Town of Mount Desert
Board of Selectmen

Meeting Minutes June 4, 2012

A meeting of the Board of Selectmen was held this date in the Neighborhood House, Northeast Harbor, Maine.

Those present included: Chairman Tom Richardson; Selectmen Martha Dudman, John Macauley, Rick Mooers and Dennis Shubert; staff members Town Manager Durlin Lunt, Public Works Director Tony Smith, Harbormaster Shawn Murphy, Assessor Kyle Avila, Treasurer Kathi Mahar, and Town Clerk/Recording Secretary Joelle Nolan; and members of the public.

I Call to order at 6:30 p.m.
Chairman Richardson called the meeting to order at 6:30 p.m.

MOTION: Selectman Shubert moved, seconded by Selectman Macauley, to take agenda item VIII New Business A. out of order. The vote was unanimous in favor, 5-0.

VIII New Business
A. Report from Urban Land Institute Technical Assistance
On behalf of the Board, Chairman Richardson extended a warm thank you to the ULI/TAP personnel and participants. He introduced Hamilton Clark, Chair of the Revitalization Committee, who, in turn, introduced TAP panelists. Mr. Clark gave an overview of how we arrived at this point.

TAP gave a Power Point presentation and addressed issues such as how to encourage and enable new business investments on Main Street; enable existing businesses to attain and maintain profitability; opportunities for better utilization of space near the marina, and how to better connect the marina to Main Street; should the Town consider the creation of an independent public-private planning committee; what initiatives could be undertaken to attract and enable more affordable housing in and around Northeast Harbor; what role could private funding and larger on-island employers play in growing the year round community; and should the Town consider opening up public and/or private land for housing development in and around Northeast Harbor.

Their site visit around Northeast Harbor included Main Street, Huntington Road, Harbor Drive, and Sea Street with several local stakeholders interviewed.

Some of the Assets recognized: harbor, natural environment, optimism, ongoing community partnership between year round & summer residents, historically significant main street, great school, low tax rate, and good services. Along with Challenges: increasingly expensive real estate, decreasing year round residents, difficult development economics, and a complex permitting process.
From their interview with Mount Desert Elementary School Principal Scott McFarland came the idea of making Northeast Harbor a “Beehive” of activities. For instance Mount Desert Elementary School and College of the Atlantic forming a partnership for a greenhouse and farmers market; more maritime Museum Activities; street fairs; movie nights; and an arts & crafts center.

Other interventions included: capitalize on marina improvements; animate main street; enhance historic assets; strengthen the commercial core; and provide a spectrum of year round housing options.

Affordable is defined as equaling 30% of gross income spent on housing [realty in Maine is higher]. They spoke of purchasing existing housing, the Grandfathered Lot Program, accessory apartments, upper floor Main Street apartments, Main Street gap infill, public subsidy, expand funding to the Island Trust – TIF and permit fees for tear downs, and streamlining zoning & permitting.

Some of the implementation strategies were: creating a focused, compelling vision for philanthropy; business incubator program, how to make use of existing assets, enhancing existing and encouraging new business in Northeast Harbor; collaborative partnership of public/private year round/seasonal.

The Power Point presentation is currently available in printable format and in a format that can be added to the Town website. A written report to the Selectmen will be done in about six weeks.

The floor was opened for questions and discussion. Sydney Roberts Rockefeller talked about the concept of shared parking, especially for Main Street residential areas.

When asked how to extend our season, a variety of ideas surfaced. We are already seeing a natural expansion in the fall; we need to capture and attract by putting out the welcome mat and advertising. Events help.

The feasibility of a cooking school run during the winter months that would house students was another good idea.

Scott McFarland said the key is drawing other communities in with a cultural, educational, artistic center; a greenhouse as a community center; porch gardens; and the COA connection. He thought it not out of the realm to have a college here.

Buying local is important; however, it is a two-way street. Merchants need to work with residents. A local store co-op was suggested.

Mr. Clark commented that when the TAP report is delivered to the Board, it will be up to the community to move it forward. How to? Come together structurally; form a
group to work with the Town on select elements that make the most sense; recruit an incubation team; take small, steady steps. We must strike while the iron is hot, and may need more public participation. Take out some ads and invite people to join. Perhaps assign tasks to a staff person to keep things going; or find a part-time facilitator.

Chairman Richardson said the Town is ready to assist other groups to make some of these things work. He would like to see the Chamber of Commerce businesses become involved. Matt Hart, President of Chamber Commerce, invited all to their first meeting at the new Visitor Center at 8:30 a.m. tomorrow morning. He said they need creative minds.

Sam McGee described himself as a 7th generation resident. He and his family moved back partly because of the school. There was discussion about encouraging a broader age spectrum; affordable housing is needed for all walks of life. Buddy Brown said there is a need for housing for seasonal workers; and Parker Brown mentioned middle income housing need.

Meredith Randolph, Chair of Island Housing Trust, suggested creating a website to “shop Northeast Harbor”. She agreed that we need to aggressively and creatively market the Town. There may be a need for an economic development director to work with the Chamber and Revitalization Committee.

Katie Bell declared the biggest danger is not following through; she agrees with hiring a paid person to keep it going. However, everyone still needs to stay involved. TAP suggested that hiring a consultant for a short-term, with very specific tasks would be less expensive. Selectman Dudman requested TAP to include a description of the type of person/skills/tasks needed in its report.

II Public Hearing(s)
A. None

III Minutes
A. Approval of minutes from May 21, 2012 meeting.
Motion: Selectman Dudman moved, seconded by Selectman Mooers, to approve the minutes of May 21, 2012 as presented. The vote was unanimous in favor, 5-0.

IV Appointments & Recognitions
A. Appoint Ballot Clerks for June 12, 2012 Special Town Meeting Election
MOTION: Selectman Mooers moved, seconded by Selectman Macauley, to appoint the Ballot Clerks for June 12, 2012 Special Town Meeting Election as presented. The vote was unanimous in favor, 5-0.

B. Appoint Joelle D. Nolan as Warden for June 12, 2012 State Primary Election
MOTION: Selectman Mooers moved, seconded by Selectman Macauley, to approve
the appointment of Joelle D. Nolan as Warden for June 12, 2012 State Primary
Election. The vote was unanimous in favor, 5-0.

C. Appoint William M. Hanley as an alternate member to the Planning Board with
a term expiring May 31, 2014
MOTION: Selectman Macauley moved, seconded by Selectman Dudman, to appoint
William M. Hanley as an alternate member to the Planning Board with a term expiring
May 31, 2014. The vote was unanimous in favor, 5-0.

D. Appoint Lilian Andrews as a regular member to the Planning Board with a
term expiring May 31, 2015
Ms. Andrews is currently an alternate member; an opening for a regular member was
recently made available.

MOTION: Selectman Macauley moved, seconded by Selectman Dudman, to appoint
Lilian Andrews as a regular member to the Planning Board with a term expiring May
31, 2015. The vote was unanimous in favor, 5-0.

E. Appoint seasonal dock-hands and boat launch operators for Northeast Harbor
Marina
MOTION: Selectman Macauley moved, seconded by Selectman Shubert, to appoint
seasonal dock-hands and boat launch operators for Northeast Harbor Marina as
presented by Harbormaster Murphy [Attachment A]. The vote was unanimous in
favor, 5-0.

V 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. League of Towns Minutes from April 24, 2012
B. DMR Shoreline Survey re potential Pollution Sources
C. Approve Board Meeting Schedule 2012-2013
D. Approve Holiday Schedule 2012-2013
E. Department Head Report: Treasurer

MOTION: Selectman Mooers moved, seconded by Selectman Shubert, to accept and
approve Consent Agenda items A – E as presented. The vote was unanimous in favor,
5-0.

Selectman Dudman asked Town Manager Lunt about his comments regarding
Hancock County Finance Director Phil Roy. Town Manager Lunt explained that the
Commissioners have been invited to the next League of Towns meeting for a
discussion regarding the League’s deep concerns over both the stewardship of the
county’s finances and the structure of county government. Dick Broom, reporter for
the Islander and Ellsworth American newspapers, commented that Mr. Roy called him
after the article was published and said the article rife with inaccuracies. He went on
to say that although he (Broom) asked to meet with Mr. Roy to set the record straight,
Mr. Roy never contacted him.
VI  Selectmen’s Reports
Selectman Macauley reported that the Board has been invited to hold a future meeting
at Camp Beech Cliff. Town Manager Lunt will work on the scheduling.

Selectman Dudman thanked Treasurer Mahar for her excellent report.

VII  Old Business
A.  Proposed Resolution regarding the Removal of Corporate Money From
Elections
This agenda item was brought back from the last meeting in order to be presented to
the full Board. Mr. Snyder was present and restated his belief that the community
supports the issue.

MOTION: Selectman Mooers moved, seconded by Selectman Macauley, to support
the proposed resolution as stated on the petition. The vote was in favor 3-2, with
Chairman Richardson and Selectman Shubert voting against.

B.  Municipal Release Deed, as authorized by Town Meeting
MOTION: Selectman Macauley moved, seconded by Selectman Mooers, to sign the
Municipal Release Deed as authorized at Annual Town Meeting May 8, 2012 between
the Inhabitants of the Municipality of Mount Desert and Alan C. Joseph and Stephen
M. Joseph and Michael C. Bucklin and Katherine W. Stroud. The vote was
unanimous in favor, 5-0.

VIII New Business, continued
B.  Request from Treasurer for Public Agency Payments
Referring to her memo dated June 4, 2012, Treasurer Mahar explained her request is
to change the current payment practices in regards to appropriations for Public
Agencies and to expend Agency funds appropriated but not expended to date. She
questions the need for a [second] written request from the Agencies when the voters
have already agreed to expend the funds. Rather than wait for a request, she
suggested simply making the payments when the cash flow warrants. Selectman
Shubert asked that this document be brought forth at budget time.

MOTION: Selectman Dudman moved, seconded by Selectman Macauley, to institute
a policy that the practice of payment to Public Agencies be changed to make payment
as soon as cash flow permits within the first three months of the fiscal year. The vote
was unanimous in favor, 5-0.

MOTION: Selectman Dudman moved, seconded by Selectman Macauley, to approve
public agency payments of the 2010-2011 appropriations, as presented, totaling
$6,633 from the current year contingency account #E102-01-509-50; and payments
from the 2011-2012 appropriations, as presented, totaling $6,011 from their
appropriate budget lines prior to June 30, 2012. The vote was unanimous in favor, 5-0.
C. Quit Claim Deed issuance for real estate at 2 Giant Slide Road
MOTION: Selectman Mooers moved, seconded by Selectman Macauley, to issue a Quit Claim Deed to Edward M. and Cheryl G. Libitzki to release the Town’s interest in real estate at 2 Giant Slide Road, Tax Map 8 Lot 33. The vote was unanimous in favor, 5-0.

D. Approve purchase of lawn mower from low bidder Bradstreet Lawn & Garden
MOTION: Selectman Macauley moved, seconded by Selectman Mooers, to approve the purchase of a new commercial-style riding lawn mower, and award the bid to the low bidder Bradstreet Lawn & Garden of Brewer for a Toro 5000 Series mower in an amount not greater than $9,221.76 from Reserve Account #20-24105-00. The vote was unanimous in favor, 5-0.

E. Request from Town Clerk for authorization to recruit intern for Historic Preservation inventory
MOTION: Selectman Shubert moved, seconded by Selectman Macauley, to authorize the Town Clerk to recruit an intern, spending up to $680.03 from Expense Account #102-07-507-80, for Historic Preservation inventory. The vote was unanimous in favor, 5-0.

F. Such other business as may be legally conducted
None presented.

IX Committee Meeting Reports
A. None

X Treasurer’s Warrants
A. Approve Treasurer’s Warrant #143 in the amount of $58,470.87
MOTION: Selectman Macauley moved, seconded by Selectman Mooers, to approve Treasurer’s Warrant #143 in the amount of $58,470.87. The vote was unanimous in favor, 5-0.

XI Executive Session
A. None

XII Adjournment
MOTION: At 8:50 p.m. Selectman Mooers moved, seconded by Selectman Dudman, to adjourn the meeting. The vote was unanimous in favor, 5-0.

Respectfully submitted,

John B. Macauley
Secretary
ATTACHMENT A

TOWN OF MOUNT DESERT

Hall Quarry  Northeast Harbor  Otter Creek  Pretty Marsh  Seal Harbor  Somesville
PO Box 248  21 Sea Street  Northeast Harbor ME  04662  207-276-5531  FAX 207-276-3232
Visit us at www.mtdesert.org

MEMO

To: Durlin Lunt, Town Manager
From: Shawn Murphy, Harbormaster
Re: Summer Dock Hands and Boat Launch Operators
Date: May 25, 2012

Durlin,

I would like to recommend the individuals listed below for seasonal employment at the Northeast Harbor Marina this summer. Several of the individuals are returning for another season and one will fill in as part time as needed. Could you please place this on the June 5, 2012 Board of Selectmen’s agenda for their approval.

Savanna Hudson @ $12.00/hr.
Rebecca Edgecomb @ $12.00/hr.
Nicole Murphy @ $12.00/hr.
Michael Vollmer @ $12.00/hr.
Sara Hinckely @ $12.00/hr.
Stephen Zirnkilton @ $11.00/hr.
Brady Smith @ $11.00/hr.

Boat Launch Operators:

Nathan Chisholm @ $13.00/hr.
Richard Helmke @ $12.00/hr.

Thank you,

Shawn Murphy
Harbormaster