

Town of Blue Hill

SPECIAL TOWN MEETING

WARRANT

State of Maine, County of Hancock
Town of Blue Hill

To: Xavier Alvarez-Burock, a resident of said Blue Hill, in said County.

Greetings: In the name of the State of Maine, you are hereby required to warn and notify the voters of Blue Hill, in said County, qualified by law to vote in Town affairs, to meet in the Gordon Emerson Auditorium at Town Hall, 18 Union Street, Blue Hill, on Sunday, August 24, 2025, at 5:00pm, then and there to act on the following articles to wit:

ARTICLE 1. To choose a moderator to preside at said meeting.

ARTICLE 2. Shall the Town i) approve the purchase of the property at 30 Tenney Hill (Map 14, Lot 18) and a portion of the parcel at 60 High Street (Map 28, Lot 78) at an aggregate purchase price of \$1,875,000 as described in the Purchase and Sale Agreement dated June 25, 2025 between the Blue Hill Select Board and George Stevens Academy for the purpose of establishing a site for the potential relocation of the Blue Hill Fire Station and establishing ownership of the land currently used by the Blue Hill Consolidated School, ii) authorize the Town Treasurer and the Chair of the Select Board to issue general obligation bonds or notes in the name of the Town of Blue Hill in a principal amount not to exceed \$1,200,000, which bonds or notes may be made callable, to fund the purchase price, and iii) appropriate up to \$700,000 from Unassigned Funds to fund the remainder of the purchase price and up to \$25,000 in real estate transaction costs?

TOWN OF BLUE HILL FINANCIAL STATEMENT

1. Total Town Indebtedness

Bonds Outstanding and Unpaid	\$3,045,178
Bonds Authorized but Unissued	3,086,857
Bonds to be Issued if this Article is Approved	<u>1,200,000</u>
Total	\$7,332,035

2. Estimated Costs of Proposed Bonds

The estimated costs of this bond issue for a five-year term at an interest rate of 5.5% are \$1,200,000 in principal and \$334,777 in interest, totaling \$1,534,777.

3. Validity

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any error in the above Estimated Costs of Proposed Bonds. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

/s/ Lori Sitzabee

Lori Sitzabee, Treasurer, Town of Blue Hill

ARTICLE 3. To see if the Town will vote to confirm the sale of certain real property, identified as Map 30, Lot 51 of the Tax Maps of the Municipality of Blue Hill, to Erica Vanstone, as evidenced by a Municipal Quitclaim Deed from the Inhabitants of the Municipality of Blue Hill to Erica Vanstone, dated August 2, 2021, recorded at the Hancock County Registry of Deeds in Book 7145, Page 261.

Note: The property was sold by closed bid auction in 2021. The Select Board has the power to sell tax acquired property. It was later discovered this property was acquired by the Town for use as a schoolhouse lot in 1879 and therefore did not fall within the power delegated to the Select Board.

ARTICLE 4. Shall the following four sections of Blue Hill Harbor Ordinance be amended as follows, with red text indicating changes, strikethrough text indicating deletions, and underlined text indicating additions?

Section 5.1. ...a one-year term beginning ~~May~~ January 1 and ending ~~April 30~~ December 31. In the event that an appointment is not made by ~~April 30~~ January 1, the incumbent shall remain in office...

Section 6.3.1. *Mooring* permits shall have a term of up to twelve (12) months, expiring on ~~May~~ December 31 of each year....

Section 6.4.1. ...If a permit holder fails to submit a renewal application prior to ~~the expiration of the preceding year's mooring permit~~ March 1 of the permit year, the *Harbormaster*...

Section 6.7.2. If the *Harbormaster* receives, in any calendar year ~~twelve-month period commencing on June 1~~, more applications for *mooring* permits than there are *mooring* sites available within an area of Blue Hill waters, the...

Note: The Select Board and Marine Resources Committee have concluded that, given the seasonality of the Town's harbormaster and mooring activities, it is preferable to have the Harbormaster term, permit expirations, and waiting list allocations occur on a calendar year basis.

GIVEN UNTO OUR HANDS at Blue Hill, Maine this 15th day of August, 2025.

Benjamin Adams

/s/ Amanda Woog
Amanda Woog

/s/ Ellen Best
Ellen Best

James Wootten

/s/ D. Scott Miller
D. Scott Miller

A majority of the Municipal Officers of Blue Hill, Maine.

A true copy of the warrant,

Attest: /s/ Dana Goettler
Dana Goettler, Blue Hill Town Clerk

Town of Blue Hill

RETURN OF THE WARRANT

Blue Hill, Maine

August 15, 2025

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at the door of Town Hall, the bulletin board in Hannaford's Supermarket, and on the Town website, being public and conspicuous places in said town, on the 15th day of August, 2025, being at least seven days before the meeting.

/s/ Xavier Alvarez-Burock

Xavier Alvarez-Burock

Resident of Blue Hill, Maine