

**Town of Blue Hill
Select Board Meeting
Monday, April 14, 2025
Minutes**

Call to Order: 4:32 PM.

Attendance/Quorum

E. Best (Chair), S. Miller (Chair Pro-Tem prior to E. Best's arrival), B. Adams, J. Wootten, A. Woog, J. Atwell (Town Administrator), D. Goettler (Minute Taker).

Approval of Minutes

J. Wootten moved to approve the minutes of April 7, 2025, and April 10, 2025, as edited. B. Adams seconded; vote passed 4/0.

Public Comment

J. Milliken asked whether the Board would object to the Climate Resilience Committee naming a third co-chair. The Board agreed to appoint the nominee of the Committee's choosing (S. Zeliff) at the following Select Board meeting on Tuesday, April 22, 2025.

Business

1. Audit Engagement Letters – Ron Smith

Heather Hunter and Karen Olivieri attended remotely to answer the Board's questions and told them that the Town's 2023 audit draft has been delayed but should be done within three weeks. S. Miller expressed concerns about the lack of prompt communication from R. Smith and explained that that was more of a problem than the delay in the actual audit. B. Adams moved to authorize J. Atwell to sign the engagement letter for the Town's 2024 audit. J. Wootten seconded; vote passed 4/0.

2. Town Hall Rental Request

Chris Gleason has applied to use the theater above the town office on Wednesday, April 16, 2025, for an event relating to George Stevens Academy, a representative from which will be present. B. Adams moved to grant the request with no fee. A. Woog seconded; vote passed 4/0.

3. M. Curtis – Right-of-Way

S. Miller stated that it might not be in the Town's best interests to release half of an easement whose primary value relies on its connecting to a road on both ends. He proposed instead releasing the whole of the easement for a higher price, which would ideally be split between all landowners over whose land the easement passes. The Board discussed whether the State, County, or Town holds the right-of-way. E. Best and S. Miller proposed a release price of \$2,000 for the whole easement, and Kim Curtis, the wife of the original applicant, agreed to discuss splitting that cost with the other affected landowner(s). The Board agreed to prepare the release documents for the Curtis land (029-072) in preparation for the next Select Board meeting on Tuesday, April 22, 2025; they determined that they did not have the authority to release anything else without calling a Special Town Meeting. B. Adams moved to release the Town's easement on Map 29, Lot 72, upon receipt of \$2,000. J. Wootten seconded; vote passed 5/0.

4. Wharf Float Bid Opening

S. Miller opened the two bids received by J. Atwell to construct four 6x16' finger floats with two different prospective delivery dates. Seawood Services LLC bid \$64,414 for both the May 15, 2025, and the June 15, 2025, delivery dates. Custom Float Services did not bid for the May 15, 2025, delivery date, but bid \$36,113 for the June 15, 2025, date. J. Wootten moved to accept Custom Float Service's bid pending state approval for the 50% grant expected. S. Miller seconded; vote passed 5/0.

5. Park Lights

The Board expressed admiration for the lights in the parking lot at Northern Light Hospital in Blue Hill and agreed to inquire about them. They also agreed not to place power outlets in the park.

6. WWTP Project

According to M. Holway of Olver Associates Inc., the effluent pumping station, which is the subject of the ARPA grant, can be completed by the grant deadline of September 31, 2025. She recommends placing that deadline in the bid requirements and will attend a Select Board meeting in the near future to update the Board members on the project. The Board discussed their ability to shift project milestones. S. Miller moved to amend the \$2,750,000 Bond Anticipation Note dated April 29, 2024, and awarded to First National Bank, Bar Harbor, Maine, by extending the term of the Note to April 29, 2027; and reducing the interest rate from 5.73% to 5.05%, and further to authorize the Treasurer and Chair of the Select Board to execute said Allonge and all other documents necessary to complete said amendment, with all other terms and conditions as stated in said Bond Anticipation Note remaining the same. B. Adams seconded; vote passed 5/0. S. Miller moved to authorize J. Atwell to execute the rental agreement. B. Adams seconded; vote passed 5/0.

7. Mountain Road

Vaughn Thibodeau Inc. has requested the release of half of the 5% retainage on their contract for work on Mountain Road. S. Miller moved to approve the request. B. Adams seconded; vote passed 5/0. The road's drainage and icing problems have also been resolved.

8. Highway Truck – B. Adams

B. Adams found a lightly used International truck for sale with a four-season body, plow and wing, and requiring no other accessories. It does not require a CDL to operate and the asking price is below budget. There are local vendors able to service it, and because it was built in 2020, the maintenance should not be too expensive.

9. Office Hours – A. Woog

Beginning on April 15, 2025, A. Woog will hold weekly office hours on Tuesdays from 10 AM to 12 PM in the Town Hall. She will, however, not be in the office on April 22, 2025.

Executive Sessions

S. Miller moved to enter executive session per 1 M.R.S. §405(6)(C) - Real Estate at 6:06 PM. B. Adams seconded; vote passed 5/0. Executive session ended at 7:05 PM. The Board then entered a

second execute session per 1 M.R.S. §405(6)(A) - Personnel Matter. Executive session ended at 7:47 PM.

Adjournment

The meeting adjourned at 7:48 PM subject to signing Disbursement Warrants. The Disbursement Warrants were signed.