

**Town of Blue Hill
Select Board Meeting
Monday, November 6, 2023
Minutes**

Call the Meeting to Order at 5:31pm

1. **Quorum and meeting attendance** – E. Best (Chair), J. Dow, S. Miller, S. Dooley, J. Atwell (Town Administrator), M. Rockwell (Treasurer/Tax Collector), members of the public and press.
2. **Approve Select Board Meeting Minutes of November 1, 2023** – J. Dow moved to accept the minutes; S. Miller seconded. Vote: 4/0 Approved.
3. **Public Comment** – Martin Allen spoke to the Board about the Grindleville property and the Mine Easement. The property is approximately 636 acres with 58 acres in the Mines Easement. The Mine closed in October 1977. He is looking to sell the property and wondered if the Town was interested in taking over the Mine. The Board advised him to speak to the Planning Board, as any development would need to be approved by them. They also stated they would not be interested in taking over the Mine.

Allen Kratz spoke to the Board concerning the Bragdon Brook project. There is an application process through the Department of Transportation that he would like to get ready for in December. It's approximately \$150,000. John McLain will do his due diligence, taking measurements, etc. He would like a meeting with the Road Commissioner, the Climate Resilience Committee and members of the Select Board to meet in December. The federal application has been received by the property authority and is currently in review.

Business

1. **Draft Audit Review – Ron Smith (RHR Smith & Company)** – Ron Smith and Karen Olivieri of RHR Smith and Company were present to communicate with the Board concerning the 2022 Audit. He believes he will be able to get the final draft before Thanksgiving. He advised the Board that, “what we gave him is not what we are getting back.” There will be approximately 70 – 80 adjustments and they invested 60 – 70 non billable hours to sort through the Town's financials. A Management Letter will be forthcoming shortly. From what they can see, there were no adjusting entries made following the 21 audit. There has been a lot of work put in to get to the final product. He addressed the issue of two accounting periods in one audit as the school's fiscal year end is June and the Town's is December. When asked how many Towns align their fiscal year with the school, he states 85%.
2. **Comp Plan Update – Scott Miller** – S. Miller briefed the Board on the progress of the Comp Plan. They had another community engagement on Saturday that reviewed broadband, facilities, and services. They will be discussing phase II of the wastewater treatment facility and highways in upcoming meetings. They have discussed the need to save for replacing school buildings and for potable water in the town. S. Miller said he thought there were approximately 200 people involved over the course of time in the meetings. November 15th is the last meeting and will cover topics concerning historical

resources, and land use. They plan to have a draft to Hancock County Planning Commission by Thanksgiving. The final draft will be voted on at the April Town Meeting.

The state review was originally estimated at two months but has since grown to four months. The Committee is going through their check lists and hoping for a quicker timeframe. The Committee has invested a lot of time in this important project. The Board thanks both S. Miller and Jeff Milliken for their contributions.

Other Business

- 1. Work Force Housing Development** – E. Best drafted a letter in support of the Work Force Development Housing project as requested by Darrell Cooper. She read the draft to the Board and the Board Members agreed to sign it.
- 2. Mountain Road Closure** – J. Dow was advised to talk to the chosen contractor about whether or not to close the Mountain Road during construction. They believe it will take approximately 45 days to complete.
- 3. Youth Recreational Soccer** – The season ended Saturday. There was a big turnout from the community.
- 4. Fidelity Investments** – S. Miller spoke with Fidelity and has decided to table this for now.
- 5. Town Floats** – At its September meeting Marine Resource Committee members stated they would reach out to 4 – 6 people to get bid estimates for hauling and building new Town floats. It is unknown whether or not that happened. Denny Robertson brought in Sparky Clifford who is interested in the work. He will provide numbers on cost to put the floats in and out each season and also the cost to build new floats. Jim Dow mentioned that Clifford Nevells is also interested in this. Scott Miller will reach out to him.
- 6. Aurele Goreau from the Maine Department of Transportation (MDOT)** – E. Best will reach out to Aurele and see if they are available next Monday to talk with the Board concerning the South Street Sidewalk Project.

Meeting Updates/Reminders

- 1. Town Office Opening Late** – the Town Office will be opening at 10 am on Wednesday, November 8th.
- 2. Town Office/Transfer Station Closure** - the Town Office and the Transfer Station will be closed on Friday, November 10th in observance of Veteran's Day.
- 3. Planning Board Meeting** – The Planning Board will meet on Wednesday, November 8th at 5:30pm in the Town Hall.
- 4. Select Board Meeting** – The Select Board will meet on Monday, November 13 at 5:30pm in the Town Hall.

Executive Session

- 1. Pursuant to 1 M.R.S § 405(6)(A) – Personnel Matter** – S. Miller motioned to go into executive session at 6:25pm; J. Dow seconded. Vote: 4/0 Approved.

The executive session ended at 7:01 pm. S. Miller made a motion to extend an offer to purchase the land from GSA, on which BHCS sits and surrounding acreage, totaling 38.5 +/- acres for 100% of market value as estimated by an appraisal commissioned by the town and to authorize Ellen Best, Select Board Chair, to sign a written offer letter, seconded by S. Dooley. All Approved.

Adjournment

The meeting was adjourned at 7:15 pm.