

Assessor's Meeting Minutes. Tuesday June 13, 2017; 5:30pm at the Schoolhouse

Present: Tara Hire, Mott Feibusch, Jes Stevens, Greg Rollins, Stewart Way, Lisa Brackett, Robert Bartels, James McDaniel (phone).

Meeting called to order

Minutes Read and approved

Warrant #06-2017 signed for \$71,724.26. Unusually high warrant due to 85% of the total being paid for the Somatex Hoist.

Old Business

- CBAC Update: Meeting was June 5th at the library for 4 hours. Committee received a report from Tilson about broadband access on Monhegan. See attached letter sent by committee for more details. All information will help inform our Plantation's negotiations with MAV. The next meeting is June 21st @ 5:30 in the library.
- Property Tax Assessment: Nancy Weeks will be out on the 29th or 30th to help with the 2017 commitment book.
- Wharf- Somatex hoist is ordered and being stored at the factory until install date TBD in October.
 - Andy Barstow from Monhegan Boat Line intends to bring a forklift to the island in the beginning of July to be operated by his crew to improve safety at the wharf on freight days. He wants to see if it will work out. He is open to hiring someone on island if someone were to be available. The forklift would be left here, and a key will be available in the event of an emergency.
 - Caps for Pilings have been ordered, and are still in Bangor. Greg Rollins was appointed to the Wharf Management Committee.
- Land Swap with Monhegan Associates was successful. The town now owns the plot next to the library. See Attached for details.
- Stewart Way clarified that he spent \$4,460 rent on the skid steer, and his contract labor was the remainder of the contractor fees listed in the Town Report last year, half of which was spent on insurance. Discussion ensued on whether the town would save money in the long run by purchasing its own skid steer.

New Business:

- University of Maine Office of Innovation and Technology visit is scheduled June 15/16th to discuss ways in which Monhegan could use the University of Maine's resources to tackle some of our larger community needs, now or down the road. This is a separate conversation from MAV negotiations.
- Cemetery Committee: Committee is now Chairmen Jes Stevens, Lisa Brackett and Mott Feibusch.
 - Committee members wish to include another committee member.
 - The fence by the Kordak house is falling down and should be addressed.
 - Travis Dow has been mowing the lawn.
 - The internment fee should be reviewed.

- Discussion ensued on the status and future plan of the cement wall.
- Digitizing Records- Assessors are looking to digitize town reports, tax maps, and all other sensitive items in an organized and easily searchable database.
 - James McDaniel is now point person on project.
 - Discussion ensued on hiring another individual as well. Project is estimated to be 35 hours @ 20/hr.
 - MMA is being consulted to see if it would be legal for James McDaniel to accept an hourly wage to help with the project.
- Charge for Barge: conversation about charges for the barge were tabled until the July Assessors Meeting.
- Tara Hire was questioned on rescinding her resignation. James McDaniel and Mott Feibusch confirmed that they formally accepted her offer to rescind her resignation at the May 9th Assessors meeting. Legal counsel was consulted prior to this offer.
- The Fire Department has ordered hoses and boxes to store them in.
 - Chief Greg Rollins is going to work on rust prevention for Engine 1.
 - A piece of plumbing in Engine 1 needs to be addressed as it is leaking.
 - The department hopes to get Frank Hadad to look at both fire engines.

Meeting adjourned 7:30

Respectfully Submitted,
Mott Feibusch

CBAC UPDATE June 6, 2017 meeting

Tilson Technology Management, presented to the community their preliminary draft report analyzing the potential cost and benefits of broadband on Monhegan. This meeting lasted 4 hours, of which approximately half was open to public participation. The next two meetings will also be similarly open to public participation. The CBA committee strongly encourages you to attend. The next meeting is scheduled for Wednesday June 21 at 5:30 pm at the Library.

Tilson's draft report started with the definition of broadband. In general, broadband is the ability to transmit information at a rapid speed. The definition of rapid speed changes as the technology improves. Rapid speed used to be 4 Megabytes (MB) download:1 MB upload speed, today the acceptable measure is 24 MB download:3 MB upload.

Currently on Monhegan we have access to internet through Fairpoint DSL, a technology that is not being used as widely and not being invested in by most companies as other technologies have proven to be more effective. We also have wireless technology through RedZone. We have on average a 3 MB download:1MB upload speed through these services.

Broadband internet is as essential as telephone or electricity or any of our other utilities, it is important for education, entertainment, communication, economic development, and health care. It is something that, regardless of the MAV project we, as a community, should be looking into as technology begins to be designed with access to higher speeds in mind.

To provide broadband internet to Monhegan we were given a variety of options. The Tilson report explained how to distribute broadband internet access to homes and businesses on island without the actual delivery system to the island. Some of the options available to Monhegan are Fiber optic cables directly connecting every customer called "Fiber to premise" (FTP) or a wireless connection which on Monhegan would be a "point to point" (PTP) system where there would be a receiver on the customers house or place of business being pointed in the direction of the microwave tower. The "gold standard" with the fastest speeds, reliability and ease of upgrades, is the direct connection with fiber optics. The up-front costs of installing fiber optics to every home and business are higher but useful for at least 20 years. The wireless system requires a lower capital investment, but it requires upgrades and maintenance every 5 years as the technology improves. Over the course of 20 years, both the direct fiber connection and the wireless connection are comparable in price. The direct fiber optic connection costs more up front, but has savings over the time, like a solar system for a house. There is also the option of a hybrid system where there would be fiber optic cables run to the businesses and people who request it and wireless available to general households. The FTP (Fiber to Premise) speeds are faster and are easily upgraded as technology improves. The cable itself can transmit essentially unlimited data, but the technology sending and receiving that data can improve with little maintenance to the system. The PTP (point to point wireless system) is not as fast, but will bring us up to speed with the current definition of broadband. Reason being there is a cap to how much data that can be sent and received through microwaves.

FTP, PTP and hybrid are the three options for distribution once the broadband is on-island. First, the broadband needs to get to the island. There are two options here, fiber bundled with an electric cable, or microwave technology.



RELEASE DEED (Without Covenant)

KNOW ALL MEN BY THESE PRESENTS, THAT Monhegan Associates, Inc., a Maine nonprofit corporation with its principal place of business in Monhegan Plantation, County of Lincoln and State of Maine, whose mailing address is Monhegan Island, ME 04852, for no consideration paid, grants to **The Plantation of Monhegan**, a municipal corporation duly organized according to law and located in the County of Lincoln and State of Maine, with a mailing address of P.O. Box 141, Monhegan, ME 04852, without quitclaim covenant, the land in Monhegan Plantation, Lincoln County, Maine, described as follows:

Beginning at a point on the southerly sideline of Monhegan Ave at the northwest corner of the Monhegan Library Assoc. parcel (Bk. 391 Pg. 206) on the island of Monhegan, Lincoln County, Maine. Said point being the Point of Beginning.

Thence from said point, being the Point of Beginning, south sixty two degrees forty five minutes west (S 62° 45' W) along the southerly sideline of Monhegan Ave a distance of one hundred thirty nine and three tenths of a foot (139.3') to a point, being the northeast corner of the Willard J. Boynton & Jacqueline Boegel parcel (Bk. 2496 Pg. 281); thence from said point, south thirty nine degrees twenty six minutes east (S 39° 26' E) along the land of Boynton & Boegel and land of Monhegan Associates, Inc. a distance of one hundred forty seven and six tenths of a foot (147.6') to a point; thence from said point, north forty six degrees two minutes east (N 46° 02' E) along the said land of Monhegan Associates, Inc. a distance of one hundred twenty nine and one tenth of a foot (129.1') to a point, which is the southwest corner of the Monhegan Library Assoc.; thence from said point north thirty five degrees twenty nine minutes west (N 35° 29' W) along the land Monhegan Library a distance of one hundred eight and three tenths of a foot (108.3') to a point, being the Point of Beginning containing 0.4 tenths of an acre more or less (0.4 acres ±).

Reference "Sketch for Proposed Line Agreement, Monhegan Assoc. & Monhegan Plantation Co., ME", by Falla & Sons Land Surveys, Inc. dated January 2017, a copy of which is attached hereto as Exhibit A

Being **Section 8 Lot 21** on the Assessors Maps for the Plantation of Monhegan and hereby releasing any right, title and interest the Monhegan Associates, Inc. may have in these premises.

Recur →

SOULE, SOULE & LOGAN
ATTORNEYS & COUNSELLORS AT LAW
P.O. BOX 250
WISCASSET, MAINE 04578

NO TRANSFER TAX
NECESSARY

ndows\temporary internet
associates monhegan plantation deed.gbsig.doc

IN WITNESS WHEREOF, Glenn L. Burdick, President of Monhegan Associates, Inc.,
has hereunto set his hand and seal this 7th day of March, 2017.

SIGNED, SEALED and DELIVERED
in presence of:

MONHEGAN ASSOCIATES, INC.

acampelo
Witness

By: Glenn L. Burdick
Glenn L. Burdick, President

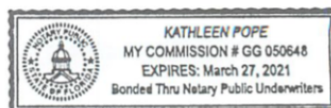
STATE OF Florida
County of Collier

March 7, 2017

Personally appeared the above named Glenn L. Burdick, President of Monhegan Associates, Inc., and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and that of said corporation.

Before me,

Kathleen Pope
Notary Public/Attorney at Law
Print Name: Kathleen Pope

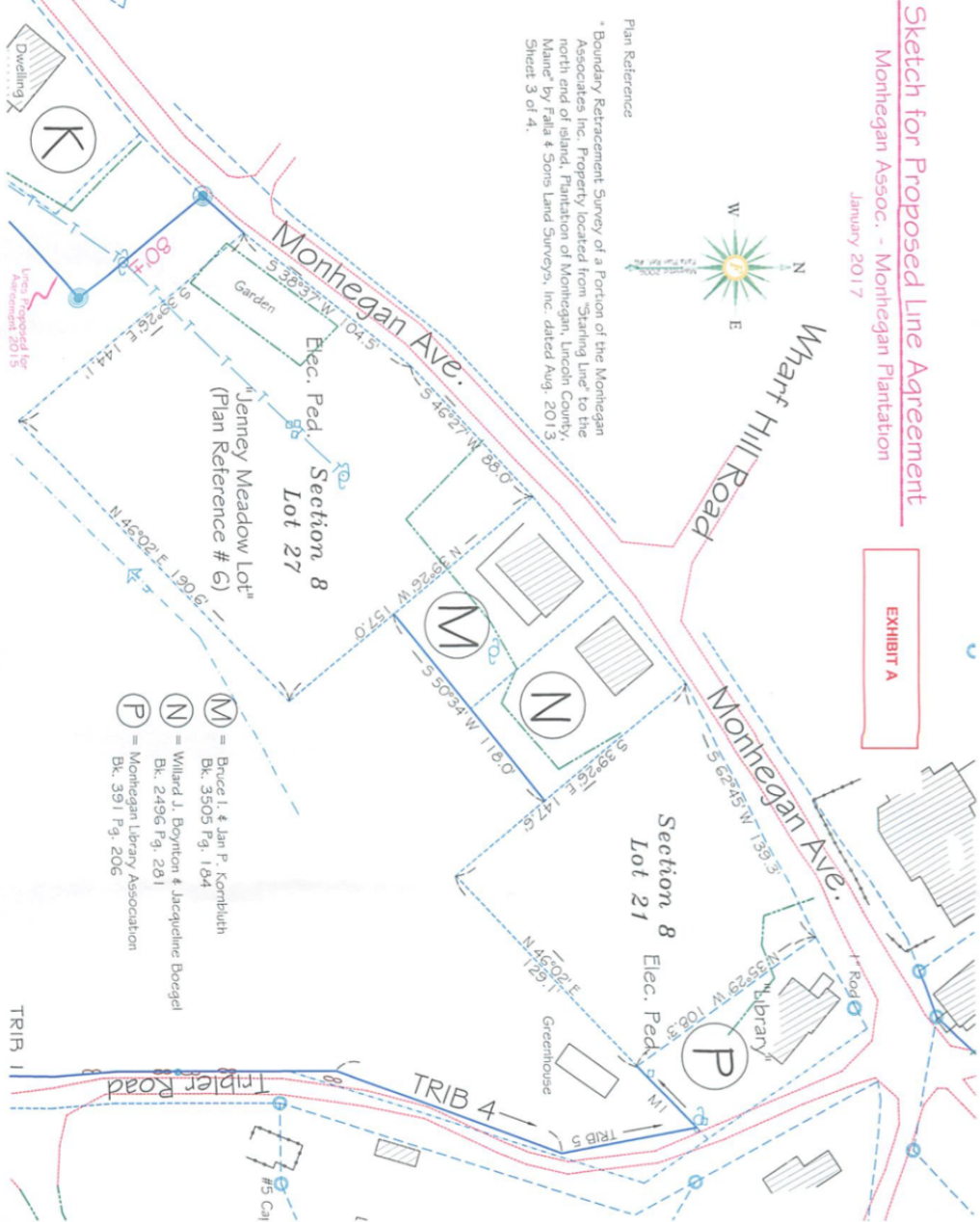


Sketch for Proposed Line Agreement

Monhegan Assoc. - Monhegan Plantation

January 2017

EXHIBIT A



Receipt # 12647



Bk 5142 PG 47
06/07/2017 09:52:21 AM
Pages 3
DEEDS

Instr # 27652
Rebecca S. Wotton Lincoln County Registry of Deeds

MUNICIPAL QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT The Plantation of Monhegan, a municipal corporation duly organized according to law and located in the County of Lincoln and State of Maine, with a mailing address of P.O. Box 141, Monhegan, ME 04852, for no consideration paid, release to **Monhegan Associates, Inc.**, a Maine nonprofit corporation with its principal place of business in Monhegan Plantation, County of Lincoln and State of Maine, whose mailing address is Monhegan Island, ME 04852, all of its right, title and interest in and to the land in Monhegan Plantation, Lincoln County, Maine, described as follows:

Beginning at a point on the southerly sideline of Monhegan Ave at the northwest corner of the Bruce I. & Jan P. Kornbluth parcel (Bk. 3505 Pg. 184) on the island of Monhegan, Lincoln County, Maine. Said point being the Point of Beginning.

Thence from said point, being the Point of Beginning, south forty six degrees twenty seven minutes west (S 46° 27' W) along the southerly sideline of Monhegan Ave a distance of eighty eight feet (88.0') to a point, thence from said point, south thirty eight degrees thirty seven minutes west (S 38° 37' W) along the southerly sideline of Monhegan Ave a distance of one hundred four and five tenths of a foot (104.5') to a point in the other land of Monhegan Associates, Inc., thence from said point, south thirty nine degrees twenty six minutes east (S 39° 26' E) along the land of Monhegan Assoc. a distance of one hundred forty four and one tenth of a foot (144.1') to a point; thence from said point, north forty six degrees two minutes east (N 46° 02' E) along the land of Monhegan Associates, Inc., a distance of one hundred ninety and six tenth of a foot (190.6') to a point, thence from said point north thirty nine degrees twenty six minutes west (N 39° 26' W) along the land Monhegan Associates, Inc. and Kornbluth a distance of one hundred fifty seven feet (157.0') to a point, being the Point of Beginning containing 0.7 tenths of an acre (0.7 acres).

Reference "Sketch for Proposed Line Agreement, Monhegan Assoc. & Monhegan Plantation Co., ME", by Falla & Sons Land Surveys, Inc. dated January 2017, a copy of which is attached hereto as Exhibit A

Being Section 8 Lot 27 on the Assessors Maps for the Plantation of Monhegan. Hereby releasing any title the Plantation may have acquired by virtue of tax lien foreclosures for unpaid real estate taxes.

**NO TRANSFER TAX
NECESSARY**

Return →
SOULE, SOULE & LOGAN
ATTORNEYS & COUNSELLORS AT LAW
P.O. BOX 250
WISCASSET, MAINE 04578

onhegan plantation monhegan associates deed.doc

The Monhegan Plantation has caused this instrument to be signed in its corporate name by its assessors, duly authorized this 24th day of MAY, 2017.

SIGNED, SEALED and DELIVERED
in presence of:

MONHEGAN PLANTATION



Witness


Witness


Witness

By 
Tara Hire, First Assessor

By 
James McDaniel, Second Assessor

By 
Greg Rollins, Third Assessor
Mott Fibusch

STATE OF MAINE
County of Lincoln

May 24,, 2017

Personally appeared the above named Tara Hire and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said body and corporate and politic.

Before me.

WINIFRED MURDOCK
NOTARY PUBLIC
State of Maine
My Commission Expires
August 4, 2022


Notary Public/Attorney at Law
Print Name: Winifred Murdock

Sketch for Proposed Line Agreement

Monhegan Assoc. - Monhegan Plantation

January 2017

EXHIBIT A

