

**Town of Blue Hill
Select Board Meeting
Monday, June 30, 2025
Minutes**

Call to Order: 5:31 PM.

Attendance/Quorum

E. Best (Chair), S. Miller, B. Adams, J. Wootten, A. Woog, D. Goettler (Minute Taker).

Approval of Minutes

S. Miller moved to approve the minutes of June 23, 2025. B. Adams seconded; vote passed 5/0. S. Miller moved to approve the minutes of June 25, 2025. B. Adams seconded; vote passed 5/0. S. Miller moved to approve the minutes of June 29, 2025. B. Adams seconded; vote passed 5/0.

Public Comment

No public comments.

Business

1. Cemetery Plot Sales

B. Adams moved to approve the sale of burial rights in Seaside Cemetery lot 85b (5'x5') to Amey Dodge for \$500. A. Woog seconded; vote passed 5/0. S. Miller moved to approve the sale of burial rights in Seaside Cemetery lot 84d (5'x5') to Gregory Gray for \$500. B. Adams seconded; vote passed 5/0.

2. Office Staff Positions (Deputy Clerk, CEO, Town Administrator)

The Town is currently advertising for one to two Deputy Clerks. Several applications have been received and a few interviews are underway. The Board agreed to advertise for a Code Enforcement Officer and announced that they are not planning on advertising for a new Town Administrator in the immediate future. The Board fielded questions from the public regarding the turnover rate and past division of responsibilities between the Board and the Town Administrator.

3. Blue Hill Chamber of Commerce Events (Halloween Boo-tacular (10/31) & Tree Lighting (12/11))

Two representatives from the Blue Hill Chamber of Commerce requested permission to use the Town Park on Halloween and the Town Hall lawn around Christmas for Peninsula-wide events. B. Adams moved to authorize and have the Town co-sponsor both events. S. Miller seconded; vote passed 5/0.

4. Real Estate Purchase Offer

E. Best announced that the Board has signed George Stevens Academy's counteroffer of \$1,875,000 to purchase both the dormitory property and the land beneath the Consolidated School. The deal is still contingent upon GSA's attorney's approval, the Board's due diligence period, and the vote of the public at a Special Town Meeting.

5. MMA Risk Management Inspection of Town Facilities

An inspector from Maine Municipal Association came and examined various Town facilities on June 16, 2025. They provided a write-up of suggested repairs.

6. Bay School Special Event – Liquor

The Bay School applied for a special event liquor license for July 22, 2025. The fundraiser event will include a cash bar and live music with an expected attendance of around 250, both indoors and out. S. Miller moved to approve the license as requested. B. Adams seconded; vote passed 5/0.

7. Public Hearing

a. Mobile Vending Permit: Mobile Cone

E. Best listed the dates for which Mobile Cone requested a permit to operate. The hearing was opened. A. Woog informed Amy Houghton that the business is based in Searsport. The hearing was closed. S. Miller moved to approve Mobile Cone's mobile vending permit as requested. B. Adams seconded; vote passed 5/0.

b. Mobile Vending Permit: Food Fix

The hearing was opened. J. Dow spoke in favor of granting the permit. The hearing was closed. S. Miller moved to approve Food Fix's mobile vending permit as requested. B. Adams seconded; vote passed 5/0.

8. Lien Notices

S. Miller commented that some property taxes have not been paid since 2022. E. Best expressed a preference to continue imposing liens but not foreclosing on properties with delinquent taxes. S. Miller reported that some residents were confused about the courtesy notices sent out to alert them about overdue taxes because they only reflected outstanding balances from 2024, even if the tax accounts were behind by multiple years.

9. Phone System

S. Miller reported that either of the two phone system proposals he received will save money on a monthly basis in comparison to the current system; the one with the lower monthly cost, however, comes with a very high one-time installation cost, where the break-even point is about four years after installation.

10. Select Board Areas of Responsibility

S. Miller suggested that, in lieu of a Town Administrator, each Select Board member should take on an area of responsibility in line with their own expertise. B. Adams will supervise roadways and public works; A. Woog will supervise personnel; S. Miller will supervise finances; and J. Wootten will supervise facilities repairs, animal control, and marine resources. A. Woog suggested adding standing agenda items to future Select Board meetings for updates on each of those areas. E. Best questioned whether Blue Hill has the capacity to continue providing finances and minute-taking for the Solid Waste Committee.

11. Tax Commitment Scheduling

The Town's hired assessors' agents are still working on assessing the current value of Blue Hill real estate, but proposed a working session with the Select Board at some point in the near future. The Board scheduled the working session for Friday, July 18, 2025, in the morning.

Other Business

The Board discussed the possibility of financing approximately \$1,000,000 of the purchase price of the GSA lands. S. Miller will seek formal loan proposals from both First National Bank and Bar Harbor Bank and Trust.

Executive Session

S. Miller moved to enter executive session per 1 M.R.S. §405(6)(A) - Personnel Matter at 6:45 PM. B. Adams seconded; vote passed 5/0. Executive session ended at 8:33 PM.

Adjournment

Upon a motion duly made and seconded, the Board voted to adjourn, subject to signing disbursement warrants, at 8:33pm.

The Disbursement Warrants were signed.