

**Town of Mount Desert
Board of Selectmen
Minutes**

**Regular Meeting
Monday, November 15, 2021**

Board Members Present: Chair John Macauley, Matt Hart, Martha Dudman, Geoff Wood, Wendy Littlefield

Town Officials Present: Assessor Kyle Avila, Town Manager Durlin Lunt, Town Clerk Claire Woolfolk, Finance Director Jake Wright, Public Works Director Tony Smith, Fire Chief Mike Bender, Police Chief Jim Willis

Members of the Public were also in attendance

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

Chair John Macauley called the meeting to order at 6:30PM.

II. Minutes

A. Approval of minutes from November 1, 2021 meeting

MOTION: Mr. Hart moved, with Mr. Wood seconding, approval of the November 1, 2021 Minutes as presented.

Motion approved 4-0.

III. Appointments/Recognitions/Resignations

A. Resignation of Todd Graham from the School Board effective October 22, 2021

MOTION: Mr. Hart moved, with Mr. Wood seconding, acceptance of the resignation of Todd Graham from the School Board effective October 22, 2021, as presented and with thanks for his years of service.

Motion approved 4-0.

IV. Consent Agenda *(These items are considered routine, and therefore, may be passed by the Selectmen in one blanket motion. Board members may remove any item for discussion by requesting such action prior to consideration of that portion of the agenda.)*

A. Summary of their October 20, 2021 meeting held between representatives of the Town and the DOT regarding the information presented in the "Route 3 Safety Improvements Study" engineering study dated February 17, 2020 commissioned by the Town and DOT in their cost-share Planning Partnership Initiative program

B. Update on the Otter Creek Cove Project Scoping – October 28, 2021

C. Hancock County Commissioners Special Meeting Minutes of October 19, 2021

MOTION: Ms. Dudman moved, with Mr. Hart seconding, approval of the Consent Agenda as presented.

1 Public Works Director Smith explained that a presentation on the Route 3 Safety
2 Improvements Study was done earlier this year. The letter included in the Consent
3 Agenda is an expression of interest in working with the DOT in a program that offers a
4 chance to receive funding for projects of this type. The letter does not commit the Town.
5 The price estimate included in the letter is inaccurate. Pricing for the work will vary
6 between \$6 and \$16 million, depending on the scope of the work. The project will be
7 broken into phases; phasing logistics must be planned out. Director Smith does not
8 expect spending for this work to be included on the upcoming Warrant.
9

10 Chair Macauley asked if the Application for the Otter Creek Project has already been
11 submitted. Town Manager Lunt noted there's a first draft of the work the Town wants to
12 do. The list will have to be refined. The Town has received guidelines to consider.
13

14 Motion approved 5-0.
15

16 **V. Selectmen's Reports**

17 Ms. Dudman asked about an update from A Climate To Thrive. The Board has seen no
18 information on the Climate Action Plan being drafted for the upcoming Warrant Article.
19 Manager Lunt agreed to invite them to a meeting for an update.
20

21
22 Ms. Dudman reported on an Economic Development Committee Meeting. The issues of
23 parking and a rumor that the power supply to some of the Main Street businesses is
24 inadequate came up. Mr. Hart heard about the possibility of having to bring power in via
25 Tracy Road. Director Smith reported that a Versant representative reached out to him
26 and reported the possibility. Versant is looking into the situation.
27

28
29 Mr. Wood was approached by a resident asking about the progress on finding an
30 alternative for recycling. Mr. Wood inquired about the avenues pursued for finding an
31 alternative and the progress made.
32

33 Director Smith reported he is looking at two recycling options and hopes to have a
34 proposal for the Selectboard at the first December meeting. Operations can begin within
35 a week of the Selectboard's decision on the proposal. Additionally, negotiations continue
36 on the facility in Hampden and Director Smith is hopeful progress will be made soon.
37

38
39 Chair Macauley asked about the LUZO Committee. Manager Lunt reported the
40 committee meets this week. Manager Lunt anticipated an update at the next meeting.
41

42 **VI. Unfinished Business**

43 *A. Progress report on NEH fire station project and discussion on solar panels,*
44 *construction start date*

1 Fire Chief Bender provided an updated fire station floorplan and estimated cost.
2 Regarding the construction date, Chief Bender inquired whether the work could begin
3 immediately following Town Meeting, if approved, or must it wait till the fiscal year's
4 beginning. Chief Bender noted the sooner the work can begin the better.
5

6 Finance Director Wright explained that bills must be recognized in the fiscal year in
7 which they're incurred.
8

9 Chief Bender reported looking into solar panels for the roof in Northeast Harbor.
10 Revision Energy stated the project would not meet the standards for a cost reduction.
11 Additionally, due to the roof's location solar panels will be of little benefit. Chief Bender
12 learned that several different town committees are discussing projects with Revision.
13 Revision suggested the Town combine their efforts to create a single vision.
14

15 Considering this news, Chief Bender recommends moving forward with the Northeast
16 Harbor project without solar panels. The Somesville Fire Station work may benefit from
17 solar panels, given their location, but perhaps there's a way to combine Somesville Fire
18 Station solar panels with other projects, rather than pursuing it singly.
19

20 VII. New Business

21 A. Citizen request that the town look into the costs and benefits of a reliable source of 22 water for firefighting for people living near the north end of Long Pond

23 Resident John Fehlauer reported that an area of the Woods Road Subdivision has
24 inadequate water access for firefighting purposes. There are two dry hydrants in the
25 neighborhood. These hydrants are tested by the Fire Department and one failed. Woods
26 Road and the Northern Neck area have a high population. Long Pond is not an ideal
27 water source for firefighting, due to freezing in the winter and heavy recreational use in
28 the summer. A dry hydrant solution isn't simple; ownership issues, zoning issues, and
29 the potential for ledge can all be limiting factors. Insurance companies favor hydrants
30 within a 1000-foot proximity to residences; Long Pond is several thousand feet to the
31 subdivisions mentioned. The Ripples Pond Dam is another potential site for a hydrant,
32 but still several thousand feet away from the entrance of the subdivisions. There are
33 other communities in Mount Desert with the same problem. Mr. Fehlauer requested the
34 Town look into increasing the number of water access points in this area.
35

36 Chair Macauley noted that water accessibility in the Somesville area is an ongoing
37 problem for the communities there. Chief Bender agreed. Long Pond appears to be the
38 ideal solution, but winter ice, and summer use and traffic are problems, as are the
39 potential for ledge, and permitting. Water that cannot be accessed in the winter is not
40 considered a sustainable water source. Additionally, any potential hydrant installed must
41 be accessible to a fire truck. Depending on the pipe, a fire pumper can push water quite a
42 distance.
43

44 Chief Bender fully supports finding a solution. The engineering needed will require
45 some expertise. DEP permitting is required as well. He believed there were engineers

1 able to assist with design and even with the permitting process. Next steps include
2 requesting proposals for cost estimates for siting hydrants and a feasibility study of
3 hydrant locations. Cost estimates for construction may be possible to obtain at that time
4 as well.

5
6 It was agreed water is an issue throughout Town. Population density in Town also plays
7 a part in determining the scope of the work.

8
9 Director Smith noted that a dry hydrant was considered for the Pretty Marsh Road end of
10 Long Pond and could be revisited. The Town could perhaps discuss with the Water
11 District the possibility of providing water to the area.

12
13 Chief Bender reported that the Fire Department puts fire hydrants where they can.
14 Limited access to an area for any reason makes it more difficult. Subdivision growth
15 over the years can easily outgrow initial infrastructure like fire suppression methods. Mr.
16 Lauer agreed. There is a fire pond on his property which has failed. Mr. Lauer will try to
17 improve it, but it was never intended to be effective in protecting 28 residences.

18
19 Mr. Wood believed another look for appropriate sites was a wise idea, and an engineer's
20 study seems reasonable, both for the subdivisions mentioned, and other areas in Town.
21 Ms. Littlefield believed reaching out to the Water Company was a good idea as well.
22 Chair Macauley concurred that more information is needed.

23
24 Chief Bender offered to work with Director Smith to gather some proposals on siting
25 appropriate sites for additional dry hydrants. Director Smith believed the work could be
26 done within the respective budgets of Fire and Public Works.

27
28 *B. Discussion of possible permit parking strategy for Northeast Harbor with Chief Willis*
29 There has been discussion regarding new buildings planned on Main Street without
30 adequate parking provided for residents. Solutions for accommodating the shortfall are
31 necessary.

32
33 Chief Willis suggested permitted parking. The Town of Bar Harbor has permitted
34 parking in place, and the system is integrated into law enforcement software Mount
35 Desert is using. Parking software can be extended to Mount Desert. Chief Willis
36 suggested making a change to Town Ordinance first, designating all paid and permitted
37 parking be regulated by Selectboard policy. Policy will make it more adaptable and
38 easier to change as necessary. Chief Willis offered to work on creating a proposal with
39 Town Attorneys to bring before the Board.

40
41 The number of parking spaces needed and how many spaces the Town is willing to
42 designate as permitted parking must be determined. Chief Willis reminded the Board that
43 the Town uses the Gray Cow parking lot for snow removal. This limits its winter use.
44

1 If the Town decides permitted parking is a viable option, there will likely be a fee for
2 adding the parking module of the software. A system for how parking is paid for needs
3 to be agreed upon.
4

5 The Board agreed permitted parking was a reasonable avenue to explore.
6

7 Chief Willis asked for further direction from the Board.
8

9 Mr. Hart believed that in light of the new development occurring on Main Street the
10 Town needs to be proactive. The Certificate of Occupancy for the College of the
11 Atlantic's new building is dependent on them finding their own solution for parking. The
12 school should be required to fulfill that condition of approval. Mr. Hart felt the focus
13 should be on year-round residents. An informal study showed the Gray Cow parking lot
14 is not often full, even in the summer months. Criteria for determining eligibility for
15 permitted parking will take some thought as well.
16

17 Chief Willis noted there are templates the Town can take advantage of. Bar Harbor's
18 Paid and Permit Parking Policy is available for review on their website. It may offer
19 some insight.
20

21 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, directing Chief Willis to
22 work with Public Works and the Harbormaster to explore resident and employee permit
23 parking ideas.
24

25 Ms. Dudman suggested Chief Willis reach out to the Economic Development Committee
26 Chair about an appropriate number of parking spaces. Mr. Hart felt if the Economic
27 Development Committee was kept informed, they would certainly be advocates for it in
28 the community.
29

30 Chief Willis agreed to look into permit parking, and work with the Economic
31 Development Committee, Public Works, and the Harbormaster to explore the feasibility.
32

33 Motion approved 5-0.
34

35 *C. Detour in Somesville 11/22 - 11/23*

36 Chief Willis reported the dates provided for the proposed detour have since been updated
37 to November 29 to December 1. He was unsure whether these dates are firm. The DOT
38 needs the space and time to cut trees on Route 102 in Somesville, and they are trying to
39 coordinate with Versant for some pole work. Drivers will be detoured down Indian Point
40 Road and Whitney Farm Road.
41

42 *D. Review of the General Fund and Marina Capital Improvement Plans (CIP) proposed*
43 *funding for Fiscal Year 2022-2023*

44 A review was made of the funding.
45

1 Mr. Hart asked about efforts in carbon reduction and how such efforts will be budgeted.
 2 Will pricing affected by these efforts be reflected in the budget in general, or covered in
 3 additional funding earmarked specifically towards these efforts? Director Smith reported
 4 that he and the Fire Department have created accounts to offset the cost of electric
 5 vehicles. It was agreed there's some speculation involved in funding for this type of
 6 technology.

7
 8 Chief Bender has explored both electric and hybrid fire trucks. He's added \$200k to his
 9 CIP budget for next year.

10
 11 Further budget review was made. There were no additional comments.

12
 13 Finance Director Wright noted the current reserve system is complicated, with numerous
 14 accounts. Use of Capital Improvement Plan funds can be restricted; a perfect example
 15 being the discussion held during Agenda Item VI.A, above, in which it was noted that
 16 construction work approved at Town Meeting cannot begin until after the fiscal year,
 17 shortening available construction time. System revisions might allow funds to bridge the
 18 fiscal year. The system can perhaps be streamlined. Such changes would require Town
 19 Meeting approval.

20
 21 **VIII. Other Business**

22 *A. Such other business as may be legally conducted*

23 2020 tax liens are set to foreclose December 2, 2021. Voters gave the Selectboard the
 24 ability to waive foreclosure. Authority must be given to the Treasurer in order to initiate
 25 waiving the foreclosure process. Waiving foreclosure would affect property of such little
 26 value that the cost of its disposal outweighs the worth of the delinquent taxes. Director
 27 Wright requested a special meeting at which the Board could authorize Director Wright
 28 to waive the foreclosure process for tax liens under the amount of \$300.00. The waiver
 29 must occur before the December 2 foreclosure date.

30
 31 The Board agreed to meet on Monday, November 22, 2021 at 5:00PM. Executive
 32 Session would not be necessary for the action.

33
 34 **IX. Treasurer's Warrants**

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

Town Invoices	AP#2227	11/16/21	\$178,992.37
Total			\$178,992.37

36 MOTION: Mr. Hart moved, with Ms. Littlefield seconding, Approval and Signature of
 37 Treasurer's Warrant as shown above.

38 Motion approved 5-0.

39
 40 *B. Approve Signed Treasurer's Payroll, State Fees, & PR Benefit Warrants as shown*
 41 *below:*

State Fees & PR Benefits	AP#2225	11/03/21	\$3,780.21
	AP#2226	11/10/21	\$44,556.54

Town Payroll	PR#2211	11/12/21	\$122,066.30
Total			\$170,403.05

1
 2 MOTION: Mr. Wood moved, with Mr. Hart seconding, Approval of signed Treasurer's
 3 Payroll, State Fees, & PR Benefit Warrants as shown above.
 4 Motion approved 4-0-1 (Littlefield in Abstention).
 5

6 *C. Acknowledge Treasurer's School Board AP/Payroll Warrants as shown below:*

School Invoices	#6	11/03/21	\$49,708.14
	#10	11/12/21	\$92,217.72
Total			\$141,925.86

Grand Total			\$491,321.28
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 8 MOTION: Ms. Dudman moved, with Ms. Littlefield seconding, acknowledgement of
 9 Treasurer's School Board AP/Payroll Warrants as shown above.
 10 Motion approved 5-0.
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12 **X. Adjournment**

13 MOTION: Ms. Dudman moved, with Mr. Hart seconding, adjournment.
 14 Motion approved 5-0.
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16 The Meeting adjourned at 6:47PM.
 17

18 
 19
 20
 21 Respectfully Submitted, Wendy Littlefield