

**Town of Blue Hill
Select Board Meeting
Tuesday, June 23, 2026
Minutes**

Call to Order: 5:30 PM

Attendance/Quorum

E. Best (Chair), B. Adams, S. Miller, J. Wootten

Approval of Minutes

Upon a motion duly made and seconded, the Board voted 4/0 to approve the minutes of June 8, 2026, as edited.

Upon a motion duly made and seconded, the Board voted 3/0 (with one abstention) to approve the minutes of June 15, 2026, as edited.

Public Comment

Randy Curtis and David Dietrich expressed interest in developing an analysis of the comparative energy usage and relative fuel sources at the Town Hall before and after the efficiency/electrification efforts undertaken over the past several years.

After some discussion, it was agreed that the Board would direct M. Cousins to provide them with a report from the town's accounting records showing 1) expenditures for electric and propane for the Town Hall from 2018 to present and 2) expenditures for improvements to the Town Hall, from which Curtis and Dietrich could identify the timing and expenditures for installation of heat pumps, insulation of the cellar, and any other relevant investments. In addition, Cousins would provide them with access to Versant's online records and, if necessary, identify them as authorized individuals to obtain historical volumes and pricing from other (propane) vendors. Curtis and Dietrich are authorized to review the Town's invoice/disbursement records to identify the data they seek, provided they maintain the integrity and organization of those records.

Business

1. Naiad Country Brewing Public Hearing

Because the Select Board meeting had been postponed to a date that was not identified in the public notice of the liquor license hearing, the Board voted 4/0 to establish a new public hearing date for the application on Monday, June 29 at 5:45pm.

2. Waffle ME Mobile Vending Permit Application

After reviewing the application, the Board voted 4/0 to set a public hearing for this application to be held immediately after the Naiad hearing referenced above.

J. Wootten left the meeting at 5:57pm.

3. Septic Subsidy Payments

Absent clear records as to the Town's policy for subsidizing property owners' costs of pumping out septic tanks, the Board discussed the parameters of the current practice and, to provide clarity, decided to adopt a renewed policy without intending substantial change in practice.

Upon a motion duly made and seconded, the Board voted 3/0 to establish a policy, effective July 1, 2026, that the Town will reimburse property owners at a rate of \$0.12/gallon for their costs in pumping up to 1,000 gallons of septic contents per septic system no more frequently than every three years.

4. Culvert Replacement Grant

After some discussion about the grant opportunity identified by MaineDMR (for replacement of culverts on Parker Point Rd. and Grindleville Rd.), the Board decided to reach out to MaineDMR (and, based on their feedback, potentially the Penobscot Nation to identify the Town's interest in and support for including the Parker Point Rd. culvert in any application filed by the Penobscot Nation. E. Best agreed to contact MaineDMR and, if appropriate, draft a letter to the Penobscot Nation.

5. Peninsula Ambulance Corps Letter

The Board is in receipt of a letter from PAC requesting payment of the funds appropriated at Town Meeting when the Town's cash position permits. E. Best will acknowledge receipt of the request to PAC.

6. Amendment to Olver WWTP Upgrade Engagement

S. Miller relayed a request from Olver Associates for an amendment to the engineering agreement between Olver and the Town, increasing the fee payable to Olver from \$65,000 to \$120,000. He indicated that Olver has already incurred the full \$65,000 of costs and recognizes that they underpriced their services in the original contract. Miller also indicated that USDA/Rural Development representative has stated that he believes, based on other similar projects USDA is funding, that even \$120,000 is at the low end of fees for the type of services provided by Olver.

Upon a motion duly made and seconded, the Board voted 3/0 to authorize S. Miller to execute the proposed amendment on behalf of the Town.

7. Property Tax Commitment Timing

In order to accommodate the preparation of personal property tax values and the Assessors' Agent's availability, the Select Board will plan to commit 2026 property taxes the first week in August. For 2027, the Board expects that it will revert to its recent target of committing taxes in mid-July.

8. Code Enforcement Officer

S. Miller informed the Board that the candidate offered a role as CEO has declined the position. After some discussion, the Board decided to re-advertise a part-time CEO position, meant to supplement the limited hours available from the Town's current CEO.

Executive Session

The Board went into executive session at 6:30pm and exited at 6:50pm. No action was taken after the executive session.

Adjournment

Upon a motion duly made and seconded, the Board voted 3/0 to adjourn the meeting at 6:51pm subject to signing disbursement warrants.

The disbursement warrants were signed.