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

DATE: Monday, October 3, 2022

TIME: 4:00 PM

PLACE: Emerson Hall

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

PUBLIC: Liz Parish, Josh Adam, Bob Friedlander and David Avery of the Castine Patriot.

ZOOM: Bruce & Roberta Boczkiewicz.

Peter Vogell opened the meeting at 4:00 PM.

Peter Vogell verified that there was a quorum with Gordon MacArthur and himself present in person.

Peter asked if there were any additions or deletions to the Agenda: None.

Peter Vogell made motion to approve the warrants, abatements, budget vs. actual and trial balance reports, bank reconciliations and excise tax collections; General Fund Warrant in the amount of \$84,685.66. Second by Gordon MacArthur. Peter asked for votes to approve.

Gordon stated yes to approve. Peter stated yes to approve.

General Fund Warrant approved 2-0.

Peter Vogell made motion to approve Water Warrant in the amount of \$36,488.85. Second by Gordon MacArthur. Peter asked for votes to approve. Gordon stated yes to approve. Peter stated yes to approve. Water Warrant approved 2-0.

Peter Vogell made motion to approve the September 19, 2022, and September 22, 2022, Selectboard Mtg minutes. Second by Gordon MacArthur. No discussion. Peter asked for votes. Gordon stated yes to approve. Peter stated yes to approve.

Both September 19 and September 22, 2022, Mtg minutes approved 2-0.

Item 1. Peter Vogell introduced approving the Annual General Assistance Appendices A-G.

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

No discussion. Peter asked for votes. Gordon stated yes to approve. Peter stated yes to approve. General Assistance Appendices A-G approved 2-0.

Item 2. Peter Vogell introduced the Town Manager's Report: Shawn Blodgett read his report (see attached).

Town Office CLOSED: The Town Office will be closed Wednesday, October 5 and Thursday, October 6, 2022, to allow the Town Office staff to attend the Annual Maine Municipal Association Convention at the Cross Center in Bangor.

#7. Cell Phone Tower Lease Update: David Avery asked clarification regarding the area definition outlined in the Lease. Shawn said the area American Tower leases is located at the Transfer Station and is a space that measures 100' X 100'.

#4 PFAS Testing of Effluent at the Wastewater Treatment Plant (WWTP): Josh Adam asked when the PFAS testing will start. Shawn answered probably sometime this month. Castine was picked at random for testing. The State is conducting a data collection process. Discussion.

Item 3. Other Business as Required = NONE.

Communications: NONE.

Peter acknowledged the public present: -Josh Adam asked to revisit the Fire Station draft report and referred to a recent Patriot article which was confusing and had deceiving information. He commented that we need accurate reporting. Josh expressed his concerns about the community not knowing the draft report was available, joint assessments of the report between Selectboard, Town Manager, and Fire Dept personnel, and collaborations of who makes changes. Josh understood as the consultant was submitting a report with their professional assessments. How is it that the Town officials can then edit and/or revise the draft assessment? Discussion.

Peter Vogell said the draft reported is available to anyone who wishes to have a copy. He added that the Municipal Officials will have a community discussion once the final report is received but there's no sense talking in detail about it at this time.

Gordon MacArthur confirmed that the Selectboard all received copies of the draft report, but no edits have been made at this point by the Selectboard.

Shawn Blodgett, Town Manager, clarified a few accusations and misinformation made by Josh Adam. Shawn said that no substantive changes have been made to Port City's assessment. The revisions that Shawn sent to them dealt with clarification issues in some sections or requested additional information needed in some sections. Shawn said he would be happy to share with anyone his correspondence he sent to Port City after reviewing the draft report.

Liz Parish asked about the process. She said she is concerned about the process and how information is getting out to the public. Discussion regarding posting of meetings.

Shawn disputed concerns and comments regarding "collaborations" and that anyone would perceive that meetings were being conducted behind closed doors or handled without proper

legal notification. This is not the case.

David Avery commented that the Town has paid for a service, therefore, the Town should do its job by reviewing it and give input on it to get the document right and final. Gordon agreed, normally an entity has time to comment on the service or product since there is a contract.

PAST ACTIONS: NONE.

Selectboard Comments: NONE.

Upcoming Mtg:

Monday, 10/17/22 at 4PM – Selectboard/Assessors & Overseers of the Poor Mtg.

Wednesday, 10/19/22 at 8AM - T/G Mtg if needed.

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

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

Mtg adjourned at 4:40 PM.

Minutes by Susan Macomber, Town Clerk.



MEMORANDUM

To: Castine Selectboard
From: Shawn Blodgett
Date: October 03, 2022
Re: Town Manager's Report

1. Recycling. Effective immediately, we are transitioning to the winter dates for recycling. Curbside pickup of recyclables will take place on the 1st and 3^d Tuesdays of the Month. While in person recycling issues at the transfer station have diminished a great deal, we are still having trouble with curbside pickup as each week, several bags of perceived recyclables are being landfilled. The reasons are various, but most often, Scott doesn't discover the amount of non-recyclable items contained in a bag until after he gets to the transfer station. We have two different options, and each will require greater staff time and energy. We can return the bag to a property after pick-up, or we can take down the home number and bill the property for the landfill/trash sticker fee. I would also recommend to the Selectboard that a service fee be associated with either option as the staff time and effort will not be efficient. The latest that I have from the Municipal Review Committee is that they do not expect the Hampden facility to re-open for at least 8 months after November, so residents should expect to have to adhere to the new recycling standards for a while.

2. Town Dock Floats Coming Out on 19 October. The Town Dock floats will be coming out for the winter season on the 19th of October. One float has already been removed so that public works can ensure that three that need to be refurbished are completed this fall. Once these three are completed, all floats will have been re-built recently.



3. Perkins/Pleasant/Water Street Stormwater Project Update. Trench paving is mostly complete on the Water Street side and the Perkins/Pleasant intersection. However, the asphalt plant was unable to provide pavement to put in today due to staffing shortages so the crew is now prepping Perkins Street. Hopefully, we will be able to procure material tomorrow and work towards getting on to final overlay in the very near future.

4. PFAS testing of effluent at the Wastewater Treatment Plant (WWTP).

Recently, Castine was informed that the DEP Bureau of Water Quality that the town was selected to implement a PFAS sampling program of effluent, or treated wastewater, from the WWTP. The program requires a select number of municipal, industrial and commercial permit/license holders for the discharge of treated wastewater to participate in a 10-12 month sampling program. The program's stated intent is to only gather data on PFAS/PFOA. The Olver Associates employees who operate the WWTP have received training on sampling procedures. To get a broader set of data points, it was recommended that we test the influent (untreated wastewater) as well. This will cost the town approximately \$3500-\$4000 over the lifecycle of the testing period. We can bear this cost and I intend to authorize this expenditure.

5. Flying Santa Not Coming to Castine. Due to high fuel costs, the Flying Santa will not be coming to Castine this year. Thankfully, Santa's sleigh uses other types of fuel, so Christmas will not be cancelled.

6. Fort George named to "Most Endangered Historic Places" list. On the 29th of September, Fort George was named by the Maine Preservation Foundation as one of Maine's most endangered historic places. The press release for this is printed and on the table. If one would like to see the list with the links to the full write up, visit mainepreservation.org.



7. Cell Phone Tower Lease Update. American Tower Corporation has made the town and offer to pay the town \$15,000 to update their lease with us. Our current lease expires in 2031. The new lease would include:

Extending the current cell tower lease an additional 7, 5 year terms (35 years)

Your current lease would then expire in 2076

We would add a 10% revenue share for each NEW sublease collocating after the closing date.

Your 10% per term escalator would stay

Your Rent would escalate as it does annually.

We would give you a bonus payment of \$15,000

American Tower would want to bring the cell tower lease current

- Adding a Limited Right of Refusal
- Confidentiality Clause

Non-Compete (area size negotiable)