

Island Falls Board of Selectmen
Meeting Minutes
07/22/2020 at 4:30 PM



Agenda Attendance:

Frank Porter, Anthony Bowers, Royden Hunt, Glenn McNelly,
 Anthony Binotto
 Jutta Beyer, Town Manager

Public in Attendance: Lewis Conrad

Please note that while the residents of Island Falls have a right to be present, they do not have a right to participate unless recognized by the chair.

If you would like to have advanced e-mail notice of contract or bid information or any other public postings, please give the office your e-mail address so that you can be notified as soon as the ads or other information are ready. Please be advised any information provided for this purpose is accessible by the public under the Freedom of Access Act.

The meeting was opened 4:30 P.M. by F. Porter.

20.159. **Pledge of Allegiance.**

20.160. **Approval of Treasurer's Warrants:**

Payroll Warrant: 59 A/P Town: 58,60

A/P Rec: 61 A/P Water: 11

Motion to: accept warrants as written.

Move: G. McNelly Second: R. Hunt Vote: 4 Yes 0 No

Minutes

20.161. **Approval of Minutes / Town Meeting Minutes**

Motion to: amend and sign minutes.

Move: G. McNelly Second: R. Hunt Vote: 4 Yes 0 No

20.162. **Public Comment.**

(Public Comment limited to no more than 10 minutes, 2 minutes per person):

20.163 **Unfinished Business.**

20.163.1 **Quitclaim Deeds VER.**

Motion to: want agreement in writing before signing and filing.

Move: A. Binotto Second: F. Porter Vote: 5 Yes 0 No

20.164 **New Business**

Prepare bid for Jail. Looking into process of Pre-bid meeting

20.164.1 **Land Purchase Warrant – Special Town Meeting 07/23/2020**

Selectmen authorize Town Manager Jutta Beyer to be designee to execute and deliver on behalf of Town such documents and to take further actions as they may deem necessary or appropriate in order to effect the transaction contemplated by the Purchase and Sale Agreement.

Motion to: accept designee authorization.

Move: A. Bowers Second: R. Hunt Vote: 5 Yes 0 No

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20.164.2 **Land Purchase Warrant – Special Town Meeting 07/23/2020**

Selectmen authorize to procure the loan thru Machias Savings Bank for the Land purchase.

Motion to: accept Bank authorization.

Move: F. Porter Second: A. Binotto Vote: 5 Yes 0 No

20.165. **Executive Session. Title 1 MRSA 405 § 6 (c) to discuss a Real Estate Matter.**

To see what action the Board will take: None

20.166. **Executive Session. Title 1 MRSA 405 § 6 (d) to discuss Personnel matter.**

To see what action the Board will take: None

20.167. **Old Business**

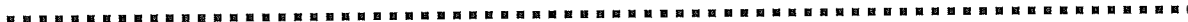
Discussed talking points for Special Town Meeting – Land purchase Preparation (see attachment)

20.168. **Adjournment**


To see what action the board will take:

Motion to adjourn at 5:19 P.M.:

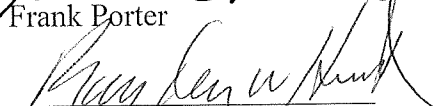
Move: F. Porter Second: A. Bowers Vote: 5 Yes 0 No



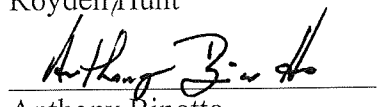
Signed: July 23, 2020



Frank Porter

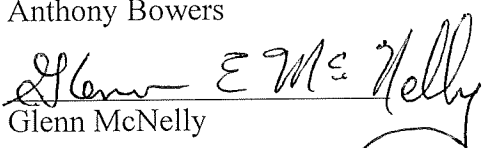


Royden Hunt



Anthony Binotto

Anthony Bowers



Glenn McNelly

Attachment for Minutes

07/22/2020

Talking points for the land purchase

Please modify and add

Purchase of the 25% Shares of Island Falls from the Hinch Heirs:

- Total forest land for the Town: 9,383 acres
- 75% owned (common/undivided) by Town and 25% by Hinch family heirs
- Town cannot make any land management decisions without Hinch approval
- Negotiations for purchasing the 25% interest has been ongoing for over 30 Years
- Appraised value is \$767/acre (Sewell Appraisal Report) confirming P&C appraisal
- 3 heirs are willing to sell their 12.5% share for \$770,000 (appraised value with 15.5% standard discounts for forest land)
- Town Selectmen propose to borrow the \$770,000 at 3.5% interest with a payback period of 10 years.
- Payments will be made through timber sales. Huber confirmed planned harvesting sales are adequate to cover cost.
- Loan payment will not increase taxes.
- Negotiations for the remaining 12.5% with the remaining Hinch heirs for the same amount are underway.