can’t be fixed. It’s the individual’s responsibility to fix his/her cars, but enforcement seems to be uneven now.

8) Fire/Emergency Report – Betty Heller: (report attached)
Portland pays very little for our fire department. It’s not clear what’s our share of costs, even per Tom Fortier. The figures are suspect: e.g., our share is 83% of Fireboat? Group discussed breakdown of Cavallero costs and ambulance runs vs. fireboat runs. It’s not broken down, so we can’t tell what’s our share. Medicare, Medicaid and private insurance pays the cost of transport on the fireboat and ambulances so Portland should deduct that from cost. Long Island’s fireboat cost $185,000 and was built there. Can we share costs/benefits with them? Discussion of the $7 million fireboat Portland proposes and Cavallero being sold – can we buy the Cavallero? The new fireboat purchase may be on hold due to secession movement, but Betty said it’s already been ordered and scheduled for delivery in fall of '06. Group discussed fire hydrants, PWD fee, duplication of costs, coverage of hydrants for Peaks, and budget for EMTs and police. Pam T said Portland is charging us for 2 EMTs, but 70% of the time we have only one. Nancy
Wright's recent experience with EMTs was bad. Betty H said fire, police and medical can be coordinated into public safety. Discussion of cross-training emergency people on the island. George R said in an emergency last month there was 1 cop and Public Works volunteered to help. The Star thanked everyone for pitching in. We could train Public Works people to help with public safety – they’re here and available. Pam T said the situation George referred to happens a lot over the years. Mike R said there is a push for regionalization of emergency services. Lynne R said regionalization legislation was defeated but concept might still be good for us. George R said regionalization might be good for the school, too. Lynne R said it might make it hard to secede. Mike R said we might have transient teachers from Portland for Peaks. The group thanked Betty for her hard work – harder than the education committee, said Mike L. We need to get more information from Portland. Mayor Duson said they would provide info, but they have not done so consistently. Mike R said Portland has new mayor, Cohen, who is an attorney/lobbyist. Mike L suggested invoices could show fire and safety expense for Peaks, not just “islands.” Cevia R said Betty H went to Portland Fire Chief Lamontage who (we found out later) worked with Fortier. Then, when rules changed, Betty went directly to Fortier. On many questions, Fortier referred Betty to Public Works (but we are not supposed to go directly to Public Works). Mike R agreed to contact Tom Fortier about this.

9) Petition Submission:
Mike R said people are asking when we will submit the petitions. We have nearly 600 signatures, but the voter registration list on PI and Portland changes on a daily basis per Linda Cohen. Judy P said we now have 883 active voters. She said 2 people who had previously signed the petition asked to have signatures removed. Discussion of timeline after submission of petitions: public hearing is not due within a certain time, but after the public hearing, Portland has 30-120 days to have a vote. Portland may try to push us faster than we want. Lynne R said we need to be clear and inform Peaks Islanders. Mike R read the requirements of the statute for a secession effort. We won’t have all the info at the time of the referendum. Chebeague didn’t, either. We can have a binding referendum after the legislature approves our secession, when more financial information is known. Mike L asked if we had a consensus to set a date in January to submit the petitions. Cevia R asked how do the public forums fit in to the schedule? Mike L said Education Committee is ready for public forum. Lynne R asked if transfer station was part of Public Works. Mike R said the impact of our secession on Portland should be small, as we’re a little island seceding from the largest city in Maine. George R asked why Mayor Duson said, at the end of the workshop, that she’d vote against secession. Discussion ensued but consensus was they’re trying to scare us.
Mike R said Portland is a service center and surrounding communities use it without contributing funds. Portland regrets having “let” Long go. It’s also ego, but Peaks is a good tax base for Portland. Lynne R said the City Council is elected by Portland neighborhoods, not by us, and the Council has a responsibility to their constituents. They also fear Deering, Munjoy Hill, etc. may all want to secede, if we do. Mike R said we’re unique.

10) Review/Closure:
- We’ll submit the petitions to city on 1/4/06 with some ceremony.
- Judy will collect all outstanding petitions ASAP and verify signatures.
- Judy will ask Stacee Raimondo to come to 12/11 and 12/15 meetings in community room.
- Cevia R will notify the Star of meetings.
- 12/1 meeting will have reports from Public Works and Social Services.
- 12/15 meeting will have reports from Land Use and Finance.
- Pete M will review the coastal waters boundaries. Mike R will tell press, etc., about the petition submission.

Frank came in late; was at HCD meeting:
a) Main concern was parking, number of cars, new ferry landing, bus service on the island, and other suggestions by the audience. Portland said there’s less money now.
b) Major concern was sewer. Portland has promised extension for a couple of years and will continue looking into it.
c) Lots of appreciation expressed on both sides.
d) Other issues were parking for senior citizens, difficulty getting people to fireboat.

Group discussed public bathroom. Did Peaks want this? Some said no, Portland wanted it for tourists and said it was $85,000. The newspaper said it was $91,000. Portland said it would come out of the sewer funds and cost $25,000. Mike R said down-front businesses on Peaks wanted a public toilet. Still, this is an example of decisions made by Portland for Peaks.

Adjourned at 8:50 p.m.

Recorder: Janis B. Price

*Subsequent minutes which are revised will contain an R after MINUTES OF MEETING with a number indicating which revision this is. The second set of minutes I sent out for November 17th should be R1, containing changes made by Cevia in Paragraph 8 toward the bottom, 4th indentation from the bottom of Paragraph 8. This is for informational purposes as this decision was made before the entire committee arrived for the meeting. JP
As a follow-up to last night’s meeting on Peaks Island I prepared this summary of the secession process set up by state law. I have attached the text of the subchapter on secession from Title 30-A, Chapter 113 and the information I prepared for the workshop on September 19. I have given this information to Peter DeWitt for public distribution, including posting on the website and to other city staff. We have also sent copies to Mr Richards for the Island Secession Committee.

(1) **Section 2171-B. Initiation of Procedure.**

The secessionists submit a petition signed by more than 50% of the registered voters on the island with the City Council. The petition has to request a public hearing for the purpose of discussing whether the island should secede from the City and must include certain specific information such as the physical boundaries of the island, the resident population, the nonresident population and a list of not more than 5 people who will serve as representatives of the pro-secession movement.

The City Clerk has 30 days from the date on which the petition is received to certify that the signatures on the petition are those of registered voters on the island.

(2) **Section 2171-C. Initial Hearing.**

Once the Clerk has certified that the petition contains the required number of verified signatures, the City Council calls and holds a public hearing to allow municipal residents, officers, city officials and residents of the island to discuss secession.

The law does not set a time frame within which this public hearing must be set and held. Because the hearing is intended to discuss in depth a number of factual issues, a reasonable time should be allowed to both pro-secession and the unionist representatives as well as city staff to get material together in advance of the hearing.

This section requires that a moderator be elected for the public hearing. It does not recognize the Council/Manager form of government. It references the section that controls the
election of a moderator for a town meeting (30-A M.R.S.A. §2524-Attached). That section requires individuals to be nominated, the nomination to be seconded and then to be elected on a written ballot in which registered voters get to vote. The written ballot used for this election is simply a piece of paper prepared by the Clerk on which an individual voter writes the name of the person for whom they are voting when the nominations have been closed.

The City has to publish notice of the public hearing in a newspaper of general circulation two times. The first notice has to be published as close as possible to the 14th day before the hearing and the second notice has to be published as close as possible to the 7th day before the hearing.

The purpose of the secession hearing is described by the law as follows:

The public hearing must include a formal presentation by those initiating the petition, which must include a description of the problems that have led to the secession effort. Attendees shall discuss the problems, potential solutions other than secession and the potential impact of secession on the secession territory (the island) and the municipality. The persons initiating the petition shall submit a written report at the public hearing that describes the impact of the proposed secession on property taxes in the municipality as well as in the secession territory.

The law does not require or prohibit a follow-up public hearing. Follow-up hearings may be held to allow both sides to address in some detail the presentations made at the initial public hearing.

Nonresidents of the City are not allowed to vote on the election of the moderator but they are eligible to participate in the public hearing(s).

The law specifically states that no official vote other than the election of the moderator may be taken at the public hearing.

(3) **Section 2171-D. Advisory Referendum.**

Unless three out of the five secession representatives of the island withdraw support for secession by filing written notice of withdrawal with the City Council, the City has to conduct an advisory referendum on the island for the registered voters on the island. That vote has to be held at least 30 days but not more than 120 days after the initial public hearing. The election is conducted like any other referendum election in the City using a preprinted ballot that the voters cast at the polls.

The only question that can be on the ballot is the following:

"Do you favor secession of the territory described below from the municipality of Portland"
followed by a description of the secession territory, in this case Peaks Island. This description of the secession territory does not have to be a metes and bounds description when it is an entire island.

The law also provides that the City Council can call a separate advisory referendum in the rest of the City at the same time with the same question provided that the vote totals are kept and reported separately.

(4) **Section 2171-E. Vote of Municipal Officers.**

Following the Clerk’s certification of the results in the advisory referendum, the City Council takes a recorded vote on whether to support the secession request. If a majority of the Council approves the request and more than 50% of the registered voters on the island vote in favor of secession, then legislation requesting secession may be submitted to the Legislature with the information required in 30-A Section 2172 (Information to be Submitted with Legislation Proposing Secession).

(5) **Section 2171-F. Resolving Conflicts; Selecting Mediator**

If the vote of the City Council and the advisory referendum on the island are in conflict, representatives of the City Council and the pro-secession islander’s meet to attempt to resolve issues related to the secession. The law sets a six month maximum for conflict resolution starting from the first discussion. After 6 months the matter may be submitted to the Legislature whether any or all issues have been resolved or not.

Other than the overall limit of six months, the law does not set out the time frame within which the mediation must occur and reach a result. It states that if both sides don’t reach agreement on all issues within a “reasonable amount of time, then an independent third-party mediator has to be retained and paid by both the City and the secession representatives.” In such a case the mediator has to be knowledgeable in municipal management and municipal law as well as conflict resolution.

If the City and the secession representatives can’t agree upon a mediator within 30 days of reaching impasse on secession issues, the parties have to petition the Court Alternative Dispute Resolution Service. Following receipt of such a petition the CADRS assigns a mediator who is knowledgeable in municipal management and municipal law, establishes a fee for services in an amount not to exceed $175 for every four hours of mediation services, establishes a mediation schedule, ensures that the proper notices are provided to all parties and also ensures that the parties necessary for effective mediation are participating and, upon completion of the mediation effort files a written report with the joint standing committee of the Legislature having jurisdiction over state and local government matters.

The report has to provide the details of the mediation effort and any mediated agreement. If the mediation does not result in the resolution of all issues, the report has to indicate to the extent possible what issues remain unresolved and why the parties fail to reach a mutually agreeable resolution of the dispute.
All of the mediation process both without, and if necessary with a mediator has to be completed within 6 months of the first public hearing.

Note that in relation to the responsibilities of the mediator, although the law is silent on the issue, it seems to anticipate that any mediator will undertake the same functions whether it is a mutually selected mediator or one designated by the CADRS.

(6) **Section 217-G. Submission of Dispute to the Legislature.**

If the City and the pro-secession representatives have not reached agreement on all issues within six months after beginning discussions the matter may be submitted to the Legislature. The Legislature may but is not required to consider the information submitted pursuant to Section 2172 in making its decision.

Section 2172 is attached to this memorandum with the rest of the secession statute.

GCW:tlb

Cc: Joe Gray, City Manager  
Larry Mead, Assistant City Manager  
Duane Kline, Finance Director  
Linda Cohen, City Clerk  
Tom Fortier, Island Liaison  
Peter DeWitt, Director of City Communications
At the workshop the Mayor asked that I prepare a timeline showing the basic course of proceedings and when different steps have to be taken. I have attached that timeline. Please note that the two key time limits established by the Secession law are:

1. An advisory referendum has to be held within the secession territory and, at the discretion of the Council, within the rest of the municipality, no less than 30 days and no more than 120 days after the initial public hearing. The law does not set a time limit within which the initial public hearing must be held following certification by the City Clerk of the signatures on the secession petition.

2. A six month time limit on the discussions, including mediation, necessary to resolve conflicts if the advisory referendum and the Council vote on secession are in conflict.

The Mayor also inquired whether anything in the law prohibits a “public hearing” from being discussions between the City Council and its representatives and the secessionist representatives. The answer to this question is “no”. The law in fact anticipates a discussion rather than simply a public hearing with formal presentations. Section 2171-C states that:

Attendees (at the public hearings) shall discuss the problems, potential solutions other than secession and the potential impact of secession on the secession territory in the municipality.

The law also does not prohibit more than one such public hearing/discussion. It merely imposes a requirement that at least one such hearing be held.

Councilor Cohen asked for a list of the requirements imposed on the secessionists by state law. I have attached that list.

GCW:tlb
## SECESSION CALENDAR

<table>
<thead>
<tr>
<th></th>
<th>TITLE 30-A SECTION</th>
<th>ACTION</th>
<th>TIME REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>2171-B</td>
<td>Secessionists submit petition signed by &gt; 50% of registered voters.</td>
<td>No specific date.</td>
</tr>
<tr>
<td>(2)</td>
<td>2171-B</td>
<td>Signature verification by City Clerk.</td>
<td>Within 30 days of receipt of petition.</td>
</tr>
<tr>
<td>(3)</td>
<td>2171-C</td>
<td>Council sets initial public hearing date.</td>
<td>No specific time.</td>
</tr>
<tr>
<td>(4)</td>
<td>2171-C(1)</td>
<td>Notice of public hearing published in newspaper.</td>
<td>14 days before hearing.</td>
</tr>
<tr>
<td>(5)</td>
<td>2171-C(1)</td>
<td>Second notice of public hearing published in newspaper.</td>
<td>7 days before hearing.</td>
</tr>
<tr>
<td>(6)</td>
<td>2171-C</td>
<td>Initial public hearing.</td>
<td>Date set by Council</td>
</tr>
<tr>
<td>(7)</td>
<td>2171-C</td>
<td>Subsequent public hearings.</td>
<td>Times set by Council.</td>
</tr>
<tr>
<td>(8)</td>
<td>2171-D</td>
<td>Advisory referendum within secession territory and discretionary referendum in rest of municipality.</td>
<td>No less than 30 days and no more than 120 days after initial public hearing</td>
</tr>
</tbody>
</table>
| (9) | 2171-E | Council vote on whether to support secession.  
(A) If Council votes yes and > 50% of voters in secession territory vote yes then legislation crafted and submitted to Legislature.  
(B) If Council votes and referendum vote in secession territory are in conflicts. | No specific time/probably 1st or 2nd Council meeting after Clerk certifies results. |
<p>| | | | |</p>
<table>
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</thead>
<tbody>
<tr>
<td>(10)</td>
<td>2171-F</td>
<td>City representatives and secession representatives set meeting to resolve issues.</td>
<td>No set time.</td>
</tr>
<tr>
<td>(11)</td>
<td>2171-F</td>
<td>City representatives and secession representatives meet to resolve issues.</td>
<td>No set time/have to resolve issue within “a reasonable time” or go to mediation to resolve.</td>
</tr>
<tr>
<td>(12)</td>
<td>2171-F</td>
<td>City representatives and secession representatives agree on mediator. (A) If no agreement on mediator City and secession representatives petition court Alternative Dispute Resolution Service to assign a mediator, establish fees and mediation schedule.</td>
<td>No set time. Within 30 days of reaching impasse on issues.</td>
</tr>
<tr>
<td>(13)</td>
<td>2171-F</td>
<td>Mediation concludes/mediator issues report.</td>
<td>No set time.</td>
</tr>
<tr>
<td>NB:</td>
<td>2171-G</td>
<td>If parties have not reached agreement on all issues within 6 months after first meeting to resolve conflicts (#11), the matter may be submitted to the Legislature.</td>
<td></td>
</tr>
</tbody>
</table>
Title 30-A, Chapter 113, CONSOLIDATION, SECESSION AND ANNEXATION (HEADING: PL 1995, c. 377, @1 (rpr))

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Chapter 113: CONSOLIDATION, SECESSION AND ANNEXATION (HEADING: PL 1995, c. 377, @1 (rpr))

§2151. Authority to consolidate

Any 2 or more municipalities may consolidate by following the procedure of section 2152 or the alternative procedure of section 2163 [1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

PL 1987, Ch. 737, §A2, C106 (NEW).
PL 1989, Ch. 6, § (AMD).
PL 1989, Ch. 9, §2 (AMD).
PL 1989, Ch. 104, §C8, 10 (AMD).

§2152. Joint charter commission

1. Petition. The voters of a municipality may file a petition in the municipal office that must: [1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

A. Be addressed to the municipal officers;

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

B. Be signed by at least 10% of the voters of that municipality, except that only 1,000 signatures are necessary in municipalities of 10,000 or more voters;

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

C. Propose that the municipality be consolidated with another municipality, or other municipalities, named in the petition; and

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

D. Request that 3 persons be elected by the voters of the municipality to serve as members of a joint charter commission for the purpose of drafting a consolidation agreement.

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

2. Joint charter commission. If a petition is filed as required under subsection 1, the 3 members of a joint charter commission shall be elected at the next special or regular election in the manner provided for the election of municipal officers. The election of members by 2 or more municipalities authorizes the commission to draft the consolidation agreement. If a municipality does not elect members, it may not participate in the consolidation. [1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1995, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

3. Consolidation agreement. The joint charter commission shall draft an agreement between the consolidating municipalities which includes: [1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

A. The names of the municipalities;

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

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B. The name under which it is proposed to consolidate, which must be distinguishable from the name of any other municipality in the State, other than the consolidating municipalities;

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

C. The property, real and personal, belonging to each municipality, and its fair value;

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

D. The indebtedness, bonded and otherwise, of each municipality;

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

E. The proposed name and location of the municipal office;

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

F. The proposed charter;

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

G. The terms for apportioning tax rates to service the existing bonded indebtedness of the respective municipalities; and

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

H. Any other necessary and proper facts and terms

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

4. Submission of consolidation agreement. The consolidation agreement shall be submitted to the voters of each municipality at a municipal election after notice and hearing as provided in paragraphs A and B. The consolidation agreement may be amended, provided that the amended agreement meets the notice and hearing requirements of paragraphs A and B. Upon approval of a majority of those voting in each of 2 or more municipalities, the consolidation agreement becomes effective, according to its terms, in those municipalities.

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

A. The municipal officers of each municipality shall hold a public hearing on the consolidation agreement. The public hearing may be held on more than one day, provided that it adjourns permanently at least 10 days before the election

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

B. The municipal officers shall notify the voters of each municipality of the consolidation agreement and of the time and place of the public hearing in the same manner that the voters of each municipality are notified of ordinances to be enacted. This notice must be given at least 30 days before the election and at least 10 days before the hearing.

[1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

PL 1987, Ch. 737, §A2, C106 (NEW).
PL 1989, Ch. 6, § (AMD).
PL 1989, Ch. 9, §2 (AMD).
PL 1989, Ch. 104, §C8,10 (AMD).

§2153. Alternative procedure

The municipal officers of 2 or more municipalities may act as a joint charter commission without a petition under section 2152, subsection 1. [1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

PL 1987, Ch. 737, §A2, C106 (NEW).
PL 1989, Ch. 6, § (AMD).
PL 1989, Ch. 9, §2 (AMD).
PL 1989, Ch. 104, §C8,10 (AMD).

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§2154. Effects of consolidation

All the rights, privileges and franchises of each of the municipalities and all property, real and personal, and all debts due on whatever amounts, belonging to and of the municipalities, are transferred to and vested in the consolidated municipality, provided that all bonded debt of each municipality remains in effect after consolidation as a debt of that portion of the consolidated municipality within the limits of the former municipality that incurred the debt. Ordinances of the former municipalities remain in effect in their respective territories until 2 years after the effective date of the consolidation when they become void. [1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

PL 1987, Ch. 737, §A2, C106 (NEW).
PL 1989, Ch. 6, § (AMD).
PL 1989, Ch. 9, §2 (AMD).
PL 1989, Ch. 104, §C8,10 (AMD).

§2155. Limitation

If the voters of a municipality reject a consolidation agreement, that municipality may not be a party to any consolidation agreement for 3 years after the date of the rejection, except when 30% of the qualified voters have requested an agreement by signing a petition under section 2152, subsection 1. [1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

PL 1987, Ch. 737, §A2, C106 (NEW).
PL 1989, Ch. 6, § (AMD).
PL 1989, Ch. 9, §2 (AMD).
PL 1989, Ch. 104, §C8,10 (AMD).

§2156. Certificate to Secretary of State

The municipal officers shall declare the results of any vote under this chapter and file a certificate of the result with the Secretary of State [1987, c. 737, Pt. A, §2 and Pt. C, §106 (new); 1989, c. 6 (amd); c. 9, §2 (amd); c. 104, Pt. C, §§8, 10 (amd).]

PL 1987, Ch. 737, §A2, C106 (NEW).
PL 1989, Ch. 6, § (AMD).
PL 1989, Ch. 9, §2 (AMD).
PL 1989, Ch. 104, §C8,10 (AMD).

Subchapter 2: SECESSION PROCESS (HEADING: PL 1995, c. 377, @2 (new); PL 1997, c. 699, @1 (rpr))

§2171. Legislative intent

The Legislature finds that the citizens of the State in accordance with the Constitution of Maine, Article I, Section 2, have an unalienable and indefeasible right to institute government and to alter, reform or totally change the same, when their safety and happiness require it. The Legislature further finds that the Legislature has the responsibility to ensure that the rights of all citizens are protected and that a decision to alter or otherwise change the boundaries of a municipal government should be made with caution and only after following the process set forth in this subchapter. [1999, c. 381, §1 (amd).]

PL 1999, Ch. 381, §1 (AMD).

§2171-A. Secession of territory from a municipality

Residents of territory within a municipality must follow the procedures set forth in this subchapter before seeking authority from the Legislature to secede from the municipality. [1999, c. 381, §2 (new).]

PL 1999, Ch. 381, §2 (NEW).

§2171-B. Initiation of procedure

The secession process may be initiated by submitting to the municipal officers a petition signed by more than 50% of the registered voters within the secession territory that requests a municipal public hearing for the purpose of discussing whether the specified territory should secede from the municipality. The petition must set forth the physical boundaries of the secession territory, the resident population, the nonresident population and a list of not more than 5 people who will serve as representatives of the secession territory. For purposes of

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§2171-C. Initial hearing

Upon receipt of a petition with the required number of verified signatures, the municipal officers shall call and hold a public hearing. The purpose of the public hearing is to allow municipal residents, officers and residents in the secession territory to discuss secession. The public hearing must be conducted by a moderator elected in the manner provided for in section 2524, except that no other official vote may be taken at the public hearing. The public hearing must be conducted in accordance with the following. [1999, c. 381, §2 (new).]

1. Hearing advertised. The municipal officers shall publish notice of the public hearing in a newspaper of general circulation in the area. Notice must be published as close as possible to the 14th day before the hearing and a 2nd notice must be published as close as possible to the 7th day before the hearing. [1999, c. 381, §2 (new).]

2. Purpose of secession hearing. The public hearing must include a formal presentation by those initiating the petition, which must include a description of the problems that have led to the secession effort. Attendees shall discuss the problems, potential solutions other than secession and the potential impact of secession on the secession territory and the municipality. The persons initiating the petition shall submit a written report at the public hearing that describes the impact of the proposed secession on property taxes in the municipality as well as in the secession territory. [1999, c. 381, §2 (new).]

3. Nonresidents eligible to participate. Notwithstanding section 2524, subsection 3, paragraph A, nonresidents may participate in the public hearing on secession. [1999, c. 381, §2 (new).]

§2171-D. Advisory referendum

Unless a majority of the secession territory representatives withdraws support for secession by filing written notice of such withdrawal with the municipal officers, the municipality shall conduct an advisory referendum within the secession territory. The referendum must be held at least 30 days but not more than 120 days after the initial public hearing and must be conducted pursuant to Title 21-A, chapter 9, subchapter I, article II and subchapter II. The question at the referendum must be:

Do you favor secession of the territory described below from the municipality?

[1999, c. 381, §2 (new).]

The municipal officers may hold a separate advisory referendum in the municipality outside the secession territory at the same time with the same question, provided that the vote totals are kept and reported separately. [1999, c. 381, §2 (new).]

§2171-E. Vote of municipal officers

Following the advisory referendum, the municipal officers shall take a recorded vote on whether to support the secession request. If a majority of the officers approves the request and more than 50% of the registered voters in the secession territory voting at the advisory referendum pursuant to section 2171-D favor secession, legislation requesting secession may be submitted to the Legislature with the information required in section 2172. [1999, c. 381, §2 (new).]

§2171-F. Resolving conflicts; selecting mediator

If the vote of the municipal officers and the advisory referendum are in conflict, the municipal officers and the secession territory representatives shall meet to attempt to resolve issues related to the secession. If the municipal officers and secession territory representatives do not reach agreement on all issues within a reasonable amount of time, an independent 3rd-party mediator must be retained and the costs shared by the municipality and the secession representatives. The mediator must be knowledgeable in municipal management and municipal law as well as conflict resolution. [1999, c. 381, §2 (new).]

If the municipal officers and secession territory representatives cannot select a mutually agreed upon and qualified mediator within 30 days of reaching impasse on secession issues, the parties must petition the Court Alternative Dispute Resolution Service, created in
§2171-G. Submission of dispute to the Legislature

If the parties have not reached agreement on all issues within 6 months after beginning discussions, the matter may be submitted to the Legislature. The Legislature may consider the information submitted pursuant to section 2172 in making its decision. [1999, c. 381, §2 (new).]

PL 1999, Ch. 381, §2 (NEW).

§2172. Information to be submitted with legislation proposing secession

A territory that seeks to have legislation submitted on its behalf proposing its secession from a municipality shall provide the Legislature with the following information, which the Legislature may use in making a determination on a proposal for secession: [1997, c. 699, §3 (ammd).]

1. Report on attempts to resolve differences. A report on attempts by the secession territory to resolve concerns that have caused the desire to secede from the municipality. If a neutral 3rd party was involved in the attempt to resolve concerns through alternative dispute resolution methods such as mediation, facilitation or arbitration, the territory must also submit a report from the neutral 3rd party; [1999, c. 381, §3 (ammd).]

2. Effective date. The date on which a proposed secession is effective; [1995, c. 377, §2 (new).]

3. Provision of educational services. Plans for the provision of educational services, including school transportation services for all students in the proposed secession territory; [1995, c. 377, §2 (new).]

4. Distribution of tangible assets and liabilities. Plans regarding the distribution of assets and liabilities; [1995, c. 377, §2 (new).]

5. Information about municipality. The following information concerning the municipality and the proposed secession territory: [1995, c. 377, §2 (new).]

A. Present population, past population change and projected population for the secession territory;

[1995, c. 377, §2 (new).]

B. Quantity of land within the secession territory proposed for incorporation; the natural terrain of the secession territory, including general topography, major watersheds, soil conditions; and such natural features as rivers and lakes;

[1995, c. 377, §2 (new).]

C. Present pattern of physical development in the secession territory, including residential, industrial, commercial, agricultural and institutional land uses; and the present transportation network and potential transportation issues, including proposed highway development;

[1995, c. 377, §2 (new).]

D. Land use controls and planning presently being utilized in the secession territory, including comprehensive plans for development in the secession territory;

[1995, c. 377, §2 (new).]

E. Present governmental services being provided to the secession territory, including water and sewer service, fire protection, police

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@1(rpr))

protection, street improvements and maintenance, administrative services and recreational facilities;

[1995, c. 377, §2 (new).]

F. Existing or potential problems of environmental pollution and the need for additional services to resolve these problems;

[1995, c. 377, §2 (new).]

G. Fiscal data of the secession territory, including the net tax capacity of the proposed secession territory and the impact on the municipality from which the territory proposes to secede; the present bonded indebtedness; and the local tax rates of the county, school district and municipality;

[1995, c. 377, §2 (new).]

H. Effect of the proposed incorporation on communities adjacent to the secession territory and on school districts within and adjacent to the secession territory; and

[1995, c. 377, §2 (new).]

I. Ability of municipal government to deliver services to the secession territory; and

[1995, c. 377, §2 (new).]

6. Community support. The extent to which the proposed secession territory and the affected municipality or municipalities have demonstrated support or opposition for a proposal for secession, including the use of petitions, votes or other methods of indicating support or opposition [1995, c. 377, §2 (new).]

PL 1995, Ch. 377, §2 (NEW).
PL 1997, Ch. 699, §2-4 (AMD).
PL 1999, Ch 381, §3 (AMD).

§2173. Local effort prior to seeking secession legislation (REPEALED)

PL 1997, Ch. 699, §5 (NEW).
PL 1999, Ch 381, §4 (RP ).
PEAKS ISLAND

Estimation of services similar to those currently provided on Vinalhaven.

The following represents average wages and expenditures; however, given future union contracts and CPI increases, the figures do not presume to express how categories may increase/decrease. Also, there are some costs that we are proposing be paid for directly by the Town.

One Full Time Officer, working 40 hrs. per week, on call 24 hours

Officer Salary x 560 hours: $19.85 an hour $41,288.00
Incentive to live on Peaks $5,000.00
Apartment Rental $12,000
Social Security at .0765 $3,158.53
Workers Comp at .03 $1,238.64
Unemployment at .03 $1,238.64
Professional Liability $520.00
Hospitalization Costs $17,500.00
Retirement $1,156.06
Total Wages and Fringe: $83,099.88

Contract Supervision = 3% of Total Salary $1,238.64
Uniform Cost $300.00
CLEANING $200.00
CELL PHONE: 1 cell phone (to be mounted in cruiser) plus service. $960.00
STATION FOOD BUDGET re 24-hr shift requirement. Math: $30/wk x 52) $1,560.00
FUEL, OIL TIRES FOR VEHICLE $1,000.00
MAINTENANCE VEHICLE $500.00
VEHICLE INSURANCE $1,200.00
CONTRACT SUPERVISION = 3% of Total Payroll $2,493.00
TOTAL OPERATIONAL COSTS: $7,713.00

CAPITAL IMPROVEMENTS

INITIAL COST TO OUTFIT DEPUTIES (including uniforms, gear, vest, gun(s). Math: 8 x $3,200 (Does not include clothing and/or supplies for EMT and fire fighters. Those costs to be picked up by Town.) $33,000.00

CRUISER(s) (Town to provide full equipped, such as but not limited to emergency lights, radio, vehicle safety equipment, push bar, toughbook computer, police certified and/or suitable utility vehicle(s) as defined by the Sheriff's Office) (approx cost for 2006: $22,500 (Crown Vic) plus items to outfit $5,500 + $5,000 computer & software = $33,000 per Crown Vic) $33,000.00

TOTAL CAPITAL IMPROVEMENTS:

TOTAL WAGE AND BENEFITS: $83,099.88
<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL OPERATIONAL COSTS:</td>
<td>$7,713.00</td>
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<tr>
<td>TOTAL CAPITAL IMPROVEMENTS:</td>
<td>$33,000.00</td>
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<tr>
<td>TOTAL COST</td>
<td>$123,812.87</td>
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PEAKS ISLAND

12-Month Period - Concept proposal, based on projected 2006 costs.
The following represents average wages and expenditures; however, given future union contracts and CPI increases, the figures do not presume to express how categories may increase/decrease. Also, there are some costs that we are proposing be paid for directly by the Town.

Due to the request for EMT/Fire Fighter coverage, the Sheriff’s Office would need to have two deputies on duty per 24-hour shift. Therefore, the Sheriff’s Office proposes four teams of two deputies each, which would provide Peaks Island with the 24/7 coverage requested.

PERSONNEL COSTS:

8 FULL TIME DEPUTIES $ 19.85 /hr. $429,395.20

Deputies would work a schedule of two 24-hr shifts = 48hrs per week (8 hrs being paid at overtime). Math: $19.85 x 40 + 19.85 x 1.5 x 8 = $1,032.20 per deputy per week

4 Stipend for EMT/Fire Fighter $ 20.00 /week $4,160.00

To meet requirement to have an EMT/Fire Fighter on duty 24/7.
Math: $20 x 52 x 4 deputies.

Certification Training:
EMT (160 hrs for 4 deputies + course cost of $500 x $ 29.78/hr. @ 1.5 $29.78/hr. @ 1.5 $21,056.00
Fire Fighter 1 (60 hrs for 4 deputies + course cost of $1,400 x 4) $29.78/hr. @ 1.5 $12,746.00

TOTAL SALARY $467,357.20

RELIEF TIME (@ 1.5)
HOURS: 1152 VACATION av 3 weeks per deputy (8 x 48 hr. x 3) $34,300.80
2112 HOLIDAYS 11 per yr. per deputy (8 x 24 hr/day x 11) $62,884.80
576 PERSONAL 3 per yr. per deputy (8 x 24 hr/day x 3) $17,150.40
2304 SICK 12 per yr per deputy (8 x 24 hr/day x 12) $68,601.60

TOTAL COMP TIME $182,937.60

TOTAL PAYROLL DOLLARS: $650,294.80

FRINGE BENEFIT COSTS:
SOCIAL SECURITY=.0765 $49,747.55
WORKERS COMP=.03 $19,508.84
UNEMPLOYMENT=.03 $19,508.84
PROF. LIABILITY $4,160.00
HOSPITALIZATION 8 deputies with family coverage (worst case scenario)
Math: $17,500 x 8 $140,000.00
RETIREMENT=.028 $18,208.25

TOTAL BENEFIT DOLLARS: $251,133.49
PEAKS ISLAND

12-Month Period - Concept proposal, based on projected 2006 costs.

OPERATIONAL COSTS:

UNIFORMS: Math: $300 x 8 — after initial issue. (Does not include clothing and/or supplies for EMT and fire fighters. Those costs to be picked up by Town.) $2,400.00
CLEANING Math: $200 x 8 $1,600.00
TRANSPORTATION (Casco Bay Lines: $6.25 r/t x 8 deputies twice a wk x 52 weeks) $5,200.00
CELL PHONE: 1 cell phone (to be mounted in cruiser) plus service. $960.00
STATION FOOD BUDGET re 24-hr shift requirement. Math: $30/wk x 52) $1,580.00
FUEL, OIL TIRES FOR VEHICLE n/a Town to handle directly
MAINTENANCE VEHICLE n/a Town to handle directly
VEHICLE INSURANCE n/a Town to handle directly
CONTRACT SUPERVISION = 3% of Total Payroll $19,508.84
TOTAL OPERATIONAL COSTS: $31,228.84

CAPITAL IMPROVEMENTS:

CRUISER(s) (Town to provide full equipped, such as but not limited to emergency lights, radio, vehicle safety equipment, push bar, toughbook computer, police certified and/or suitable utility vehicle(s) as defined by the Sheriff's Office) (approx cost for 2006: $22,500 (Crown Vic) plus items to outfit $5,500 + $5,000 computer & software = $33,000 per Crown Vic) n/a Town to handle directly
TOTAL CAPITAL IMPROVEMENTS: n/a Town to handle directly

SUMMARY:

TOTAL WAGE AND BENEFITS: $901,428.29
TOTAL OPERATIONAL COSTS: $31,228.84
TOTAL CAPITAL IMPROVEMENTS: $0.00

INITIAL COST TO OUTFIT DEPUTIES (including uniforms, gear, vest, gun(s). Math: 8 x $3,200 (Does not include clothing and/or supplies for EMT and fire fighters. Those costs to be picked up by Town.) $25,600.00

TOTAL FULL TIME PATROL CONTRACT WITH COUNTY: $958,257.14
Two at one $19.85/hr

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</table>

- **M(8+)**: Monday (8 AM+)
- **T(mid-8)**: Tuesday (Mid-8)
- **T(8AM+)**: Tuesday (8 AM+)
- **W(mid-8)**: Wednesday (Mid-8)
- **W(8AM+)**: Wednesday (8 AM+)
- **Th(mid-8)**: Thursday (Mid-8)
- **Th(8AM+)**: Thursday (8 AM+)
- **F(mid-8)**: Friday (Mid-8)
- **F(8AM+)**: Friday (8 AM+)
- **St(mid-8)**: Saturday (Mid-8)
- **St(8AM+)**: Saturday (8 AM+)
- **S(mid-8)**: Sunday (Mid-8)
- **S(8AM+)**: Sunday (8 AM+)
Nov 10 - Attending

Mike Kangella
Cynthia Cole
DICK CALLAW
Martha
Howard Redleker
Betty Heller
RUS Edwards
George Ross
Arvin
JANIS PRICE
Barnabas Johnson
Mary Brantock
Linda Capone-Newton
M.G.
Subj: Hi
Date: 10/30/2005 10:50:47 PM Eastern Standard Time
From: miangell@maine.rr.com
To: af@maine.rr.com, rcap@maine.rr.com, ceviar@msn.com, Cradis@maine.rr.com,
    rpcvcole@hotmail.com, edandellen@maine.rr.com, cindyhow@maine.rr.com,
    banquerj@verizon.net, jprice@maine.rr.com, jrobbinsLVH@yahoo.com, Jpiawlock@aol.com,
    lcaponenewton@yahoo.com, lowry_wyman@jurlandia.org, islynne@maine.rr.com,
    mphyfe@maine.rr.com, rmwaterside@hotmail.com, MaryJane.Burnette@acadia-ins.com,
    mmayo@mpbn.net, mrichards@troubhheisler.com, michele.tranes@gmail.com,
    tedfordian@aol.com, wairlussed@cs.com, sophiawest@aol.com, sbwatersedge@earthlink.net,
    vanessasylvester@hotmail.com, rmdahl55@yahoo.com, gezdes@msn.com

Here is the agenda for the Thursday, Nov. 3 IIC meeting at the Library building at 7:00p.m.

Minutes (5 minutes)
Treasurer report (2 minutes)
Fundraiser letter update (10 minutes) — letter was mailed Friday Oct 28 '05 —
New Public Relations Subgroup-Communications (5 minutes)
Government subgroup report (time allotted at meeting)
Police subgroup report (time allotted at meeting)
Water and Sewer subgroup report (time allotted at meeting)

Other issues
Review/Closure (5 minutes)

Every effort will be made to keep the meeting time to 90 minutes.
Dear Peaks Islander,

As you know, Peaks Island and the City of Portland are distinct cultural entities, but decisions about Peaks Island have always been made by the City of Portland. Recently, the City of Portland implemented new property valuations which will require Peaks Island property owners to pay about $5 million in annual taxes while receiving only about $3 million in services. Given the added expenses of island living, Peaks Islanders have asked the City to amend its policies, but the City has declined to do so.

Islanders have therefore formed an Island Independence Committee (IIC) to investigate whether to secede from the City of Portland and form the Town of Peaks Island. Maine law requires us first to gather the signatures of over 50% of the registered voters on a petition requesting a public hearing with the City of Portland to discuss the issue of self-governance. Of our proximately 800 active registered voters, we have collected over 585 signatures, well over the number required by law. If you have not yet signed the petition, you still have time to do so (call Judy at 2109).

The IIC has formed a variety of sub-committees to investigate the various facets of self-governance. Preliminary reports from the committees began last week with a report from the Education Committee, detailing the cost of education for Peaks Island according to figures supplied by the City. These figures will be refined further to create an education budget for the Town of Peaks Island. We will hear similar presentations from the other sub-committees in the coming weeks, and public forums will be held on Peaks Island by each sub-committee beginning next month, after which we will present the petition to the City.

After the public hearing, the City will then hold an advisory vote on Peaks Island on the issue of self-governance. If that vote is positive, we will then draft legislation creating the Town of Peaks Island. As you may recall, our last attempt to gain independence lost by one vote in the Maine Senate. For this reason, we feel it imperative to hire professional help, including an attorney and lobbyist, to assist with our legislative efforts. To this end, we need to raise $25,000 by December 1, 2005, and perhaps $50,000 more eventually. This is a small percentage of the potential $2 million we can save the Island community each year if we are successful. With your contribution, it will now be possible to offset the effort of the City's full-time legislative lobbyist.

Long Islanders have shared their story of success with secession and self-governance. Peaks Islanders have talked about the sense of empowerment and ownership which town meetings inspire. The excitement is building. We are looking to the future. Because our need is urgent, we ask that you please be as generous as you can be. We appreciate your support and look forward to working with you toward self-governance.

Island Independence Committee Representatives: Mike Richards; Eunice Curran; Judy Piawlock, Treasurer; Chuck Radis; Vanessa Sylvester
Nov 3rd meeting - attending -

Tudy Paiewish
Jane E. Witty
George Pastel
Allie Pastel
Chuck Estanta
Rosh Edwards
Bar Tedford
Bryan O'Her
Dadha Callow
Richard Alves
Cynthia Cole
Downy Wiynan - Barnabas Johnson
M. J. Bennett
Janis B. Price
Swee Reeser
Mary Mayo
Howard Peplkin
Mike Francilla
Mary Mettle
Jeff Hutt
Vennie Freedseck
Tom Freedseck
Treasure's Report

Thu. Nov 3 '05

$867.85 bal. as of Oct 21 '05

$470.00 withdraw 10/31/05

$3978.5 bal.

Paid out for 900 stamps $333.00

Extra postage for Canada/New Zealand 1.29

Printing return address on 500 envelopes $125.00

Total $4,59.29

Leaving $10.71 in petty cash

Plus $38.50

$49.21 plus - the rest of my

$60.00 donation

10/9/21

Have received - Nov 1 $100

Nov 2 50 year round

Nov 2 25

Nov 3 25 year round

Nov 3 25

Nov 3 100 $325
LIST OF SECESSIONIST DUTIES AND OBLIGATIONS
UNDER SECESSION LEGISLATION

(1) Initiate secession process by submitting a petition signed by more than 50% of the registered voters within the secession territory that requests a municipal public hearing for the purpose of discussing whether the specified territory should secede from the municipality.

The petition must set forth the physical boundaries of the secession territory, the resident population, the non-resident population and a list of not more than five people who will serve as representatives of the secession territory.

(30-A M.R.S.A. § 2171-B)

(2) Make a formal presentation at the initial public hearing on secession. The formal presentation must include a description of the problems that have led to this secession effort, potential solutions other than secession, and the potential impact of secession on the secession territory and the municipality.

Prepare and submit at the initial public hearing a written report that describes the impact of the proposed secession on property taxes in the municipality as well as in the secession territory.

(30-A M.R.S.A. § 2171-C)

(3) Following the advisory referendum, if the municipal officers and more than 50% of the registered voters in the secession territory vote in favor of secession, prepare legislation requesting secession with the information required in Section 2172 (attached).

(4) If the vote of the Council and the advisory referendum within the secession territory are in conflict meet with the Council or Council representatives to identify and, if possible, reach agreement on all issues related to secession.

(5) Choose and share the cost of an independent third-party mediator to address unresolved issues with the City.

(6) Participate in the Court Alternative Dispute Resolution Service mediation if no agreement can be reached between the City and secession representatives on a mediator.

(30-A M.R.S.A. § 2171-F)

(7) Prepare and submit legislation along with the information required by Section 2172 no sooner than six months after the City and secession representatives have initiated discussions on disputed issues.
(30-A M.R.S.A. § 2171-G)

(8) Provide the information required by Section 2172 (attached) for the Legislature.

O: Gary List of Secessionist Duties and Obligations
<table>
<thead>
<tr>
<th>Project</th>
<th>Issue date</th>
<th>Original amount</th>
<th>Maturities through</th>
<th>Interest rate range</th>
<th>Amount 12/31/2004</th>
<th>Approx. Annual Payments *</th>
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<tbody>
<tr>
<td>Treatment Plant/Centennial Pump Station</td>
<td>10/91</td>
<td>$716,000</td>
<td>2011</td>
<td>6.4-6.6%</td>
<td>$250,600</td>
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<td>Treatment Plant/Centennial Pump Station</td>
<td>05/93</td>
<td>$850,000</td>
<td>2013</td>
<td>5.55-5.95%</td>
<td>$405,000</td>
<td>$73,250</td>
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<td>Torrington Point Collector System</td>
<td>10/97</td>
<td>$1,100,000</td>
<td>2017</td>
<td>5.03-5.38%</td>
<td>$715,000</td>
<td>$90,468</td>
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<tr>
<td>Ryefield/Seashore Collectors</td>
<td>10/01</td>
<td>$2,785,000</td>
<td>2021</td>
<td>2.10%</td>
<td>$2,367,250</td>
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<td>Electronic Control Equipment</td>
<td>08/03</td>
<td>$37,100</td>
<td>2010</td>
<td>1.00%</td>
<td>$31,800</td>
<td>$5,500</td>
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Total long-term debt: $3,769,650

Approx. breakdown w/out loan details:
Portland's figure:

<table>
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<tr>
<th>Project</th>
<th>Amount 12/31/2004</th>
<th>Approximate Annual Payments *</th>
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</thead>
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<tr>
<td>Long-Term Debt</td>
<td>$411,099</td>
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<tr>
<td>Operation &amp; Maintenance</td>
<td>$293,485</td>
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<tr>
<td>Sewer User Fees</td>
<td>-$84,524</td>
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Total: $620,060
Three possible scenarios to distribute the costs of the water treatment system for the Town of Peaks Island.

1. All 207 households with access to the sewer share in the cost of operation & maintenance. All taxpayers share in the cost of debt service.

2. The 277 households actually hooked into the system pay for operation & maintenance. All taxpayers share in the cost of debt service.

3. All taxpayers share in the cost of both operation & maintenance and debt service. (According to the Public Utilities Commission, wastewater is not regulated by the State of Maine. Therefore the town can legally distribute both O&M and debt over the tax base.)

Other possible costs and/or savings

The Town of Peaks Island would be wise to put aside a reserve fund to cover unforeseen events. PWD currently has no reserve fund for this purpose.

Consolidate and refinance the higher interest items in the debt service.

Effect on the City of Portland should Peaks Island secede

The Portland wastewater indebtedness, currently $19,914,857, would be reduced by $3,769,650.
Forms of Government for the Town of Peaks Island

Should Peaks Island secede from Portland, the form of government would be determined by the residents of Peaks Island at a community meeting.

There are two forms of government in Maine – direct and representational.

Representational form by council is what we currently have in the City of Portland. The councilors are elected by the voters and represent the residents making decisions on their behalf. This form of government usually has a city/town manager or mayor/administrator with the mayor being directly elected by the voters. Representational form government is currently utilized in 40 of the larger communities in Maine.

Direct government, thru the Town Meeting format, is the majority choice by over 300 Maine communities. The town’s selectmen are elected at the annual Town Meeting, laws/ordinances are passed, the budget is approved and the tax rate is determined. The selectmen and a town staff manage the day-to-day operations of the town. Many communities also contract / hire a full time or a part time town manager / administrator to assist with administrative, regulatory and professional matters.

Council – Town Meeting – Manager. About 20 communities have a combination of town meeting and an elected council. An annual meeting is held to address the budget and other matters, with the council / manager attending to the day-to-day operations and decisions.

Should Peaks Island secede from Portland, we would recommend direct government with a Town Meeting and the election of ( 5 ) selectmen. Comparing Peaks to other communities of similar size, we would anticipate needing up to five employees - two full time and three part time. For the first year, we should consider contracting administrative and professional services while we are getting our operations in place. In subsequent years, we should be able to reduce the costs of these specialty services.

In reviewing various town annual reports, it is very apparent that there are many volunteers and part time workers contributing their time and services in every community. Peaks Island also has a significant talent base that will volunteer for our community. Volunteer efforts will be most important in the first year.

Peaks Island is one of many communities in Maine that has a significant population increase in the summer with seasonal residents. Although seasonal residents can attend and contribute to the annual town meeting, a special summer meeting should be held to address their issues and concerns.

11/3/05
## Town Report Comparisons

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<tr>
<th>Town / Report</th>
<th>Population</th>
<th>Salaries</th>
<th>Office Cost</th>
<th>Professional</th>
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<td>Georgetown 2003-2004</td>
<td>1,020</td>
<td>$46,580</td>
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<td>Lamoine 2005-2006</td>
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<td>Littleton 2004</td>
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<td>Long Island 2005-2006</td>
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<td>$45,500</td>
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<td>Sumner 2003-2004</td>
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<td>$57,760</td>
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<td>$7,500</td>
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<td>Tremont 2004</td>
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<td>$219,231</td>
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<td>Vinalhaven 2004</td>
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<tr>
<td>Winthrop 2005-2006</td>
<td>6,232</td>
<td>$486,155</td>
<td>$2,500</td>
<td></td>
</tr>
</tbody>
</table>
Proposed Peaks Island Government / Administrative Budget

<table>
<thead>
<tr>
<th>Population</th>
<th>925</th>
<th>(2000 census)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wages (2 FT 3 PT)</td>
<td>$140,000.</td>
<td></td>
</tr>
<tr>
<td>Benefits</td>
<td>$50,000.</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>$25,000.</td>
<td></td>
</tr>
<tr>
<td>Professional</td>
<td>$25,000.</td>
<td></td>
</tr>
<tr>
<td>Misc</td>
<td>$10,000.</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$250,000.</td>
<td></td>
</tr>
</tbody>
</table>

Town Manager / Admin $75,000.

Other issues

Start up costs
Assessor / Reassessment
Taxes
Insurance
CBITD
Town office location

11/3/05
Forms of Government

There are two basic forms of local government in Maine.

There is the "direct" form, often referred to as the town meeting form of government, in which the town meeting serves as the legislative body, passing laws, approving the spending of monies. Then there is the "representational" form, in which an elected council serves as the legislative body.

There are five basic variations of these two forms. [Use links to the right.]

Town Meeting-Selectmen Form of Government
This is the most common in Maine; currently 209 municipalities in Maine have this form of government. It has been called by some the "purest form" of democracy. The town meeting, serving as the legislative arm of the government, usually meets one day a year, usually in March and April. At that time the meeting passes any needed laws (ordinances) for the orderly governing of the town, approves a budget, and levies the taxes. It also elects various town officers including the board of selectmen, which serve in a part-time capacity as the executive arm of the government, administering, enforcing, and carrying out the decisions made by the town meeting. State laws grant the board some legislative powers as well when it comes to regulating vehicles, public ways, and public property. Many towns who find the part-time nature of the board of selectmen is not enough and a full-time manager is too much, hire an administrative assistant to the selectmen. Currently 52 towns have done so. The difference between the assistant and the manager is not so much the duties they perform but in the source and degree of authority they have. One Maine town - Sanford (pop. 20,500) - adopted a so-called "representative" town meeting form of government in 1935. Attempts to switch to a council form of government in Sanford have yet to be successful.

Town Meeting-Selectmen-Manager
This is the second most common form of local government in Maine. As municipalities grow in size, as state and federal regulations increase in number and complexity, many a municipality (currently, the number is 135) has hired a manager to administer the town government. Under this form of government, the board of selectmen continue to serve as the town's executive body; the only difference is that they now can attend more to issues of policy, now that they have an administrator to oversee the daily operations of the municipality. Towns may adopt the town manager form of government either by adopting the state's Statutory Town Manager Plan or by adopting - via charter - their own custom-designed plan. In either case, the manager is responsible directly to the selectmen. The towns of Mapleton (pop. 1,950), Castle Hill (pop. 470) and Chapman (pop.452) are unique in Maine in that they share in the services of a single manager.

Council-Town Meeting-Manager
In this variation of the town meeting form of government, the legislative functions of government are shared between the town meeting and an elected council. The most common scenario is to have the town meeting vote on the budget and have the council lend to all other legislative functions. Currently 20 municipalities in Maine have this hybrid form of government.
Council-Manager
In this form of government, the council is the elected body of government and serves both the legislative and executive functions. Unlike the town meeting form of government, the Council form must be adopted through the local charter. Currently 37 municipalities in Maine have this form of government. The first city in Maine to adopt this form of government was Auburn in 1917. Portland and Bangor have this form of government.

Council-Mayor-Administrator
Only four cities in Maine have adopted this form of government, which is characterized as a "strong mayor" form of government. They include Biddeford, Saco, Westbrook and Waterville. In three of the four cities, the mayor has broad powers of appointment, administration and legislation. For example, in Biddeford the mayor prepares the budget for the city and may veto decisions of the council, including those concerned with the budget; he is also the principal supervisor of all departments. Unlike cities with so-called "weak mayors," where the mayor is often elected by the council, the strong mayors are always elected by the citizenry.
Please change:
"There are over 920 people on the island. 93 houses are not hooked up yet. They collect and pump. There's a potential for 800 homes. Because of leakage and gray water coming in, the number of homes is limited."

To:

There are over 920 homes on the island. Currently there are 370 households with access to the sewer system; only 270 are currently connected. Therefore, there are 93 households not connected to the system but have access. According to the Portland Water District, 10 households of the 93 are accessed a fee. The plant is said to have a capacity of 800 homes if only sewage was processed. Because of leakage and gray water coming in, the capacity of the plant is limited to a number less than the 800 homes.
MINUTES OF MEETING
NOVEMBER 3, 2005

Moderator: Mike Langella

1) Agenda for meeting passed around. Minutes from last meeting discussed. Judy Piawlock corrected two donations to church was actually one. Russ Edwards moved to dispense with reading of minutes. Mary Mayo seconded. Russ moved to accept minutes of last meeting. Motion accepted.

2) Treasurer’s Report – Judy Piawlock
   Balance 10/21 $867.85
   $470 withdrawn 10/31 leaving 397.85
   333 stamps + $1.29 extra postage = 459.29
   Petty Cash 109.21
   $100 donation + others 325.00
   Owe Art for printing letter – went to everyone
   Russ moved to accept Treasurer’s Report. Howard Pedliken seconded. Treasurer’s Report accepted.

3) Discussion of Letter
   Letter sent to all voters and property owners, not just on Peaks. (Russ had inquiry as to whether we’re tax-exempt. This needs to be decided ASAP. Mary Mayo moved to bring up again at end of meeting.)
   Lowry Wyman - letter sent was not the one approved.
   Mary Mayo – the one composed and approved was to be sent out in August, inaccuracies noted, and a revised, updated, timely, effective and accurate version of the letter was the one sent.
   Art Astarita – e-mailed revised version of letter to everyone Sunday a.m. Hadn’t heard back from us, so he printed it.
   Lowry – Peaks IIC is not a fund-raising committee but are signatories to the letter sent. She disputes the letter sent was accurate. Since Mike Richards edited it, we should discuss the letter sent with him when he returns.

4) Secession Philosophy
   Barnabas Johnson – we need to agree on issues, i.e. letter, and one or two people changing something is indicative of future problems with secession and Town meetings. One or two people can’t subvert or this won’t work. It will give people cold feet if they perceive they’re not being heard. A couple of others agreed with him.
   Russ – we have no legal standing, but we’re an ad hoc committee and once we secede, we’ll be governed by state law.
5) **Public Relations Committee Report – Pam Tedford**

Pam wrote a piece perhaps too controversial to be published in Island Times, but Mary Lou Wendell may still publish. Committee is developing a master e-mail list, get consensus decisions, and retain the individual right for people to express themselves – monthly chat sheet through e-mail. This is reflective of the perception issue brought up by Barnabas Johnson.

Mike Langella – through discussion with Mary Lou Wendell, hopefully we'll maintain communications there (Island Times), which could consist of 1) three paragraphs re grievances; 2) review of procedural steps; 3) schedule for public forums. The press would contact this committee (PR) – represent a centralized committee of the various subcommittees.

Mary Mayo – PR committee is good, but individuals need to be able to present their opinions.

Mike Langella – if you have something important, bring it up.

Cevia Rosol – received Pam’s letter and turned it over to Betty Heller.

Pam – theme of letter was two emergencies. One officer showed up for both. Pam interviewed Nancy Wright – we need XYZ for medical care and we don't have it. The one officer needed assistance from Nancy and volunteers – one person can’t carry a stretcher by him/herself. Long Island has 5 emergency personnel. You can’t get a tube inserted on Peaks if you have an allergic reaction. Peaks is currently not well-equipped to deal with medical emergencies; i.e. heart attack.

Howard Pedliken – said the Star says we have two officers at night. Pam – not between 9:00 a.m. and 5:00 p.m. Nancy pointed this out.

Mike Langella – how we report this info is crucial.

6) **Government Subgroup Committee Report – Mary Jane Burnette**

(report attached)

MJ explained that in some towns you can break down line items, some you can’t. Blanks on last page represent unknowns.

Lowry – why selectmen?

MJ – fits our size town.

George Rosol – large towns have poor attendance. With a population of 1,000 or less, Town Meeting works.

7) **Police Subgroup Committee – Michelle Tranes**

Explained large chart entitled Estimated Police Expenses as follows:

- Plan A (current coverage) $881,000
- Plan B (one officer) $500,000
- Plan B2 (Plan B + 1 officer on Peaks for 40 hrs/week in summer) $520,000
- Plan B3 (Plan B in winter, Plan A in summer) $581,000
- Plan C (coverage like Long & Vinalhaven) $120,000

All numbers are from the Cumberland County Sheriff’s Department.

Michelle further elaborated:
Plan A = 2 officers 24/7 7 days week, EMTs, 4 trained in EMT, 4 trained in fire. Could include police car. Plan A is the worst case scenario.
Plan B = Plan A cut in ½, one officer at a time
Plan B2 = Plan B + 1 officer during 14 weeks in summer
Plan B3 = 1 officer 24 hrs./day, 2 officers 24 hrs./day in summer
Plan C = 1 officer 40 hrs./week who lives here and is on call if not on duty
Per Cevia Rosol and Michelle – Tom Fortier responded to Michelle’s request for info on Public Works.
Lynne Richard – does this include equipment and training?
Michelle – yes
Cevia – police, fire and medical emergency comprise this category.
Lynne wanted detail, Michelle will send.

8) Water and Sewer Subgroup – Art and George (report attached)
Art - presented a topographical map of Peaks. Last secession, there was no wastewater treatment plant. This is new ground. PWD (Portland Water District) runs the plant. PWD is separate from Portland. Public Works broke it out as separate. It’s down by the boat landing, with access, with a potential (line past houses) of homes to connect. Art pointed out the 3 pump stations and where people hooked up per PWD. There are over 920 people on the island. 93 houses are not hooked up yet. They collect and pump. There’s a potential for 800 homes. Because of leakage and gray water coming in, the number of homes is limited. A lot has been corrected over the years. Ocean St. and Island Ave., may have to add another pump station? There were some outfalls where there was dumping near beaches – 1) regulations required this to be fixed; 2) issue of seafood we eat. Alternatives to wastewater treatment plant is leach fields – wouldn’t work, too heavily populated. Plant is top-notch and has secondary treatment.
Barnabas Johnson – why is plant being described as top-notch if it’s leaking?
Lynne – some pipes are over 100 years old, and as roads are replaced the pipes will be as well.
Art – pipes and joints can move over time with deep freezes. We don’t want storm water coming in. We need to separate storm water and wastewater.
PWD Report and Cost Analysis handed out – George Rosol (report attached)
PWD report from end of Dec. ’04 available
Lynne – owned by users, regulated by PUC.
George – provides water and wastewater services, pointed out if we secede, we own these numbers. Operation and maintenance includes $15,404/yr. X 102 hydrants.
Lynne – clarified the -$84,524 number is Portland’s charge, not PWD, so we can subtract the $84,524 as shown in the chart. This represents the sewer user fees assessed by Portland.
George – focused on the $620,060 number shown in the Total column as a reserve fund, a contingency/backup fund if something goes wrong with the plant.
Art – we may only have a $10,000 or $20,000 repair item, but we don’t have a fund to pay for it.

George – explained the three options to deal with the $620,060 (on the back of the cost analysis sheet)

Russ – described the difference between pump station, collector system and pipes. Portland marks up the sewer user fee from what PWD charges. This is the reserve fund. Russ wanted to know the cost of the pipes.

Lynne – good question.

Howard Pedliken – questioned $50 sewer fee.

Cevia – said sewage treatment fee is twice the water usage.

Jeff Robbins – can we assume the loans at the given interest rates?

George – yes, PWD for payment of debt. Portland collects fees. What happens to money? Russ has that info.

Barnabas – has Peaks purchased Portland’s sewage system? Based on the ratio at the end of the report of $19,914,857 to $3,769,650, has Peaks been paying into the capital fund without getting any benefit?

Art – we benefit from other Portland amenities.

Discussion – is the $620,060 PWD or Portland debt, general obligation bond?

9) City Council Workshop discussion

MJ – Star mentions City Council workshop 11/14 @ 7:30 p.m. at school on financial implications of secession.

Russ – this workshop is a blatant attempt to scare Peaks Islanders on the cost of secession.

Lynne – we should have info to counter them as we’re walking in the door, at least put a question in people’s minds.

George – police, wastewater and education are the 3 big money items – agree that it will be expensive to secede.

Russ – they’ll try to scare us.

Lynne – should we hand out balloons as people come in the door commenting on inflation? (pun intended)

Lowry – we’re already talking about financial implications

Barnabas – how can we get one person to represent us?

Russ – Will Gorham might do it. Howard Pedliken offered to contact Will.

Cevia – there’s another City Council meeting 11/17.

Russ – we should have Will come to a meeting before the 11/14 workshop. Should we meet next week? Discuss Pam’s letter?

Lowry – we could meet with Will and give him fliers re financial implications, make sure issues get aired by council and put in the record.

Russ – Portland is spoon-feeding us info

Mike Langella – disagrees. Portland has been very helpful to the Education Committee.

Art – disagrees. Portland has been very helpful re the PWD.

Russ – PWD is controlled by Portland.

Some disagreed.
Mike Langella – each time Portland says something, we don’t have to react but be ready to assert ourselves in a neutral fashion; i.e. we’ve done a lot of work as volunteers, Portland has staff.

Barnabas – just have Will say IIC is coming up with different numbers.

Lowry – Will may advocate for us. We’re supposed to share info.

MJ – 1) share info too soon? 2) 90% of Will’s constituency is on Munjoy Hill.

Russ – 1) workshops are always in the back rooms, City Council doesn’t go elsewhere; 2) to be most successful with Will, we need to get him here and show him what we’ve done.

Mike Langella – do we want to meet next week and invite Will, before 11/14 workshop? (Most agreed.)

Judy – not meet 11/17 unless we get an alternate place?

We’re meeting 11/10, not 11/17.

Cevia – 11/14 workshop we can’t talk. 11/17 meeting we can talk. We should strategize at the 11/10 meeting re our next regular meeting.

Mike Langella – since it’s so unusual the Portland City Council would come here, the press may come.

10) Tax Relief Fund – Mary Mayo

We’re not eligible for tax-exempt status because we’re influencing legislation, per Brenda Buchanan. We need help with the 501(c)(3) status.

Barnabas – this may be a problem because this is a legislative/political process, not research.

Russ – city clerk sent Judy papers saying we have to register as a PAC (Political Action Committee) – could be wrong?

Mary Mayo – can’t accept large donations.

Next meeting 11/10 in community room or Brackett – Judy will let us know.

Meeting concluded at 9:00 p.m.

Recorder: Janis B. Price
Rescue Boat Operations
DRAFT
Peter Mayo
Oct. 26, 2005

The town of Peaks Island must have a means to transport people with medical emergencies to the mainland for treatment. This will necessitate that the town own a rescue vessel or contract with the town of Long Island or the city of Portland for these services. This draft will address the issues surrounding the acquisition of a rescue vessel for the town of Peaks Island.

Vessel:

The town of Long Island uses a 36' Crowley-Beal hull that was finished off at the Johnson boatyard on Long Island. This vessel has the capability of transporting 3 patients on stretchers. The boat is heated and carries basic lifesaving equipment such as O2 outlets, blood pressure monitoring equipment and de-fib apparatus. The vessel has GPS, radar, chart plotter and 2 VHF radios. This is an excellent model to copy for the town of Peaks Island. Initial outlay: $185,000.

Since the town of Long Island acquired their vessel, they have added a water cannon, infrared imaging optics and de-watering pumps. The town of Peaks Island should consider adding these features to aid in assisting vessels on fire, persons lost at sea and vessels at risk of sinking, respectively.

Location/mooring/tender:

The rescue vessel would be located at the public floats at Forest City Landing where the city currently ties the rescue boat “Cavalaro.” In the event of high Northwest winds the town’s rescue boat would need to be placed on a nearby mooring to prevent damage while the boat rides out the wind. This necessitates a small tender to use as conveyance to the boat while she is moored. A simple 16’ aluminum skiff with a 20 HP four stroke outboard would be satisfactory for this task. It would be located at the public floats. The estimated cost for this skiff is $6,500. An adequate mooring system would cost $2,000.

Operation:

It is my understanding that no US Coast licensing is needed to operate a rescue vessel if there is no fee charged for services. However, using licensed personnel is recommended. A minimum of 2 people are needed to operate this boat. On-going training is an imperative.

Emergency Protocol:

Five people are needed to respond to a medical emergency that requires the use of the rescue boat. After the initial 911 call has been received, 2 EMTs with “jump kits” would arrive on scene to evaluate the call. Concurrently, 1 person would bring the island
ambulance on scene while a minimum of 2 people would man the rescue boat, getting her up and running. This is the minimum number of people needed to respond to a medical emergency, an additional person on the rescue boat is highly recommended. During transport to the mainland, an evaluation of the patient(s) would occur and a decision made to seek further assistance from MedCu, if needed.

Maintenance:

An all composite hull needs little maintenance during its first few years. A yearly haul out is required. This will allow the hull to be inspected, zins changed, bottom painted and all fittings thoroughly checked. Additionally, periodic oil changes and care for electronics and medical equipment are required. To insure strict maintenance, an individual should be appointed to oversee this maintenance. The vessel will probably operate 500 hours/year requiring 5 oil changes. An array of hand tools for maintenance is vital, as well as an assortment of electrical fastenings, rope, etc. Cost for haul out (zincs, paint, etc.): $1,000; tool kit: $300; oil/filters: $600; misc.: $500. These figures do not represent medical supply needs. Periodically, a diesel mechanic will need to adjust and tune the engine—new injectors, check timing etc. A routine inspection/tune up would cost $350 (5 hours @$70)

Insurance:

Marine insurance is imperative. Estimated cost is $2,000/year. The town of Peaks Island might get a more favorable rate by bundling this need with other town insurance needs.

Application for state/federal monies:

The town of Peaks Island may receive additional funds from government grants. A town representative well-versed in securing grants would be an invaluable asset for this.
ISLAND INDEPENDENCE COMMITTEE
MEETINGS
OCTOBER 6 + 20th
BRACKETT CHURCH

EVERYONE WELCOME