



P.O.Box 14, Peaks Island, ME 04108

Peaks Island Council

MEETING MINUTES

Wednesday, April 24, 2019

6:15 p.m., Peaks Island Community Room

NEXT Regular Monthly PIC Meeting – May 22, 2019

CALL TO ORDER: 6:20 p.m.

ROLL CALL

Randy Schaeffer, Stuart Jackson, Lisa Peñalver, Devon Kraft, Andrea Kelly-Rosenberg

Absent: Steve Anderson

Number of Audience Members (AM) in attendance: 20

APPROVAL OF MINUTES

Peñalver made the motion to approve the March 27th meeting minutes. Schaeffer seconded. Unanimous vote to approve. Motion passed.

TREASURER'S REPORT

Schaeffer reported that the financial report was accurate as of April 12, 2019 and it shows a balance of \$6096.54. Peñalver made the motion to accept the expenditure report. Jackson seconded. Expenditure report unanimously accepted by all councilors.

COMMITTEE REPORTS & UPDATES

Island Advisory Committee meeting

Schaeffer reported on behalf of Anderson, reminding that hazardous waste pick up will be August 17, 2019 from 10:30-12:30am, with announcements on the list serves.

Tax Revaluation

Schaeffer reported on behalf of Anderson that the Portland City Tax revaluation process has begun with trucks photographing island properties from island rights of way (unless there is no clear line of sight).

Schaeffer introduced Bill Hall, who provided some background on the revaluation process. Hall was on the planning board for City of Portland for 10 years and received some training on property evaluation. He stated that revaluation every 10 years is state law, the assessor is a state employee, and the assessment work is done by contractors who work with the city. The assessors look at the value of the properties city-wide, and make sure that the current property values taxed at the current mil rate maintain at least 70% basis. Hall stated that property value depends on size and current state of property, tempered with comparable sales data of Peaks Island properties. High Peaks Island land values also impacts the revaluation. Hall stated that revaluation redistributes taxes rather than increases them, and resets the mil rate.

Mike Murray reported that people will have their preliminary revaluation numbers in spring of 2020. He stated that the car drive-by revaluation will take about a day on Peaks Island, and the assessors will not go into people's houses. People may be contacted for additional site visits if more information is required.

OLD BUSINESS

Vacancy on Peaks Island Council:

A vacancy on Peaks Island Council was created by resignation of Patrick Flynn. Schaeffer reported that Michelle Winchester came forward to fill the vacancy on a temporary basis until the November election. Mike Murray conducted swearing in ceremony and Winchester joined the Peaks Island Council. Schaeffer expressed thanks to Patrick Flynn for the time he spent on Peaks Island Council.

New Ferry: anticipated vote on limited ferry size and reservation system

Peñalver withdrew her proposed motion about Peaks Island Council support for limited size of new ferry and implementation of reservation system.

New Ferry: anticipated vote on support for public review of CBITD fulfillment of four conditions approved by CBITD at March 28th meeting:

Schaeffer made a motion in which:

The Peaks Island Council called upon the CBITD Board of Directors to make the results of its studies on four conditions available for public review prior to proceeding with its vote on the capacity guidelines for the new vessel. Those conditions include:

- ***That CBITD conduct a financial stress test of projected revenues and expenses under a variety of scenarios;***
- ***That CBITD directors review the recently made available report from KPFF;***
- ***That CBITD would evaluate the impact of a vehicle registration system on congestion, and***
- ***That CBITD seek an official response from the City of Portland regarding its commitment to address congestion on Peaks Island.***

The Peaks Island Council calls upon the City of Portland to undertake infrastructure improvements on Peaks Island, especially Down Front, that address community concerns regarding health, safety, and congestion.

Kelly-Rosenberg seconded. No public comment. Councilor discussion stipulated that CBITD should share the “full” report from KPFF and that the results should be made available “at least one week prior to proceeding”. Stuart clarified that the resolution would be distributed to both the CBITD and the City of Portland.

Peñalver made motion to edit:

- stipulating “full report from KPFF,”
- specifying that reports be made available “one full week (seven days) prior to proceeding,”
- correcting typo so that bullet point three refers to “vehicle reservation system.”

Schaeffer seconded. ***Motion and amendment passed unanimously.***

Pre-K program at Peaks Island Elementary School:

Kraft reported that since the announcement made last month that Pre-K program on Peaks Island would be cut from the City budget, community efforts have resulted in a \$40,000 line item placed in the City budget so that the Pre-K program on Peaks Island could continue. Kraft

stated that until the budget is actually approved, concerned islanders should continue to communicate with school board members and City councilors to ensure that Pre-K is passed for next year. Kraft announced upcoming meetings that islanders can attend:

- May 6th – City Council public hearing and first read on the budget
- May 7th – Portland School Board meeting
- May 20th – City Council vote on budget

Golf Cart Recommendations:

Schaeffer and Anderson met with Mike Murray to discuss the eleven recommendations made by Peaks Island Council to the City. The recommendations have been reviewed by the City's legal department to create ordinance language to go to the Sustainability and Transportation Committee of the City council, then there will be public hearings and comment, and then go to the full City council. Peaks Island Council Transportation Committee will review the legal department's edits prior to sending it back to the City. Public was reminded to convey their opinions to members of the city council.

Mainland Parking:

Schaeffer discussed the Ocean Gateway Garage parking situation. In 2007, 100 slots were made available and subsidized by the City for island parking for a period of five years. Six islanders are still covered under that original agreement. The City is trying to figure out the current status of that original agreement since the ownership of the garage has changed and the period of five years has expired.

Schaeffer and Anderson met with Mike Murray to discuss long-term mainland parking solutions. In that meeting, mention was made of solutions arising from possible ferry service from South Portland, use of lot at Angelo's Acre, and the land once designated for the Midtown Development Project.

Schaeffer that newly appointed Peaks Island councilor, Winchester, will be chairing the Parking Subcommittee of the Peaks Island Council Transportation Committee.

Bike Removal:

Peñalver reported that Belinda Ray worked to see that the bike removal ordinance was amended to allow removal of bikes from the bike racks if they are left in the racks for 2 weeks. Bikes that are removed from the racks will be tagged. Tagged bikes will be permanently removed from the island after 30 days. The 25+ tagged bikes that had been waiting for several months in the parking lot were taken off the island on May 3, 2019 and donated to the Gear Hub on Washington Ave where they are repurposed and sold or donated to families in need.

Infrastructure:

During a meeting with Schaeffer and Anderson, Mike Murray confirmed that the Portland City Manager and the CBITD General Manager had met to discuss city support for improvements Down Front. The Peaks Island Council would be reaching out to Belinda Ray to gauge support for infrastructure improvements Down Front.

Law Enforcement:

Schaeffer stated that the Peaks Island Council will arrange for a community meeting with Interim Police Chief Vernon Malloch.

NEW BUSINESS**Social and Environmental Impact Study – presentation and discussion of how the study may be used to enable Peaks community to deal with overtourism.**

Rachel Bouvier, Economic and Sustainability Consultant, was invited by the Peaks Island Council to deliver a presentation on “tourism carrying capacity.” Summary notes from her presentation follow:

- Carrying capacity is a term borrowed from ecology. It's basically the maximum amount of a population that an ecosystem can withstand and still maintain its “biological integrity.”
- Tourism capacity analysis is similar. It looks at a tourism “ecosystem” (physical infrastructure, society, environment and natural resources, and economic interactions) and considers how an influx of tourists might affect the functioning of that system.
- Tourism capacity analysis looks at the characteristics of the locality, the type of tourism and the tourism economy interface.
- One of the questions was: “how do you quantify/measure the effects on the environment” or sustainability? The answer is that measurement can be done quantitatively, qualitatively, or a mixture of both. We can look at things such as the beauty of a particular location, over-crowding, erosion, litter, waste disposal, energy use, etc.
- Peaks doesn't just need a capacity analysis, though – it needs a tourism management plan. And that starts with “visioning” – asking the community and the stakeholders what they envision for local economic development, quality of life, etc.
- It's also important to survey the tourists – ask what they want and what brings them to Peaks. If it turns out that they come to Peaks for the experience of getting away from the mainland, then overcrowding might negatively impact their experience.
- There are two parts to such an analysis: a descriptive part and an evaluative part. The descriptive part would describe the tourism-island system in terms of constraints, bottlenecks, and impacts. The evaluative part identifies the goals and objectives of a tourism management plan, develops some indicators, and makes policy recommendations.

PUBLIC COMMENT

AM asked if the City Attorney's draft of the golf cart ordinance would be available. Schaeffer reported that it would be considered at a meeting of the Golf Cart subcommittee of the PIC Transportation Committee. This meeting will be open to the public.

Next PIC Meeting: Wednesday, May 22, 2019, 6:15 pm at the Community Room

Meeting Adjournment: 7:55 p.m.