

**Town of Blue Hill
Select Board Meeting
Monday, November 17, 2025
Minutes**

Call to Order: 5:31 PM.

Attendance/Quorum

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

Approval of Minutes

Upon a motion duly made and seconded, the Board voted 4/0 with one abstention to approve the minutes of November 10, 2025, as edited.

Public Comment

R. Florian requested permission to launch a large barge from the South Blue Hill Wharf at an unknown time after the floats are removed. The Board agreed to allow it with a minimum of three days' notice to the Select Board and wharf users.

Business

1. Wastewater Treatment Plant Upgrade Bids

Bidding opened on November 14, 2025, and the town received two bids. The low bid, from Apex Construction, was \$3,473,997. S. Miller reported that Olver is evaluating plans to expand the scope of the project in order to fully utilize the available grant funding and explained that a recent failure of the outflow pipe was likely to consume a substantial proportion of those funds.

2. Budget Committee

A. Woog circulated a list of two volunteers for the Budget Committee. Upon a motion duly made and seconded, the Board voted 5/0 to appoint Peter Nelson, Samantha Haskell, and Andrea Lopez with such terms as may be agreed by the appointees.

S. Miller disclosed that A. Lopez works at George Stevens Academy, thereby introducing a potential conflict of interest into the Budget Committee; the Board agreed that disclosure and potential recusal on the relevant articles were sufficient safeguards.

3. Local Health Officer

S. Miller reported that A. Lopez, who works in healthcare, agreed to serve as Local Health Officer, paid on a per-call basis. Upon a motion duly made and seconded, the Board voted 5/0 to appoint A. Lopez as Local Health Officer with compensation set at \$100 per incident, subject to review if the workload differs substantially from the past.

4. Public Safety Building Committee Formation

A. Woog has received at least three Committee applications. As the deadline is November 21, 2025, S. Miller will post the notice on the website again.

5. Harbormaster Update

S. Miller recapped several concerns from residents and the Marine Resource Committee regarding the Harbormaster's responsiveness. The Harbormaster has acknowledged the issue and encouraged the Select Board to seek a replacement with more available time. The Marine Resource Committee has begun looking for successors, and S. Miller encouraged the Select Board to also think of candidates.

6. Property Tax Deferral Policy

E. Best reached out to A. Dixon, the Town attorney, regarding a policy to defer, rather than abate, the real estate taxes of residents in need. Current state statute places more restrictions on eligibility for deferrals than abatements; the Select Board agreed that establishing a policy under that statute would not serve the Town's purposes and instead discussed continuing to lien the properties with a promise not to foreclose on it. They agreed that under such a program, the names of people with deferred taxes should not be published as delinquent in the Annual Report.

7. Town Employee Policies

A. Woog read her draft changes to the eligibility section of the Employee Policy, restricting eligibility to those hired and/or appointed by the Select Board, with explicit carveouts for certain departments.

Other Business

E. Best spoke in favor of repealing the cannabis retail moratorium ordinance, rather than allowing it to expire, and will research whether the Select Board has the authority to do so or if it requires a vote at a Town Meeting. The Board also discussed implementing a trigger temporary moratorium ordinance to automatically come into effect in the event of a subsequent opt-in vote.

Executive Session

Upon a motion duly made and seconded, the Board voted 5/0 to enter executive session per 1 M.R.S. §405(6)(C) - Real Estate at 6:37 PM. Executive session ended at 7:15 PM.

Upon a motion duly made and seconded, the Board voted 5/0 to enter executive session per 1 M.R.S. §405(6)(A) - Personnel at 7:15 PM. Executive session ended at 7:22 PM.

Upon a motion duly made and seconded, the Board voted 5/0 to enter executive session per 1 M.R.S. §405(6)(F) - Confidential Records at 7:22 PM. Executive session ended at 7:42 PM.

Adjournment

Upon a motion duly made and seconded, the Board voted 5/0 to adjourn the meeting at 7:43 PM subject to signing Disbursement Warrants.

The Disbursement Warrants were signed.