Town of Mount Desert

Board of Selectmen

Agenda

# **Regular Meeting**

# **Monday, March 2, 2017**

**Location: Meeting Room, Town Hall, Northeast Harbor**

Present were Chairman Macauley, Selectmen Martha Dudman, Matt Hart, and Gordon Beck and Town Manager, Durlin Lunt

Also in attendance were Members of the Public

**I. Call to order at 4:00 p.m.**

**II. Old Business**

1. *Broadband Warrant Article*

Town Manager Lunt provided copies of the Article. He noted Town attorneys would make another review of the article. Mr. Lunt suggested the Board might want to take a final look at the next meeting.

MOTION: Selectman Dudman moved, with Selectman Beck seconding, to approve the Article for Warrant as submitted.

It was clarified that Spectrum has now absorbed Time Warner. Charter owns Spectrum.

It was not determined how many residents would benefit from the 23 miles of combined fiber optic cable proposed. The anticipation is that both summer residents and year-round residents would use the system. The article noted 325 potential customers could benefit; it was unclear if this number included undeveloped lots. The number was set as a not-to-exceed number.

Three scenarios that might lower the cost to the Town were mentioned: 1 - once the engineering consultant study was completed, Spectrum might find the cost is less than originally estimated, 2 - the possibility of negotiating with Spectrum, and 3 – applying for a Connect Maine grant if a new RFP comes out. Much of the contract remained to be negotiated. Sewall would be negotiating for the committee throughout the process. They’ve already been paid to do so; additional cost is not anticipated.

Selectman Beck summarized that if the warrant article goes forth, and the Town approves it, and authority will be delegated to the municipal officers to enter a contract or not. A bond, not to exceed $350,000, could be issued to do so. The specifics of exactly which roads the line would be run upon was still to be determined, but the plan was to run line on as many roads as possible. A list was provided. The cost breaks down to approximately $25,000 per mile of line. The Town already has the poles. Funding has been anticipated for most of the rural roads. This would allow any household to connect anywhere there was cable, with some variations depending on each household situation and position.

The engineering study would be included in the cost, and would be the first step if the proposal is approved. The cost proposed is estimated to complete the project from the initial study to the completion of the lines on the roads, ready to connect to residences. It was cautioned that permitting could be time consuming. Lines on public roads versus private were discussed. Nearly all private roads have been willing to allow cable to be run in many years of experience with Time Warner. It is a potential issue, but an unlikely one.

The Warrant Committee Meeting is March 7 2017, 6:00 PM. Mr. Lunt suggested Selectman Beck attend the meeting.

The Board deemed no vote was necessary as the Article would be reviewed later. No vote taken on the original motion.

1. *Island Housing Trust Warrant Article*

It was noted this issue is for discussion purposes only.

Attorneys addressing the issue have recommended new language to cover what was talked about at previous meetings, including restrictions for the funds and the fact that the lots would be merged.

Selectman Beck asked if there was a definition for “workforce housing” that could be applied to the article. He felt it could be useful for future transactions with the land to ensure clarity on what type of housing is workforce housing. Mr. Lunt noted it would be covenanted which would require it to remain workforce housing. IHT representatives noted there would be IHT guidelines any future sales would have to abide by as well. Selectman Dudman pointed out she had not found reference to IHT guidelines in the article. The article notes that if the property is sold, the proceeds go into a pool to go towards future housing, but nothing that mentions the land being sold as workforce housing specifically. Mr. Lunt noted the mission of Island Housing Trust is workforce housing. Selectman Dudman felt that having the language in the article will preclude the possibility of the property being used for anything other than workforce housing. Additionally, including the language will make it clearer at Town Meeting. It was agreed to amend the article to include the language.

It was reiterated that the Board would like to see wording in the Article that specifies the use of the lot, for IHT to use for workforce housing.

**III. Other Business**

1. *Such other business as may be legally conducted*

Selectman Hart asked if the Board would like the Neighborhood House to provide food at the Town Meeting. It was the consensus that the Board would like that and expressed their appreciation.

**IV. Adjournment**

MOTION: Selectman Beck moved, with Selectman Dudman seconding, to adjourn the meeting. Motion approved 4-0.

Meeting Adjourned at 4:36 PM.

The next regularly scheduled meeting is at 6:30 p.m., Monday, March 6, 2017 in the Meeting Room, Town Hall, Northeast Harbor

Respectfully Submitted,

Matt Hart, Secretary