

**Town of Blue Hill  
Select Board Meeting Minutes  
Monday, February 26, 2024**

**Called the meeting to Order at 5:30pm**

1. **Quorum and meeting attendance** – E. Best (Chair), J. Dow (via online), S. Miller, S. Dooley, J. Atwell (Town Administrator), M. Rockwell (Treasurer).
2. **Approve Select Board Meeting Minutes** – S. Miller moved to approve the select board meeting minutes of January 29 and February 12, 14, and 18 as amended. S. Dooley seconded. Vote: 4/0 Approved.
3. **Public Comment** – Public comment focused on the Community Resilience project and the general vulnerability assessment. The Select Board requested a better understanding of what will be delivered by the consultants under their “standard” vulnerability assessment and what they recommend as a suitable “pilot project” for Blue Hill.

**Business**

1. **Nub – Ciona Ulbrich** – Ciona Ulbrich met with the Select Board to review the proposed conservation easement language for the planned gift of land to the Town. No objections to the proposed language were expressed. All agreed that the Town would need a public vote on whether to accept the land as a gift, with restrictions.
2. **Community Resilience – Allen Kratz** – Allen Kratz addressed the Board, explaining that the State of Maine is considering appropriation of an additional \$5 million into the Climate Resilience Program and is focusing on communities that are working together. Currently, Blue Hill is working with Brooksville and Surry municipalities on this program. S. Miller moved that the Board to sign the draft letter of testimony to the legislative committee considering the appropriation. S. Dooley seconded. Vote: 4/0 Approved.
3. **WWTP Bids** – There are three offers of financing on the table to fund the wastewater treatment plant upgrade. All three sources require audited financial statements for fiscal year 2023 earlier than the Board believes we are likely to have them available. All three sources also require the Town to employ bond counsel. There was discussion on whether this would require a town wide public vote. E. Best agreed to consult with bond counsel to determine whether a town vote is required and, if so, to obtain text for a warrant article that will meet counsel’s requirements for issuing its opinion as to the validity of the debt.
  - a. **Bar Harbor Bank & Trust** – quoted a rate of 5.95% for the first year and was unclear if the same rate would apply in the second year.
  - b. **First National Bank** – quoted a rate of 5.73% for the first year and the second year would be at market rates.
  - c. **Camden National Bank** – quoted a rate of 6.13% for both years.
4. **SeaLoft Lease** – The Board reviewed the lease agreement for the Stavola building. E. Best will review \and the Board can sign at the next Select Board Budget meeting.
5. **Harbor Master** – Dennis Robertson submitted his letter of resignation as the Harbor Master, effective February 29 after 20 years of service. S. Miller moved to accept his resignation with great appreciation for his service to the Community. S. Dooley seconded. Vote: 4/0 Approved. J. Chapman resigned as the assistant harbor master effective March 11. The Board determined that his resignation was not a Board vote. S.

Miller moved to appoint Nick Neihoff as the Harbor Master effective March 1 and running through April 30 (the remainder of the current Harbormasters term). S. Dooley seconded. Vote: 4/0 Approved.

- 6. Planning Board Election** – The Board discussed that a candidate did not submit nomination papers. They discussed whether the candidate would need to declare his prior willingness to accept the position if he won as a write in candidate.. Board agreed that he should declare prior to the election and discussed whether they wanted this policy in place for the Town in the future.

### **Other Business**

- 1. New Fire Station Location** – J. Dow met with an engineering firm and acting Fire Chief John Chapman on town owned land for the purpose of determining if it would be feasible to relocate the fire station. The engineers have a survey crew nearby and wanted to get started as soon as possible. The Board discussed options for funding the approximate cost of \$10,000. J. Dow will consult with the engineers to better understand their preferred timing (especially in relation to the Town Meeting).
- 2. Comprehensive Plan** – S. Miller reviewed the status of the proposed new comprehensive plan with the Board. He mentioned that there are “responsible parties” associated with specific areas and that the Board has been selected for many of these. Recognizing the limited “bandwidth” for the Board to undertake the many projects and investigations envisioned in the Comp Plan, he indicated that the Board will likely seek to create committees (such as transportation, housing, water district, economic development, etc.) comprised on residents with the interest and energy to undertake these efforts.

### **Adjourn**

S. Miller moved to adjourn the meeting at 6:52pm. S. Dooley seconded. Vote: 4/0 Approved.