Island Falls Select Board
Meeting MINUTES
07/30/2025 at 3:30 pm

ORIGINAL

Agenda Attendance:
_X_ Bud Philbrook, _X_ Michael Mathers, _X_ Royden Hunt, _X_ Rebecca Drew,
_X_ Mark Byers
_X_ Jutta Beyer, Town Manager

Public in Attendance: Tony Binotto, Darrell Hartin

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 3:30 P.M. by B. Philbrook.

25.163. **Pledge of Allegiance**.

25.164. **Approval of Treasurer's Warrants**:
Payroll Warrant: 63,66 A/P Town: 61,62,64
A/P Rec: 65 A/P Water: 16
Motion to: accept warrants as written.
Move: M. Mathers Second: R. Hunt Vote: __5__ Yes__0__ No

25.165. **Approval of Minutes.**
Motion to: accept and sign minutes.
Move: R. Drew Second: R. Hunt Vote: __5__Yes __0__No

25.166. **Public Comment.**
(Public Comment limited to no more than 10 minutes, 2 minutes per person)

Tony Binotto: wanted to know if the motion was being addressed regarding the community park – see 25.169.2

Darrell: concern regarding Junkyard Ordinance – language too broad – can be addressed at next special town meeting

25.167. **New Business**

25.167.1 Efficiency Maine – installation of 2 heat pumps for the gym, and cooling
Motion to: proceed
Move: B. Philbrook Second: R. Drew Vote: __5__Yes __0__No

25.167.2 Is there interest on creating monthly newsletter for the website?
Motion to: post newsletter quarterly
Move: R. Hunt Second: M. Mathers Vote: __5__Yes __0__No

25.167.3 **Engagement on Social Media** – Ethics Policy

25.168. **Old Business**

25.168.1 Update on Sleeper Road ditching and road work:

Bud suggested a site visit to look at the progress on Sleeper Rd. It is almost done. No ditching after a certain point. No more culverts needed. $3,000 increase & rock blasting still need to get done by the end of July.

25.169. **Unfinished Business**

25.169.1 **Operahouse – adjacent lot**

Discuss letter to Chris Hartin – regarding the adjacent lot, which is small community park – informing him that the lot will not be sold.
Motion to: approve & mail the letter
Move: B. Philbrook Second: R. Drew Vote: __5__Yes __0__No

25.169.2 **Community Park**
The community park on former Chapados lot (and adjacent to Operahouse) - The park created by the citizens of Island Falls at the former site of an abandoned and dangerous building has played a significant role in the compliance to our Comprehensive Plan's "green space" requirement. The community involvement was used in several funding applications.
Motion to: The park created by volunteers on Lot 47/48 at 17 Old Patten Road shall remain a greenspace for all to enjoy.
Move: M. Mathers Second: R. Drew Vote: __5__Yes__0__No

25.169.3 **APEX** meeting in Sherman on July 22
Government Contracting with Federal, State, and Local entities.
Success stories in Katahdin Region
Working on setting up multi-town meeting

25.170. **Other Business.** Next Roads meeting will be Aug 6th @ 6pm.

25.170.1 **Training video** for elected municipal officials and FOAA is available again. IMPORTANT

25.171. **Executive Session. Title 1 MRSA 405 § 6 (C) to discuss a Real Estate Matter / Economic Development. NONE**

25.172. **Executive Session. Title 1 MRSA 405 § 6 (D) to discuss Personnel matter.**
To see what action the Board will take: NONE

25.173. **Adjournment**
Motion to adjourn at 4:30 P.M.:
Move: R. Drew Second: B. Philbrook Vote: __5__Yes__0__No

Select Board Island Falls:

Vernon Philbrook

Michael Mathers

Royden Hunt

Rebecca Drew

Mark Byers

TOWN OF ISLAND FALLS

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07/30/2025

Mr. Chris Hartin
69 Burleigh Street
Island Falls, ME 04747

Dear Mr. Hartin,

The Select Board has recently been briefed on new information regarding the community garden adjacent to your property. We have learned that this particular green space—and the story of its original creation—has been highlighted multiple times in grant applications as a key example of not only public green space, but also meaningful, voluntary community involvement. It appears that the Town of Island Falls has received significant grant funding over the years with this community garden serving as a notable illustration of those values.

When the Board initially considered the possible sale of this tract to you, we believed that relocating the garden would fulfill the necessary green space condition. We now understand that the history and symbolism tied to this specific location make the matter more complex.

We acknowledge and accept your decision to withdraw from the sale process, as communicated to Ms. Beyer on July 24. It was—and remains—our sincere intention to meet with you, explain the new context, and explore alternative parking solutions for your business. That offer stands, should you wish to have that conversation.

Moving forward, the Select Board's plan is to preserve the community garden tract for the ongoing benefit of the Town of Island Falls—honoring its past, supporting its present, and protecting its future. Accordingly, the property will not be sold to any party.

Respectfully,
On behalf of the Select Board

Bud Philbrook
Select Board Chair