

TOWN OF CASTINE
SELECTBOARD, ASSESSORS & OVERSEERS OF THE POOR
MEETING MINUTES

G.A.M.
[Signature]

Peter Vogell (Zoom)

DATE: Monday, December 6, 2021
TIME: 4PM (In-person; broadcast via ZOOM)
PLACE: Emerson Hall

PRESENT: Gordon MacArthur, Chair; Peter Vogell (ZOOM) & Colin Powell, Selectboard members; Shawn Blodgett, Town Manager; Karen Motycka, Finance Officer and Susan Macomber, Town Clerk.

PUBLIC: Brooke Tenney, Liz Parish, Scott Vogell, Bill Lyons, David Wyman, Johanna Barrett, Ann Blodgett, Bob Friedlander, Diana Bernard, Diane Modesett, Ruth Ann Vagt, Roberta Boczkievicz, Kate Noel, Josh Adam, Bob Beske, Tom Comiciotto, Gus Basile, Doug Koos, Ann Robinson, JT Loomis and David Avery of the Castine Patriot.

ZOOM –Bruce Boczkievicz, Helen Miller and Bill Eisenhardt.

Gordon MacArthur opened the meeting at 4:04PM. Quorum was confirmed with Peter Vogell stating his presence, Colin Powell stating his presence and Gordon MacArthur stating his presence. Gordon asked if there were any additions or deletions to the Agenda: NONE.

Warrants: Gordon asked for a motion to approve the warrants, abatements, budget vs. actual and trial balance reports, bank reconciliations, excise tax collections.

General Fund Warrant in the amount of \$23,309.97; Gordon MacArthur made motion to approve the General Fund Warrant in the amount stated. Second by Colin Powell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. General Fund Warrant approved 3-0.

Water Dept Warrant in the amount of \$12,697.77; Gordon MacArthur made motion to approve the Water Dept Warrant in the amount stated. Second by Colin Powell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. Water Dept Warrant approved 3-0.

Minutes: Colin Powell made motion to approve the November 15, 2021, Selectboard Mtg minutes. Second by Gordon MacArthur. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. November 15, 2021, Selectboard Mtg minutes approved 3-0.

Gordon MacArthur made motion to approve the November 17, 2021, Selectboard Mtg minutes. Second by Peter Vogell. No discussion. Gordon asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin abstained since he was not present.

November 17, 2021, Selectboard Mtg minutes approved 2-0.

Gordon MacArthur made motion to approve the November 24, 2021, Selectboard Mtg minutes. Second by Colin Powell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. November 24, 2021, Selectboard Mtg minutes approved 3-0.

Gordon MacArthur made motion to approve the December 3, 2021, Selectboard Mtg minutes. Second by Peter Vogell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. December 3, 2021, Selectboard Mtg minutes approved 3-0.

Item 1. Gordon MacArthur introduced report from the Sidewalk Ad-Hoc Committee.

Several members from the Committee were present. Johanna Barrett, Sidewalk Ad-Hoc Committee member, reviewed. She said the Committee published an online preference survey recently. Hard copies were available at the Town Office as well. 152 surveys were received; 116 completed using the email link, 32 completed using the social media link and 4 hard copies were received. Out of 152 surveys, 131 had comments listed.

The survey showed that a vast majority wants to see something done with clearing the Town's sidewalks and prefers the contract version. The next step is cost analysis and eventually the Committee will address the sidewalk inventory and what ones to keep and what ones to eliminate. For this season (2021-22) the Committee is hoping to have enough volunteer help to keep the snow off the core Main, Court and School St sidewalks. Part of the cost analysis is to determine whether the Town hires a subcontractor to perform the work or use Town employees. Shawn Blodgett, Town Manager, said it is important to evaluate these two options. Gordon thanked the Committee for all their efforts and hard work to this point.

Item 2. Gordon MacArthur introduced the Town Manager's Report. Shawn Blodgett, Town Manager read his report (see attached).

#6. Fire Station Site Assessment and Selection Phase II: Josh Adam said that back on 5/17/21 he requested a copy of the contract between the Town and Port City Architecture. Karen Motycka told him at the time that because Shawn was out of Town the contract had not yet been signed. The contract remains unsigned, so Josh wanted to know why it has taken this long to sign. Shawn answered that in addition to working on the contract, figuring out details and fine tuning there are other pressing issues for the Town.

#1. COVID update: Gordon MacArthur made motion to approve applying for a FEMA grant which has been set up to capture municipal costs that have incurred outside the period of

performance for earlier grants. Second by Colin Powell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. Apply for FEMA grant approved 3-0.

#4. Castine Merchants Association: Colin Powell made motion to approve for the business district to use three (3) parking spaces in the vicinity of the Art Galleries for a warming fire during the Merchants Association December 9th Main Street Holiday Shopping event. Second by Gordon MacArthur. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. CMA to use parking spaces downtown Main St for warming fire on 12/9/21 approved 3-0.

Town Manager, Shawn Blodgett, presented slideshows on Town Dock Sheet Piling; PFAS; and American Rescue Plan Act (ARPA).

Town Dock Sheet Piling: This is on the list of infrastructure concerns. An inspection revealed severe corrosion to the cap of the retaining wall where up to 30% of the sheet metal mass has been lost. David Wyman, member of the Harbor Committee reviewed a proposed plan to repair the corrugated metal retaining wall beneath the Town pier. This plan intends to stave off a catastrophic failure and to extend the life of the pier, by another 20 years, before a complete replacement might be needed. A complete replacement could cost around \$1.5 million vs an estimated \$350,000 for this repair.

PFAS: The Town's three wells tested below detectable levels. The Battle Ave water source tested with 2.1 parts per trillion. The Federal standard uses 70 parts per trillion and the State uses 20 parts per trillion which means the Battle Ave water source is well below those guidelines. PFAS are found in numerous items not just fire-fighting foam (i.e., food packaging, paints, stains, waxes, floss, nonstick cookware, stain resistant in carpets, rugs and furniture and outdoor gear with durable water repellent coatings). Castine will continue to monitor.

Brooke Tenney asked who collected the samples by the Town and where did they get sent for testing. Shawn said it was Water Dept Operator, Adam Clark. The samples were sent to Granite State Lab in New Hampshire. Josh Adam said that he and a group of residents have sent samples of their own from four different households in Castine to be tested. The results should be available in about a week. Josh said that even though these tests show good results he continues to be concerned about the potential of a new Fire Station being in proximity of the Town's water source on Battle Ave.

American Rescue Plan Act (ARPA): The Town will receive about \$104,770 which can be used for a few restricted purposes and expended until the end of 2026. The funds can be accepted by the Selectboard but the Town must vote on what the funds can be used for. In summary to begin conversations and based on analysis done by the Town Manager, in order of priority, Castine should focus on:

- EC – 5: Infrastructure; Stormwater Drainage

- EC – 2: Negative Economic Impacts; Other Economic Support (funding a person to write grants for the Town)
- EC – 5 Infrastructure; Clean Water - Energy Conservation
- EC -4: Premium Pay; Public Sector Employees

Liz Parish said the Town contributed to the CARF program from the Town's General Assistance allocation when the program began due to COVID19 and its ramifications. She asked if the Town would be able to continue with that support. Shawn said possibly but would know better at end of the fiscal year.

Discussion.

Liz Parish thanked the Town Manager for the slideshow presentations and all the updates. It was informative and appreciated.

Item 3. Other Business as Required. NONE.

Communications: NONE.

Gordon acknowledged the public present for any requests, questions, or concerns:

1) Brooke Tenney said she would just like to echo Liz's comment in thanking the Town Manager for the informative sessions which was extremely helpful.

Past Actions: NONE.

Selectboard Comments: NONE.

Upcoming Mtgs:

Mon, 12/20/21 at 4PM – Selectboard/Assessors & Overseers of the Poor Mtg.

Wedn, 12/15/21 at 8AM - T/G Mtg (ZOOM) if needed. Due to the Holidays and MMA's schedule, it is unlikely there will be a Dec T/G Mtg.

Colin Powell made motion to adjourn. Second by Gordon MacArthur.

Gordon asked for votes: Peter stated yes to adjourn. Colin stated yes to adjourn. Gordon stated yes to adjourn. Approved 3-0. Meeting adjourned at 5:25PM.

Minutes by Susan M Macomber, Town Clerk.



MEMORANDUM

To: Castine Selectboard
From: Shawn Blodgett
Date: December 06, 2021
Re: Town Manager Report

1. COVID Update. The Emerson Hall tunnel is back for another season. For quick transactions with town staff, we encourage everyone to utilize the tunnel option. To offset the cost of the tunnel and other COVID expenditures, I respectfully ask for the Selectboard's approval to apply for a FEMA grant which has been set up to capture municipal costs which have been incurred which were outside the period of performance for earlier grants.

2. Infrastructure and Maintenance and Operations Update. All paving projects have been completed for the season. Public works has completed the Salt Shed renovation project and are now conducting ditch and catch basin maintenance throughout town. This past week, public works also emplaced roughly a half ton of cold patch in potholes around town with more to follow.

3. Electrical Costs Increasing. Castine has 15 distinct electrical accounts with various dates for renewal. The town typically receives its electricity at a rate slightly or well below market rate depending on the length of the term of the contract which is 1-3 years. Beginning next month, 12 of the town's accounts will need to be renewed and we expect a roughly 31% increase in electrical costs. This increase will equate to a roughly \$4500 increase spread across multiple budget lines. The good news is that our remaining three accounts represent 51% of the town's electrical usage and on these accounts, we are

locked in on a price which is well below the current market value and will not expire until 2024.

4. Castine Merchants Association. The Castine Merchant's Association will be holding an evening shopping event in the business district on the 09th of December and request the use of three parking spaces in the vicinity of the art galleries for a warming fire. The Fire Department is aware of the event and has issued the fire permit.

5. Castine Comprehensive Plan. The Castine Comprehensive Plan Committee will soon have a presence on the town website. This area of the web page will be used to post minutes, advertise community engagement and to solicit town input.

6. Fire Station Site Assessment and Selection (Phase II). Members of the Castine Fire and Rescue Department and Port City Architecture held a meeting on Friday, the 03d of December to re-work a proposed contract between the town and Port City Architecture. Upfront, I'll say again that I made a mistake and what was supposed to be a working meeting with the attendees being the Castine Fire Department, Port City Architecture and myself turned was incorrectly turned into a Selectboard work session. No members of the Selectboard attended the meeting. I have not generated or received the final verbiage of an updated contract but here is the synopsis of the results of the meeting.

a. Phase II of this project will only encompass Site Evaluation and Site Selection.

b. Understanding that there are those in this community that were taken aback by the speed with which the Battle Avenue property was purchased there is a misperception that we are farther along in this process than is the case and it would be helpful to go back to the beginning.

c. To that end, we intend to schedule Neil Courtney and Andy Hyland to conduct a public engagement on, or around, 24-26 January to go through the Fire Department Assessment that was published to the town on August 31, 2020 to explain the logic and opinion contained in the report. Mr. Courtney has conducted approximately 120 fire department assessments so we are hopeful that the community will show up to listen to what he has to say.

d. Following that meeting, the environmental and historical analysis will need to be conducted.

e. Following this, a second round of community engagement will be required.

f. A recommendation will then be made to the Castine Selectboard.

I reiterate, that I am not in possession of the final verbiage of the contract with Port City Architecture, but these are the most salient points to come out of the meeting.

6. Sheet piling, PFAS and ARPA. See the included presentations.