

GAM

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

DATE: Monday, June 6, 2022

TIME: 4PM (In-person; broadcast via ZOOM)

PLACE: Emerson Hall

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

PUBLIC: Liz Parish, Brooke Tenney, Scott Vogell, Roberta Boczkiewicz, Josh Adam, Tracy Lameyer, Pat Bishop, Randy Stearns, Cassie Vogell, Joe Slocum, Bob Friedlander, Sue Loomis, Bobby Vagt and David Avery of the Castine Patriot.

ZOOM – Ethan Genter (Bangor Daily News), Anne Blodgett, Bruce Boczkiewicz and Helen Miller.

Peter Vogell opened the meeting at 4:00PM. Quorum was confirmed with Peter Vogell stating his presence and Gordon MacArthur stating his presence. Peter asked if there were any additions or deletions to the Agenda: NONE.

Warrants: Peter 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 \$36,213.90; Gordon MacArthur made motion to approve the General Fund Warrant in the amount stated. Second by Peter Vogell. No discussion. Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve. General Fund Warrant approved 2-0.

Water Dept Warrant in the amount of \$23,085.22; Gordon MacArthur made motion to approve the Water Dept Warrant in the amount stated. Second by Peter Vogell. No discussion.

Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Water Dept Warrant approved 2-0.

Minutes: Peter Vogell made motion to approve the May 16, 2022, Selectboard Mtg minutes. Second by Gordon MacArthur. No discussion. Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve. May 16, 2022, Selectboard Mtg minutes approved 2-0. Peter Vogell made motion to approve the May 24, 2022, Selectboard Mtg minutes. Second by Gordon MacArthur. No discussion. Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve. May 24, 2022, Selectboard Mtg minutes approved 3-0.

Item 1. Peter Vogell introduced approving appointments to the REC Committee.

Gordon MacArthur made motion to approve the list (see attached). Second by Peter Vogell. Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Appointments to the REC Committee approved 2-0.

Item 2. Peter Vogell introduced approving NEW Amusement License – Dennett’s Wharf of Castine. Gordon MacArthur made motion to approve. Second by Peter Vogell.

Cassie Vogell, Manager, was present.

Gordon asked what the plan for music was. Cassie answered that there is no exact plan yet. They want to have the license just in case and see how it goes. However planning for quieter inside entertainment.

Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve.

New Amusement License – Dennett’s Wharf of Castine approved 2-0.

Item 3. Peter Vogell introduced approving the FY23 Sewer Budget as recommended by the Utility Board. Gordon MacArthur made motion to approve the \$558,343 budget. Second by Peter Vogell. No discussion. Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Peter Vogell. FY23 Sewer Budget approved 2-0.

Item 4. Peter Vogell introduced discussions regarding the Dyce Head Lighthouse Lease.

Peter Vogell made motion to rent the Lighthouse keeper’s house with a term of 3-years to current tenant Tracy Lameyer. Second by Gordon MacArthur.

Peter Vogell said the current tenant has been renting for the past 9-years with no problems. The rent revenue pays for the property maintenance issue so far and she has acted as an ambassador for the Town regarding tourists visiting the lighthouse grounds.

Pat Bishop said that people needed to take out the emotions and treat the Lighthouse Keeper’s House as a business and the Town is missing out on a huge opportunity. The Lighthouse needs to be treated like an asset comparable to the Town Waterfront. It is time for a change.

Shawn Blodgett, Town Manager, addressed. He said that at the last mtg under his Town Manager’s report he recommended the Selectboard rent to the current tenant. He said he feels it is better to have the knowns verses the unknowns. The current tenant takes care of the place like she owns it.

Liz Parish said she had nothing against Tracy but she feels it would be a benefit to the Town to use the Lighthouse for Town use, i.e., have rental available for a Town employee or someone who is moving to Town to work at another organization.

Bob Friedlander asked if subletting is an option in the new lease terms and are AIRBNB rentals allowed. Shawn answered no to both; no subletting or AIRBNB rentals allowed.

Sue Loomis asked how the rental rate is determined and how often is it determined. Shawn said State and Federal housing standards are factored in. In the past the Town has used the CPI as

the annual increase throughout the lease terms. It is currently recommended that the rental rate be \$1,200 with an annual increase and utilities are not included (heating fuel, water/sewer, electricity, etc paid by the tenant).

Discussion regarding the intent or mission statement for the use of the Lighthouse. There is no record of any particular intent or mission statement. There was a Special Town Mtg years ago that was profoundly approved by the voters to rent the Lighthouse Keeper's house year-round and not enter into a rental contract with an outside entity to handle short-term rentals.

Pat Bishop said there needs to be plan set for the property. She feels like it has not been handled well.

Tracy Lameyer, current tenant, addressed. She said she is grateful for the opportunity to reside at Castine Lighthouse Keeper's house and knows it is a sensitive issue. She said she would live there year-round, continue to care for the house and grounds like her own, and continue to act as an ambassador. She knows everyone will do what is best for the Town. Peter Vogell said he knows what they are doing right now is what is best for the Town.

Liz Parish asked if a 1-year lease could be considered for now. It was answered no it cannot, the voters approved a 3-year lease at the May 14th Town Mtg.

Gordon MacArthur said he had hoped there would be some good arguments for the Selectboard to consider a different option. He said he has not heard any for the Selectboard not to rent to Tracy.

Discussion.

Gordon MacArthur suggested tabling the issue until a full board present. He said he feels that Selectboard member Colin Powell should be present to vote on this issue. Peter agreed.

Gordon MacArthur made motion to table. Second by Peter Vogell.

Tabling the Lighthouse Keeper's House Lease approved 2-0.

Item 5. Peter introduced the Town Manager's Report. Shawn Blodgett, Town Manager read his report (see attached).

4th of July Celebration: Peter Vogell said there have been inquires about the traditional Fire Truck rides during Castine's 4th of July festivities. He said that due to insurance ramifications and matters out of their control, fire truck rides, will not take place. Times have changed. Castine is not insured one bit for this unless you are strapped in. Firefighters cannot no longer hang off the back as well even to ride to emergencies and fire calls. Randy Stearns, Fire Chief, asked Town Manager, Shawn Blodgett if he had looked into other means. Shawn said he did check to see if another underwriter would take on the insurance or to even have a one-day rider but nothing. Those efforts were unsuccessful.

Item 6. Other Business as Required. NONE.

Communications: None.

Peter acknowledged the public present for any requests, questions, or concerns: -Randy Stearns, Fire Chief, said he has an issue with the name change that took place at the May Town Mtg changing the Backshore Pond capital account to Backshore Recreation capital account. He said this will take away from the maintenance that is needed, and the Town committed to keep the pond clean and operational. Several years ago, with efforts from the Hatch Fund, volunteers and a lot of money the pond was revitalized. The Hatch Fund group got requested the Town allocate \$6,800 each budget year. Changing the name and purpose allows the funds to be spent for other means.

Shawn Blodgett addressed. He said he gets numerous complaints for different reasons regarding the Backshore Beach area, i.e., having trash receptacles, playground equipment, etc. Changing the name will not take away from the maintenance to the pond but it does allow flexibility to spend funds on different means if needed. Shawn added that before any funds are used for any other means we can do a community poll.

Gordon MacArthur asked if any maintenance has been done on the pond this year. Randy answered very little. He stressed that this Town asset needs to be taken care of and maintained.

-Helen Miller said that everyone talks about expenses but never about revenue. She said the Town could be doing a whole lot more to get outside revenues. She suggested the Selectboard spend one mtg discussing the opportunities for other revenues and how to get them. Peter and Gordon said they would look into it.

-Brooke Tenney said she has not heard anything regarding the proposed new Fire Station and locations. She asked for an update. Shawn said the Town as waiting on the completed report. It should be arriving soon. The report will contain recommendations for each site.

Past Actions: NONE.

Selectboard Comments: None.

Upcoming Mtgs:

Tues, 6/21/22 (due to the Juneteenth Day Holiday) at 4PM - Selectboard/Assessors & Overseers of the Poor Mtg.

Peter Vogell made motion to adjourn. Second by Gordon MacArthur.

Peter asked for votes: Peter stated yes to adjourn. Gordon stated yes to adjourn. Approved 2-0.

Meeting adjourned at 5:03PM.

Minutes by Susan M Macomber, Town Clerk.



MEMORANDUM

To: Castine Selectboard
From: Shawn Blodgett
Date: June 06, 2022
Re: Town Manager Report

1. Perkins/Pleasant Streets Stormwater Drainage Project Update. Phase I of this project is progressing. The new and larger pipe has been emplaced on the northern edge and the last new catch basin in the vicinity of 188 Perkins Street has been installed and mortared in today. There is one more catch basin to emplace as part of Phase I, though this one is not in the current work location but further West on Perkins Street at the base of Latour. This is a change order to fix the stormwater problem at this location due to water sheeting down Perkins and Latour Streets affecting the water side properties in this area. I expect work to begin on this portion of Phase I in the coming days. As soon as all catch basins are installed, our contractor will conduct trench paving over the affected areas to provide a good base for the eventual emplacement of new overlay over the entire area. The re-paving of the entire area will not take place until the end of Phase II which will begin shortly after Phase I is completed.

2. Historic Signs and Backshore Beach. Just before the Memorial Day Holiday, the annual cleanup of the Backshore Beach Recreation Area was completed. This week, Castine Public Works has completed emplacing all the Historic Sign markers around town. When not conducting other grounds maintenance work, public works will now turn to re-installing all the stop sign and street markers that were taken/stolen over the course of the winter.



3. Annual Street Striping. It took two iterations due to weather, but the town's street striping has been mostly completed. The vendor has missed a few areas of town, most likely due to parked cars or other vehicles in the way. I'll be getting in touch with them to get them back into town to finish up the areas that they missed.

4. Municipal Review Committee/Hampden facility update. The Municipal Review Committee is reporting that they have received interest from several qualified buyers for the Hampden recycling facility (formerly Fiberite). The exact number of qualified parties is not known at this time. However, there is a meeting on June 8th of the MRC board, most of which will be spent in executive session to discuss the qualifications of each interested party. The closing date of the sale is still being advertised on the I view this as a positive step forward for the facility and for Castine as a non-MRC purchaser of the Hampden Facility would most likely present the most short-term cost-effective way to re-start a re-cycling relationship with this vendor. As a reminder, the town did approve an increase to our budget, so we are prepared to re-start recycling no matter the outcome of the Hampden facility sale negotiations.

5. 4th of July Celebration. Coordination for this year's 4th of July Celebration is underway with the intent to re-start this tradition in Castine this year. The Selectboard has already authorized the event, but as in year's past and for the Selectboard's awareness, a rough outline of the schedule is below:

- At 10:00 AM the parade will begin
- Activities on the Common such as food, tug of war, sack races and pie eating contests from 10:30- 12:30.
- The Town Band will play on the common from 4:00-5:00.
- We are attempting to find a band to play at the town dock at 7:00 PM
- Fireworks will start at dusk and last until they are complete.



What is required now are volunteers to make all of this happen – particularly the activities on the common. If anyone wishes to volunteer, please contact me at town hall.