

**Town of Mount Desert
Selectboard Minutes
March 18, 2024**

Selectboard Members Present: Chair John Macauley, Rick Mooers, Geoff Wood, Martha Dudman, Wendy Littlefield

Town Officials and Department Heads Present: Tax Assessor Kyle Avila, Public Works Director Brian Henkel, Town Manager Durlin Lunt, Finance Director Mae Wyler, Town Clerk Claire Woolfolk

Members of the Public were also present.

I. Call to order at 6:30 p.m.

Chair Macauley called the meeting to order at 6:30 p.m.

II. Public Hearing(s)

A. March 18, 2024 Town Meeting Proposed Warrant Articles for the Appropriation of Funds
Chair Macauley opened the Public Hearing. He asked for Public Comment.

Katrina Carter asked about a Warrant Article already voted on by the Selectboard. She noted Chair Macauley wrote and voted on the third-party request article that he represented. She wondered whether it was a Conflict of Interest. Chair Macauley confirmed he had no financial interest with the third-party group he represented. Further, the Selectboard does not vote on whether to approve a request. Ms. Carter noted that she was a member of the Chamber of Commerce and normally she refrained from voting on their third-party request.

There were no other comments.

MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, to close the March 18, 2024 Town Meeting Proposed Warrant Articles for the Appropriation of Funds.
Motion approved 5-0.

B. Continued from 3/11/2024: Town Meeting Proposed Warrant Articles for Ordinance Amendments, and Ordinances (Note: LUZO ordinance articles had public hearings on 2/14/2024 and 02/28/2024)

Chair Macauley opened the Public Hearing.

Ms. Dudman recalled that several attendees at the last public hearing asked about the necessity of a short-term rental ordinance. In response, Ms. Dudman stated that the year-round housing stock has eroded, and it's had a negative effect on the community. One of several factors exacerbating the housing stock problem has been the proliferation of short-term rentals. Short-term rentals are currently unregulated and unquantified. This draft ordinance is one tool to bring the community back into balance. A lack of affordable housing is also a problem. The LUZO Advisory

1 Committee is working on the problem of affordable housing, for discussion at a future Town
2 Meeting.

3
4 Ms. Dudman explained the types of rentals affected by the draft ordinance:

5 - Short-term rentals are defined as a rental at a resident's primary residence. There is no
6 cap limiting this type of rental.

7 - Seasonal vacation rentals are homes that cannot be used as year-round homes. There is
8 no cap limiting this type of rental.

9 - Vacation rentals are residences that are owned by someone that doesn't live in them.

10 There is a cap proposed for these types of rentals. The cap will not go into effect until after 2025.

11 - All properties will be required to get a license. The license is renewable every year.

12
13 An initial inspection of a rental home is not required by the draft ordinance. An inspection
14 would be required only if a problem were reported.

15
16 Ms. Dudman noted that at the previous meeting it was suggested that any excess funds raised
17 through the licensing be used to develop affordable housing opportunities. The Town researched
18 the possibility and found that State law prohibits charging more for a license than can be
19 reasonably used for administering the license. She noted that the Town supports the Island
20 Housing Trust and their work creating affordable housing as one of the third-party requests.

21
22 Mr. Wood added that the inclusion of the seasonal rental category was a result of previous public
23 discussion. The section regarding parking was changed to address concerns voiced at the
24 previous meeting.

25
26 Kate Chaplin noted a deadline change from March 31 to March 1. The deadline was confirmed
27 as March 1.

28
29 The proposed 10% cap was calculated using the total number of housing stock.

30
31 Mr. Musson presented a review of changes to the draft ordinance since the previous discussion.
32 They include:

33 - Clarification of how the different types of rentals are accounted for.

34 - A change to the definition of a seasonal vacation rental, making it more reflective of what
35 a seasonal dwelling is.

36 - Clarification of what a short-term rental is.

37 - Clarification that the Town is asking applicants to self-verify.

38 - Self-compliance language has been included to confirm that an applicant is filling the
39 form out to the best of their ability.

40 - Clarification that there is no cap on the number of applications for vacation rentals during
41 the initial registration period.

42 - Simplifying the process so if the number of vacation rentals exceeds the number of
43 available licenses, it's first come-first served for getting on the waitlist.

44 - Clarification of the transferability clause on a vacation rental. The ability to transfer a
45 rental to an owner's parents has been added.

46 - Clarifying the parking.

47

1 A home that can be used as a year-round residence but is used only in the summer by someone
2 living elsewhere, or a home owned by someone that does not consider Mount Desert their
3 primary residence is a vacation home.
4

5 Resident Anne Dalton reported that she had rental properties in the Town of Bar Harbor. The
6 first safety inspections consisted of fire personnel making a quick inspection of the home.
7 Within a few years, the Town was requiring renters to bring all rental houses up to new
8 construction standards.
9

10 Resident Robert Zelinsky asked how a rental ordinance helps the year-round housing situation.
11 Did the Board feel that those who can't rent short-term will rent for less to a year-round renter?
12 Ms. Dudman reiterated that no resident will have to give up their rental, as long as the property is
13 licensed. Limits on short-term rentals can slow the flow of residences being sold purely for
14 vacation purposes. People are willing to pay high prices on properties because they know they
15 can make a high profit from it. Mr. Zelinsky asserted that people pay high prices because the
16 property is close to Acadia National Park. There is no industry attracting year-round residents.
17 This is a vacation community. A year-round community cannot be revived without building
18 affordable housing.
19

20 Chair Macauley pointed out that affordable housing is not a part of the proposed short-term
21 rental ordinance. Mr. Zelinsky agreed, but reiterated that this proposed ordinance will not
22 answer the question of providing affordable housing. Mr. Wood didn't feel the Board was
23 assuming that vacation rental property owners would give up their properties. In theory, this
24 type of control will result in fewer of the existing residential properties being sold to investment
25 owners who never plan to live in them. Mr. Zelinsky asked if the Town believed house values
26 would go down. He asserted that there are no houses on Mount Desert Island for under
27 \$500,000.00. He did not believe people would sell their house for less.
28

29 Resident Katrina Carter asked about the vacation rental license and transferability. If there's a
30 buyer looking at a vacation rental home that was not a primary residence, and they want to buy
31 on the contingency that they are able to keep the vacation rental license, how far in advance can
32 they apply for the license? Mr. Wood noted that if at the time they purchase the rental cap has
33 been met, then a new buyer would not have that option. Ms. Carter inquired how interested
34 parties would know how long the waitlist is at any given point. Will the public know? How will
35 the waitlist be handled?
36

37 Mr. Musson agreed the waitlist could be made public. Ms. Carter clarified that her question was
38 how far in advance a person can apply for a license for a property that's already licensed as a
39 vacation rental. Mr. Musson stated that if the property is already a licensed vacation rental, and
40 the cap is in place and the town has met the cap, unless the person purchasing the property is
41 classified under the allowable transfer section, they would be required to go on the waitlist as a
42 first-time renter. A rental license cannot be applied for unless the applicant owns a property.
43

44 Ms. Savage believed Bar Harbor allowed a license to transfer to new owners.
45

46 Tim Thomas asked for further clarification on the difference between property owners who are
47 residents and those that own to rent. It was reiterated that a resident of the Town, renting their

1 property would need to have a license to do so, but there is no cap on that type of license. Mr.
2 Wood added that if you have a home you use as your primary residence and that property has
3 additional apartments you want to rent, each of those rentals will require a license. He reiterated
4 that the number of that type of rental in Town will not be capped.

5
6 Resident Greg Dalton was pleased that the Town was looking at ways to address more affordable
7 housing. He envisioned a number of residents in Town obtaining a license to protect that right.
8 He did not believe a short-term rental ordinance will do much for the Town.

9
10 Laura Smallidge asked if the Town had tried to determine the number of year-round residents
11 renting to supplement their tax bill or cover other expenses. She asserted that the Town must
12 first find out why residents rent. The Town believes it's important to have more year-round
13 residents and to make housing more affordable. She suggested the Town ensure that this
14 ordinance isn't hurting year-round residents.

15
16 Resident Gail Marshall believed that while there was a time when the rental picture was that of
17 Town residents renting their personal property to offset expenses, seasonal rentals has become a
18 lucrative business and a completely unregulated market. She recalled a renter at the last meeting
19 that buys homes in states across the country, specifically as part of his rental business. A recent
20 New York Times article stated that Ellsworth Maine was the second-best place in the country to
21 develop an Airbnb business. This type of business makes the Town less of a community and
22 more of a resort. Many families have had to sell their property and leave, and their kids can no
23 longer return to live on the island, and many are living just off-island to remain near. She
24 believed the use of the Town as a resort is now moving up the economic food chain. People fear
25 losing the ability to keep a property for their kids. It's understandable. But the problem can't be
26 solved by making it an every-person-for-themselves situation. The situation needs to be
27 considered systemically. This ordinance is one attempt. With regard to affordable housing, the
28 Town is in court because it tried to create affordable housing. There is just as much opposition
29 to creating affordable housing as there is to licensing rentals. She hoped people could think
30 about the issue not just in regard to their own personal interest, but in the interest of the greater
31 community.

32
33 Resident Mike Olson asserted he has multiple jobs to subsidize his income so he can live in this
34 community. He invested in a rental home to help, and the Town is now threatening that. No one
35 has benefitted from Bar Harbor's rental ordinance, and many have been hurt. He believed a
36 Deputy CEO hired would eventually start taking overly strict action on renters. He argued that
37 school size and teachers living off island is not a new situation. He graduated in 1989 as one of
38 ten students. He suggested that improvements to the town are funded by the summer community
39 and affordable housing will occur when the summer community wants it. While he realizes the
40 draft ordinance is less stringent than Bar Harbors, he warned that Bar Harbor purported that they
41 were simply looking for numbers in the beginning. He believed this ordinance would be the end
42 of the locals in Mount Desert.

43
44 Ms. Littlefield stated that those who have spoken refer accusingly to the Selectboard as if they
45 are somehow different than those in the audience voicing their concerns. She herself is facing
46 the possibility of having to sell a family home to afford living in the Town. She had a family
47 member who recently inherited a home and is seeking summer housing so she can rent it to

1 afford the taxes. She reminded those listening that the Selectboard is not approving the draft
2 ordinance. The draft will go to Town meeting to be discussed and voted on by all residents
3 attending the meeting.

4
5 Mr. Thomas asserted prices have tripled since he moved to the area. Enacting such an ordinance
6 will not drive prices down to workforce housing levels. He stated there were communities across
7 the country, some with more expensive homes, some with less. This Town happens to have
8 more expensive homes.

9
10 Noah Burby agreed that prices on the island are high. Perhaps enforcing this ordinance now will
11 prevent home prices from rising more. He hoped other tools could be found to bring community
12 back to the Town.

13
14 Tracy Aberman believed the Town is legislating just to legislate. The Town should first define
15 the problem to be solved, then solve the problem. She asserted that nothing proposed will solve
16 the problem of workforce housing and residents were not in favor of such an ordinance. It's an
17 invasion of residents' privacy and homes and their ability to survive. Ms. Aberman pointed out
18 that rental income is also used to pay for expensive home maintenance projects. Additionally,
19 rental properties hire landscapers and housekeepers. There are a number of good things short-
20 term rentals do for the community that the Town is overlooking. The Town should be solving a
21 problem that creates more harm than good. She was opposed to the ordinance.

22
23 Renter Doug Spurling voiced his appreciation for the changes implemented in the draft since the
24 previous conversations. He noted that he attends a number of these types of meetings where no
25 change occurs. With regard to the process being unregulated, he didn't believe anyone was
26 saying they didn't want to know the number of short-term rentals in Town or to register rentals.
27 He was in favor of registering rentals. He opposed capping the number of rentals allowed. He
28 asked about the data used to determine the cap to confirm it was the correct number and it would
29 help solve the problem.

30
31 Mr. Musson stated the cap was an attempt to compromise between those that wanted no cap and
32 those that wanted a more stringent cap. Mr. Spurling stated he did not know of a Town in the
33 country that has enforced a cap that resulted in a positive impact on their community.

34
35 Mr. Spurling asserted that his guests eat out and shop in the Town almost every night they stay at
36 the rental property. He did not believe residents supported the Town's restaurants or shops to
37 similar extent. Renters are supporting the local businesses and not the residents. Limiting
38 rentals will have a negative impact on the local economy.

39
40 Mr. Spurling took exception to the rule that he be treated differently because he was not a
41 primary resident. Mr. Musson reiterated that the draft ordinance was structured to acknowledge
42 and protect the traditional use of renting people's primary residences that has been in Town for
43 years. There are people who live in this Town who have always rented their homes. Mr.
44 Spurling asserted that with a primary residence, the guest/renter quality is no different than the
45 experience his rentals provide. He believes treating the two types of rentals differently is
46 borderline illegal. It's not appropriate that because he's not a resident he should have different
47 restrictions.

1
2 Mr. Spurling suggested doing away with the three types of rentals and all renters follow the same
3 rules.

4
5 He noted occupancy restrictions were not changed since the previous discussion. He was curious
6 as to why the occupancy was not changed and he asked how it would be monitored.

7
8 Mr. Wood noted that a resident of the Town that owns a second property is in the same rental
9 category that Mr. Spurling is. The draft ordinance was not differentiating based on where a
10 person resides. It was an attempt at stemming the tide of homes being sold sight-unseen to
11 people who never plan to live in them. Mr. Spurling argued that the Town can't know
12 someone's intent. He reiterated his concern about occupancy. How would it be enforced? What
13 would count as a bedroom?

14
15 Ms. Marshall noted that in addition to occupancy numbers, it's about neighborhoods turning into
16 transient vacation sites. A house where a number of people show up is a different feel to a house
17 where a family lives year-round. She asked those in attendance to think about what happens if
18 the Town does nothing.

19
20 Chair Macauley noted he's lived in Otter Creek for 30 years. The Town has grown increasingly
21 emptier in the winters. The Town is trying to figure out what's going on, but they can't know
22 what's going on unless they look into it. This is one step. Ms. Dudman reported having been
23 told that in 2023 there was a 35% increase over a year in short-term rentals.

24
25 An audience member suggested it was likely because the taxes have risen as much as 40% in
26 recent years. If houses can't be rented then the only people that can afford to buy them are from
27 away.

28
29 Mr. Thomas believed buyers may be deterred from buying a house if they can't get a license.
30 Ms. Dudman reiterated that if that buyer was intending to buy the property as a primary
31 residence they could get a license.

32
33 Resident Joe Renault understood the attempt at stemming the tide of losing year-round housing.
34 He asked why, if there is no cap on short-term rentals and seasonal short-term rentals, will a
35 license be required. Mr. Musson noted that in order to establish the ordinance, the Town needs
36 to understand the entire category. The Town is trying to understand the nature of the various
37 categories of rentals. This will give the town more data. What was learned from last year's
38 conversations was how we can tailor the ordinance more to the community so that the local
39 tradition of renting can continue. Mr. Renault understood Mr. Musson's explanation; however,
40 the conversation did not seem to indicate that type of rental as being a problem.

41
42 Town Clerk Claire Woolfolk asked about the definitions. She noted this one describes a
43 residence as occupied for 180 days or more per calendar year. The Harbor Ordinance describes a
44 residence as occupied for 183 days or more per calendar year. Half of a calendar year is 182.5
45 days. For consistency purposes, perhaps the Town's ordinances should be uniform in the term,
46 and this one could be changed to 183 days.

47

1 The Town needs to better understand the rental picture. Knowing how many rentals there are
2 helps. Ms. Savage asked if an ordinance was necessary to figure that information out. Was a fee
3 necessary? Ms. Savage was in support of the concept but would like more information to feel
4 good about the ordinance presented. She lives here and therefore the ordinance doesn't affect
5 her like it will affect others. But her kids might move elsewhere and still want to keep the home.
6 The long-term effect should be studied further. What will bring people to the island? There are
7 few professions here. There is tourism, but this will cap some of that. It might give the Town
8 more information, but it might create more regulations that cause problems in the future.

9
10 Chair Macauley noted that there's no way to know what the future holds. But anything in this
11 draft ordinance can be changed or undone. Other things to consider include an elderly
12 population in the Town that owns their own home while on a fixed income and taxes are rising.
13 Trade work is getting more expensive. The Town needs to make some decisions on what they
14 want their community to be.

15
16 Kate Chaplin asked whether the Town is concerned that there will be a rush of residents that
17 register their residence for rental, not because they rent, but to get themselves in the system.
18 That would skew the numbers the Town is trying to determine. She noted that by removing the
19 caps the Town would get a better picture of what's happening and remove the fear. She felt the
20 draft ordinance had a better chance of passing without the cap.

21
22 Lincoln Millstein asserted that when Bar Harbor required registration, they had 740 rentals
23 register. People who did not rent at that time registered, just in case. Now, that number is 642.
24 People realized they panicked, and they didn't need to register.

25
26 Mr. Millstein asserted that in 2016 there were no Airbnb rentals on Mount Desert Island. He
27 stated that Bar Harbor had 800 Airbnb rentals during covid. Mount Desert is at nearly 200. Bar
28 Harbor froze their rentals at 642. Based on these figures, it could be theorized that Bar Harbor
29 was heading toward a crisis where they could have had an overwhelming number of rentals. He
30 believed the Town would see a spike if they began licensing, but in the course of the first couple
31 years that figure would subside. With regard to renters using the shops and restaurants, he
32 himself, and he believed other local residents, avoid those stores and restaurants because of the
33 vacationers.

34
35 Ms. Littlefield thanked those in attendance. The Board has listened to the conversation and
36 changes have been made based on the conversation and points made.

37
38 MOTION: Ms. Littlefield moved to close the public hearing.

39
40 Sabina Wood reported she is a store owner in Town. She talks to many of her clients. She
41 agrees with those who have pointed out how important it is to maintain those rentals if it allows
42 them to function and be on the island year-round. She was not opposed to registering; she is
43 worried about the cap. It's hard to turn back the clock on the explosion of tourism on the island.
44 She knows many people who can no longer afford to own a house here. She hoped the issue
45 could be looked at by all. The ordinance must be very well thought out.

46
47 Mr. Millstein believed the Motion made was being closing discussion off prematurely.

1
2 Ms. Littlefield stated that the issue has been discussed in meetings for months. She reiterated
3 that the Board is not voting on this issue. The Selectboard is not the body that can make a
4 decision. The decision can only be made at Town Meeting by the residents of the Town. She
5 believed everyone made great comments. She felt it was time to close the discussion.

6
7 Ms. Dudman seconded the Motion.

8
9 It was noted that the draft ordinance will be discussed and voted on May 7, 2024 at the Town
10 Meeting.

11
12 Motion approved 5-0.

13
14 **III. Post Public Hearing**

15 *A. Action if necessary*

16 No Action taken.
17

18 **IV. Minutes**

19 *A. Approval of minutes from February 26, 2024 meeting*

20 MOTION: Ms. Littlefield moved, with Mr. Mooers seconding, approval of the February 26,
21 2024 Minutes as presented.

22 Motion approved 5-0.
23

24 *B. Approval of minutes from March 4, 2024 meeting*

25 MOTION: Ms. Littlefield moved, with Mr. Mooers seconding, approval of the March 4, 2024
26 Minutes as presented.

27 Motion approved 5-0.
28

29 **V. Appointments/Recognitions/Resignations**

30 None presented.
31

32 **VI. Consent Agenda**

33 *A. Department Reports: Highway, Buildings & Grounds, Solid Waste*

34 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, acceptance of the Consent
35 Agenda as presented.
36

37 Chair Macauley thanked Public Works Director Henkel for the department's good work during
38 the storms.
39

40 Mr. Wood asked about the number of trees on the lines along Route 198. Director Henkel
41 reported that he's made several calls. Others in Town have made calls as well. There's little the
42 Town can do as the lines are not owned by the Town. The wiring is for internet and not
43 electricity.
44

45 Mr. Wood asked about the Versant power shutdown coming up. Director Henkel reported the
46 work being done is switching power to new transformers.

1
2 Motion approved 5-0.

3
4 **VII. Selectboard's Reports**

5 There were no reports.

6
7 **VIII. Unfinished Business**

8 *A. Amendment of Public Space Special Event Permit 15-2023 – Garden Club of Mount Desert*
9 *– Tracy Combs; Seal Harbor Village Green; Saturday, July 27, 2024 10am – 4:00 pm*

10 MOTION: Mr. Mooers moved, with Ms. Littlefield seconding, amending the Public Space
11 Special Event Permit 15-2023 – Garden Club of Mount Desert – Tracy Combs; Seal Harbor
12 Village Green; Saturday, July 27, 2024 10am – 4:00 pm as presented.

13 Motion approved 5-0.

14
15 *B. Withdrawal of the public space permit 16-2023 for the Sustainability Committee Sports*
16 *Equipment Swap scheduled June 1, 2024 on the Northeast Harbor Village Green (date*
17 *change and location change to Northeast Harbor Library)*

18 MOTION: Ms. Dudman moved, with Ms. Littlefield seconding, acceptance of the withdrawal
19 of the public space permit 16-2023 for the Sustainability Committee Sports Equipment Swap
20 scheduled June 1, 2024 on the Northeast Harbor Village Green (date change and location
21 change to Northeast Harbor Library) as presented.

22 Motion approved 5-0.

23
24 *C. Withdrawal of the public space permit 17-2023 for the Sustainability Committee Tool Swap*
25 *scheduled April 20, 2024 on the Northeast Harbor Village Green (date change and*
26 *location change to Northeast Harbor Library)*

27 MOTION: Ms. Dudman moved, with Ms. Littlefield seconding, acceptance of the withdrawal
28 of the public space permit 17-2023 for the Sustainability Committee Tool Swap scheduled
29 April 20, 2024 on the Northeast Harbor Village Green (date change and location change to
30 Northeast Harbor Library) as presented.

31 Motion approved 5-0.

32
33 *D. Review and approve the rejection of bids for construction of sidewalks in Somesville*
34 Director Henkel reported that there was only one bid received. It was his inclination to reject it
35 without other bids to compare it to, however the Town had received another bid for sidewalk
36 work that offers comparison. He discussed it with the consultant and contractor and reviewed
37 the bidder's references and feels comfortable in recommending approval of the bid received,
38 contingent upon Town Meeting approval.

39
40 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, approving the rejection of bids
41 for construction of sidewalks in Somesville as presented.

42 Motion denied 0-5 (All Opposed).

43
44 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, that the Selectboard accept the
45 bid from Gardner Concrete in the amount of \$748,690.00 contingent upon approval of funding
46 at the 2024 Annual Town Meeting and further, to authorize Public Works Director Henkel, on

1 behalf of the Town, to enter into a contract with Gardner Concrete for the completion of the
2 project as presented and discussed.
3 Motion approved 5-0.
4

5 **IX. New Business**

6 *A. Request to Authorize a Public Space Special Event Application to the Neighborhood House*
7 *for Annual Memorial Day Community BBQ scheduled May 27, 2024 – Northeast Harbor*
8 *Marina Green*

9 MOTION: Ms. Dudman moved, with Mr. Wood seconding, authorizing a Public Space
10 Special Event Application to the Neighborhood House for Annual Memorial Day Community
11 BBQ scheduled May 27, 2024 – Northeast Harbor Marina Green as presented.
12 Motion approved 5-0.
13

14 *B. Review and approve the acceptance of a bid from C+C Lynch Excavation, LLC for*
15 *sidewalk improvements in Seal Harbor in the amount of \$491,647.00 contingent upon*
16 *approval of funding at the 2024 Annual Town Meeting*

17 MOTION: Mr. Mooers moved, with Mr. Wood seconding, acceptance of a bid from C+C
18 Lynch Excavation, LLC for sidewalk improvements in Seal Harbor in the amount of
19 \$491,647.00 contingent upon approval of funding at the 2024 Annual Town Meeting as
20 presented.
21

22 It was clarified that this project will not include work repairing storm damage. The warrant
23 funding it consists of four components, one of which does include repairing storm damage.
24 The details are included in the warrant.
25

26 Motion approved 5-0.
27

28 *C. Review, Final Votes, and Sign Warrant for May 6 and 7, 2024 Annual Town Meeting*
29 *Vote:*

30 **a. Article 22, Shall an ordinance dated May 7, 2024 and entitled “Short-Term Rental**
31 **and Vacation Rental Licensing Ordinance Ordinance” be enacted?**

32 MOTION: Ms. Dudman moved, with Mr. Wood seconding, to place Article 22, titled “Shall
33 an ordinance dated May 7, 2024 and entitled ‘Short-Term Rental and Vacation Rental
34 Licensing Ordinance Ordinance’ be enacted?” on the Warrant with no recommendation.
35 Motion approved 5-0.
36

37 **b. Article 28, To see if the Town of Mount Desert will vote to accept Denning Brook**
38 **Road and Timber Ridge Road, serving the Denning Brook Estates Homeowners’**
39 **Association (DBEHOA).**

40 MOTION: Mr. Wood moved, with Ms. Dudman seconding, recommending for passage
41 Article 28 titled “To see if the Town of Mount Desert will vote to accept Denning Brook Road
42 and Timber Ridge Road, serving the Denning Brook Estates Homeowners’ Association
43 (DBEHOA)” as presented.
44 Motion approved 5-0.
45

1 **c. Article 29, Shall the Town of Mount Desert be authorized to issue general obligation**
2 **bonds or notes of the Town in a principal amount not to exceed \$355,000 to pay for a**
3 **solar photovoltaic purchase and solar project development.**

4 MOTION: Mr. Mooers moved, with Mr. Wood seconding, recommending for passage Article
5 29 titled “Shall the Town of Mount Desert be authorized to issue general obligation bonds or
6 notes of the Town in a principal amount not to exceed \$355,000 to pay for a solar photovoltaic
7 purchase and solar project development” as presented.

8 Motion approved 5-0.
9

10 **d. Article 30, Shall the Town of Mount Desert be authorized to issue general obligation**
11 **bonds or notes of the Town in a principal amount not to exceed \$1,600,000 to pay for**
12 **professional, technical, and construction services for the construction of or improvements**
13 **to sidewalks and curbing in four locations.**

14 MOTION: Mr. Mooers moved, with Mr. Wood seconding, recommending for passage Article
15 30 titled “Shall the Town of Mount Desert be authorized to issue general obligation bonds or
16 notes of the Town in a principal amount not to exceed \$1,600,000 to pay for professional,
17 technical, and construction services for the construction of or improvements to sidewalks and
18 curbing in four locations” as presented.

19 Motion approved 5-0.
20

21 **e. Article 31, Shall the Town of Mount Desert be authorized to issue general obligation**
22 **bonds or notes of the Town in a principal amount not to exceed \$650,000 to pay for**
23 **professional, technical, and construction services for improvements to Old Firehouse**
24 **Lane, the existing Town-owned “Grey Cow”, and “Great Harbor Maritime Museum”**
25 **parking lots.**

26 MOTION: Mr. Mooers moved, with Ms. Littlefield seconding, recommending for passage
27 Article 31 titled “Shall the Town of Mount Desert be authorized to issue general obligation
28 bonds or notes of the Town in a principal amount not to exceed \$650,000 to pay for
29 professional, technical, and construction services for improvements to Old Firehouse Lane, the
30 existing Town-owned ‘Grey Cow’, and ‘Great Harbor Maritime Museum’ parking lots” as
31 presented.

32 Motion approved 5-0.
33

34 **f. Article 32, Shall the Town of Mount Desert be authorized to issue general obligation**
35 **bonds or notes of the Town in a principal amount not to exceed \$240,000 to pay for**
36 **professional and technical services including, but not necessarily limited to, sanitary**
37 **sewer line inspection and cleaning, smoke and dye testing, basement inspections,**
38 **topographical survey, materials testing, and design.**

39 MOTION: Mr. Mooers moved, with Ms. Dudman seconding, recommending for passage
40 Article 32 titled “Shall the Town of Mount Desert be authorized to issue general obligation
41 bonds or notes of the Town in a principal amount not to exceed \$240,000 to pay for
42 professional and technical services including, but not necessarily limited to, sanitary sewer line
43 inspection and cleaning, smoke and dye testing, basement inspections, topographical survey,
44 materials testing, and design” as presented.

45 Motion approved 5-0.
46

g. Article 44 (amended, revote), To see what sum the Inhabitants of the Town of Mount Desert will vote to raise and/or appropriate as Revenue through Excise Taxes, Service Fees and miscellaneous sources for the 2024 - 2025 Town Budget. Selectboard recommends \$2,509,664.00.

Manager Lunt explained the number in this Article is the correct number. It was entered mistakenly previously and voted on. The new number requires a revote.

MOTION: Mr. Mooers moved, with Mr. Wood seconding, recommending for passage Article 44 titled "To see what sum the Inhabitants of the Town of Mount Desert will vote to raise and/or appropriate as Revenue through Excise Taxes, Service Fees and miscellaneous sources for the 2024 - 2025 Town Budget." The Selectboard recommends \$2,509,664.00 as presented. Motion approved 5-0.

h. Article 59, To see if the Inhabitants of the Town of Mount Desert will vote to increase the property tax levy limit by \$443,576.00.

MOTION: Mr. Mooers moved, with Ms. Dudman seconding, recommending for passage Article 59 titled "To see if the Inhabitants of the Town of Mount Desert will vote to increase the property tax levy limit by \$443,576.00" as presented. Motion approved 5-0.

X. Other Business

There was no Other Business.

XI. Treasurer's Warrants

A. Approve & Sign Treasurer's Warrant as shown below:

Town Invoices	AP#2457	3/19/2024	\$597,429.94
Total			\$597,429.94

MOTION: Mr. Wood moved, with Ms. Dudman seconding, approval and signature of Treasurer's Warrant as shown above. Motion approved 5-0.

B. Approve Signed Treasurer's Payroll, State Fees, & PR Benefit Warrants as shown below:

State Fees & PR Benefits	AP#2455	3/6/2024	\$110,062.88
	AP#2456	3/13/2024	\$5,709.50
Town Payroll	PR#2422	03/15/2024	\$163,501.31
Total			\$279,273.69

MOTION: Mr. Wood moved, with Mr. Mooers seconding, approval of signed Treasurer's Payroll, State Fees, & PR Benefit Warrants as shown above. Motion approved 4-0-1 (Littlefield in Abstention).

C. Acknowledge Treasurer's Town Voided Disbursements & School Board AP/Payroll Warrants as shown below:

School Invoices	AP#9	3/6/2024	\$94,355.02
	AP#10	3/12/2024	\$75,383.50
School Payroll	PR#19	03/15/2024	\$105,509.42

Voided Disbursements			\$0
Total			\$275,247.94

1 MOTION: Mr. Mooers moved, with Mr. Wood seconding, acknowledgement of Treasurer's
2 Town Voided Disbursements & School Board AP/Payroll Warrants as shown above.
3 Motion approved 5-0.
4

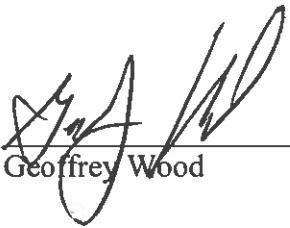
Grand Total			\$1,151,951.57
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6 **XII. Adjournment**

7 MOTION: Ms. Dudman moved, with Mr. Mooers seconding, to adjourn.
8 Motion approved 5-0.
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10 The Meeting adjourned at 8:07 p.m.
11

12
13 Respectfully Submitted,

14
15
16
17 
18 _____
Geoffrey Wood