

**Town of Blue Hill
Select Board Meeting Minutes
Monday, December 4, 2023**

Called the meeting to Order at 5:30pm

1. **Quorum and meeting attendance** – Board Members: E. Best, J. Dow, S. Miller & S. Dooley; Town Administrator: J. Atwell; Town Clerk: K. Herrick; Skating Association: Alex Drenga & River Plouffe Vogel; Climate Resilience Consultant: Allen Kratz; Residents: Randy Curtis & Rebecca Wentworth; Weekly Packet: Michael Dickerson.
2. **Approve Select Board Meeting Minutes for November 27, 2023** – J. Dow moved to approve the minutes from the November 27, 2023, meeting, S. Miller seconded the motion. Vote: 4-0 Approved.
3. **Public Comment:**
 - a. Allen Kratz updated the board on the Maine Department of Transportation Crossing Grant. The board previously had some questions and was looking for more details on the grant. A. Kratz submitted those questions to MDOT and was told they should be publishing details next week. MDOT also announced another grant opportunity for \$125,000 for storm water, sewage, etc. and another \$50,000 for engineering and design. MDOT said further details and the application should be made available next week. S. Miller asked if the board has given thought to who could engineer the project. J. Dow will get in contact with a few engineering firms to discuss interest and availability so the board can determine a timeline. In addition to MDOT updates, A. Kratz said there will be a series of community conversations regarding Sea Level Rise and Climate Resilience at the Stonington Opera House, starting Wednesday, December 6 at 6pm.
 - b. Randy Curtis announced the Shaw Institute is working on a proposal through the Maine Outdoor Heritage Foundation in the range of \$20,000 to pay for free PFAS chemical tests within the boundaries of Blue Hill. He is asking for a letter of support on the proposal which the Climate Resilience Committee is in support of. S. Miller asked if a draft of the letter could be provided to the board. Curtis stated that request has been made. Charlie Rolsky, Director of the Shaw Institute can attend the next meeting to answer questions from the board.

Business

1. Peninsula Skating Association (PSA) – J. Dow asked Alex Drenga & River Plouffe Vogel to attend the meeting to give an update on the skating rink as well as discuss the relationship between the Town and the association, since the PSA is no longer a Maine non-profit corporation and no longer has 501c3 IRS status, and since the skating rink is on Town property. A. Drenga stated the PSA raises money for repairs through a tournament every year. PSA has made repairs to the Town owned tractor & snowblower which they use to clear the rink (both of which appear to have been

donated to the Town to further PSA's activities). PSA volunteers painted the shed as well as paid to have the well re-cased as it was falling over. Since the tractor and snowblower were donated to the town, R. Plouffe Vogel said that the PSA in the past had been concerned that the town would take them to clear sidewalks or for some other use and they would not be available to clear the rink when needed. E. Best assured them the machine would continue to be available for PSA's use. J. Dow questioned if the Town was responsible for insurance. J. Atwell will look into this. He also asked Atwell to find out if the tractor is insured. Drenga will provide the tractor details (make, model, year) to J. Atwell. A. Drenga asked for some of the information on the Town's website to be corrected which J. Atwell will take care of. S. Miller asked if they would like more publicity/advertising for the rink and they agreed they would. We will post the skating rink website link on the Town's page. R. Plouffe Vogel asked the board if there was anything they should do so the board will continue to support their association. The goal is to eventually raise money to put a roof over the rink, add porta potties as well as hold weekly skating and hockey clinics. He asked if they are required to receive a waiver to fundraise, collect donations or to hold clinics. J. Dow suggested that PSA discuss becoming an actual Town committee. If they became a Town committee, residents may be more willing to donate since they can receive a tax deduction. PSA will hold its annual meeting soon and they will discuss with other members the idea of becoming a Town committee and then follow up with the board in a few weeks. No Action Taken.

2. Sea Loft Lease Renewal – The board discussed the lease renewal with owner Kelley Columber. The board is concerned with spending money to replace multiple large picture windows, a door and rotten siding without knowing the exact condition of the building. S. Miller said it is not responsible for the board to approve the purchase of windows and doors that are rated to last 20 years when we don't know the actual state of the building. E. Best is going to reach out to a contractor and see if they can inspect the building and see what other repairs will be necessary before the board makes a decision on making the repairs and signing the lease. S. Miller asked hypothetically, if the town decides not to replace the windows, door or repair siding, have they thought about what they would do. K. Columber did not feel comfortable answering without first speaking with her co-owner Amy Houghton. She will get back to the board. She is concerned with their timeline if they have to find a new building and they also have a timeline for purchasing products before they reopen. J. Dow inquired on whether K. Columber & A. Houghton felt the space would be functional for another year without the repairs. K. Columber would like A. Houghton's feedback before responding. She said it is not ideal having to move sale items away from windows every day in fear they will be damaged by leaking water. S. Miller recommended the board act immediately in getting a person to look over the building and to get an estimate on repairs so the board and the owners of Sea Loft know how to construct the terms of any renewal lease. No Action Taken.

3. Oversight Committee - Randy Curtis informed the board they will need to replace a member of the Climate Vulnerability Oversight Committee. They will be nominating David Dietrich as the third representative for Blue Hill to replace Andrew Kelly. J. Dow moved to approve the appointment of David Dietrich to the Climate Vulnerability Assessment Oversight Committee; S. Miller seconded the appointment. Vote: 4-0 Approved.
4. Approve proposed changes to employee policies – Tabled Until Next Meeting.
5. Map 29 Lots 69 & 70 inquiry – E. Best has researched and believes map 29 lot 70 belongs to Tom Perkins, Sr. She was unable to find a transfer from Tom, Sr. to Tom, Jr. Therefore, Tom, Sr. needs to claim the property. J. Dow will work on finding an address for him and E. Best will draft a letter. S. Miller recommended the letter makes it clear the past due bills and interest will not be waived. No Action Taken.
6. Town Hall Generator Replacement –Facilities Coordinator Bryce Farnham requested multiple quotes for replacement of the town generator. She has received one quote in the amount of \$17,320. Delivery is expected in 6 – 8 weeks. The vendor stated he may be able to get one quicker from one of his partner distributors if they have one available. This would be an additional \$1,000 - \$2,000. J. Atwell was asked to contact the vendor to find out if there is a quicker one available, if so an exact cost and timeline of when the vender can install the generator. S. Miller added there is no sense in paying the additional cost of getting it quicker if the vendor does not have time available for installation. S. Miller motioned to authorize at the discretion of the Town Administrator, the expenditure of up to \$10,000 for the downpayment on the purchase of a generator for the town hall, S. Dooley seconded the motion. Vote: 4-0 Approved.

Department Status Reports (Sound Bites)

Other Business

1. J. Dow recommended the park picnic tables be stored at the wharf building for the winter. One of the tables is missing so there are only three tables left. J. Atwell will ask Public Works Foreman Chris Kowalski to store the tables for the winter.
2. S. Miller has compiled a list of all appointed positions that he can think of. He said the board needs to more careful with tracking appointed expiration dates and the motions being made to ensure that the duration of each appointment is clear. He would like the board to review the list which J. Atwell will email. The board will **discuss the list and appoint (or reappoint)** individuals to the positions at an upcoming meeting. (The board has generally agreed that calendar year appointments, when possible, are preferred.)

Meeting Updates/Reminders (details on website)

- 12/05/2023 Tree Lighting Event
- 12/11/2023 Select Board Meeting

- 12/12/2023 Marine Resources Committee Meeting

Adjourn - Motion to adjourn after warrant signing. Vote 4-0 Approved.