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**Selectboard
Meeting Minutes
Monday, May 15, 2023, 4:00 PM
Emerson Hall**

Present: Colin Powell, Chair; Gordon MacArthur and Roberta Boczkiewicz, Selectboard; Shawn Blodgett, Town Manager and Karen Motycka, Finance Officer.

Public: Arnold Berleant, Don Tenney, Bobby and Ruth Ann Vagt, Liz Parish, Josh Adam, and David Avery for "Castine Patriot".

Zoom: Helen Miller, Mary Kneisel, Brooke Tenney, Joseph Kottington and Kimberly Morgan from Hincapie.

Colin called the meeting to order at 4:02 PM and verified that a quorum was present.

Colin asked if there were any additions, deletions, or corrections to the agenda. There were none.

Colin asked for a motion to approve warrants, abatements, budget vs actual and trial balance reports, bank reconciliations and excise tax collections. Roberta made a motion to approve the General Fund Warrant in the amount of \$69,878.01. Gordon seconded the motion. Roberta gave a short breakdown of what the bills were for. Colin called for a vote.

Approved 3 – 0.

Colin asked for a motion to approve the Water Warrant. Gordon made a motion to approve the Water Warrant in the amount of \$20,090.73. Roberta seconded the motion. Roberta gave a breakdown of what the bills were for. Colin called for a vote.

Approved 3 – 0.

Colin asked for a motion to approve the minutes of the May 1, 2023 Selectboard Meeting. Gordon made a motion to approve the May 1, 2023, Selectboard Meeting Minutes. Roberta seconded the motion. With no discussion, Colin called for a vote.

Approved 3 – 0.

Item 1.

Colin introduced the request from Gran Fondo Hincapie Cycling to use the Backshore Beach area for a rest stop on Saturday, June 24, 2023. Colin asked for a motion to allow for discussion. Gordon made a motion to approve, and Roberta seconded the motion. Joseph Kottington and Kimberly Morgan gave a brief outline of the event, which would be run the same as last year. Shawn reminded Joseph and Kimberly about the couple glitches last year. Shawn questioned who the volunteers were going to be. Kimberly said that she had been speaking with Margaret Chernowski of the Castine Garden Club and they would provide volunteers. Shawn also reminded them that fans of several cyclists painted words of

encouragement on Town Roads. The request was to get word out to NOT use paint on the roads. If they felt necessary to do, use chalk that would come off with the first good rain. Gordon commented that if the paint happened again, they may not be welcome next year. Colin called for a vote.

Approved 3 – 0.

Item 2.

Colin introduced the Town Manager's Report. Shawn read the report (attached to become part of the minutes). Gordon made a motion to approve \$10,000 from Contingency to ensure that vendors were paid on time for products purchased for the Emerson Hall Energy Grants while the Town awaits reimbursement. Colin seconded the motion. Colin called for a vote.

Approved 3 – 0.

Item 3.

Colin asked if there was any other business. Roberta introduced Don Tenney, Chair of the Tree Committee. Recently the Selectboard had decided that they would like each Committee Chair to come to a meeting and update on what the Committee had been working on.

Don referred to the Tree Committee's Report in the Town Report, which gave a summary of what the committee had accomplished last year. Don thanked the Town for approving \$25,000 at Town Meeting for the Trees. The fall 2022 fundraiser was very successful, giving the Tree Committee an additional \$28,000 (total of \$53,000) for Tree Maintenance. This summer 34 elm trees will receive their 3-year Arbotect treatment, and a number of stumps will be ground. Don told the Board that he had been invited to a Project Canopy award ceremony in Augusta this Friday and Castine would be receiving an award for all the care we give to our trees. Gordon asked Don how effective the treatments are. Don said the Arbotect is 98% effective. So far, no treated tree in Castine has been infected with Dutch Elm Disease. Colin asked if elms are replanted in locations where diseased elms came down. Don said no, there is the possibility of root transmission of the disease, so they have decided to take no chances. Don went on to say that the Committee is planting other types of trees in the streetscape. This year a Tulip Tree will be planted on western Court St. The Board thanked Don and the Committee for all their hard work and for updating the Selectboard.

Colin asked if there were any communications. There were none.

Colin acknowledged members of the public.

Liz Parish asked about the sand that was on the sidewalks. The street sweeper was in town today, however there was still sand on the sidewalks. Shawn said that for the past two months we had been down to one public works employee, so somethings had to take the back seat. Last Monday a new employee started, so we will be playing catchup on projects.

Arnold Berleant told the Selectboard that he was concerned about the expansion of Maine Maritime Academy. Arnold felt enrollment at MMA had doubled in the time that he had been a resident of Castine – 27 years. Arnold asked if the Town knew how many homes were owned by non residents who rent to MMA Students. He thinks MMA uses the Town as a dormitory, and it discourages year-round residency. Arnold commented on the new MMA training vessel and felt it would not be a good fit for Castine's Harbor. He encouraged the Selectboard to be involved with MMA decisions. Colin told Arnold about the Town/Gown Meetings and that there is regular dialog. Gordon said that he had attended the last MMA Trustees Meeting and that enrollment is currently at 850 students.

David Avery reminded Arnold that the Comprehensive Planning Committee has been meeting for the last year and a half, updating Castine's Comprehensive Plan on what we would like the Town to look like for the next 10 years. There have been several public engagement meetings, with several more scheduled, Arnold might want to attend. Roberta said that she would pass along Arnold's housing concerns to the Comprehensive Plan Committee.

Past Actions – There were none.

Selectboard Comments – Roberta thanked Shawn and Karen for cleaning the upstairs of Emerson Hall prior to Town Meeting.

Schedule Next meetings – Work Session on Monday, 05/22/23 at 9AM. Meeting to pay bills and then adjourn to Work Session on Tuesday, 05/30/23 at 9AM. Selectboard Meetings Monday, 06/5/23 at 4PM and Tuesday, 06/20/23 (Juneteenth Holiday on Monday) both at 4PM.

With no other business, Gordon made a motion to adjourn. Roberta seconded the motion. Colin called for a vote.

Approved 3 – 0.

Meeting adjourned at 4:55 PM.

Minutes by Karen Motycka.



MEMORANDUM

To: Castine Selectboard
From: Shawn Blodgett
Date: May 15, 2023
Re: Town Manager's Report

1. Special Thanks. I'd like to start by publicly extending a special thank you to Karen and Sue for another year of a fantastic town report and a smoothly run town meeting. Robin Mass also deserves public acknowledgement for continuing her role as the moderator and Natalie Griffith for getting everyone checked in and in their seats on time. The public doesn't see the amount of behind the scenes work that Karen and Sue, and to a lesser extent, the rest of the town staff puts into providing documents to the public and running a smooth town meeting, but I am very grateful for their efforts.

2. Consent Agreement 47 Dyce's Head Road. The consent agreement revision request is with our legal team for review. To review with the Selectboard, the current property owner of 47 Dyce's Head road would like two changes to the consent agreement.

1) Remove the term "and their successors and assigns" from a section while keeping the portion of this section that stipulates that the home has maximized its expansion by volume and square footage.

2) Remove in its entirety the section that stipulates how many bedrooms that the structure may contain. I have advocated to the lawyers that the septic design stipulates how many bedrooms a structure may contain. As this home is situated in a resource protection area, the septic system may not be enlarged. The septic system is designed for three bedrooms, but the consent agreement caps the structure at 2 bedrooms. It is immaterial to the town



whether there are 2 bedrooms or 3 in the structure provided that the structure and septic system are never expanded.

Once this document is returned from legal review, I will bring it back to the Selectboard for consideration.

3. Funding Request. As the Selectboard is aware, through grant funding, we are going to complete the lighting upgrades for Emerson Hall, the Adams School and Witherle Memorial Library. Also included in this project will be to upgrade the Emerson Hall insulation and exchange of the emergency exit doors on either side of town hall. From a safety standpoint, the exchange of the doors is critical as the windows in these doors are not safety code compliant. Additionally, we have taken advantage of an Efficiency Maine funding opportunity to install 4 new heat pumps into town hall which should lower next winters heating costs as well as provide the principal meeting spaces in town hall with air conditioning. Across all 4 projects with incentives attached to the price, we will see around \$17,850 in returned money through incentives. However, because we are drawing from the same accounts, I can't assure the Selectboard that the incentive returns will arrive back to the town when vendor payments are due. So, I am asking the Selectboard for up to \$10,000 in contingency money to ensure that vendors can be paid on time. Once the town receives our incentive payments back from Efficiency Maine, these funds will be deposited back into the Emerson Hall maintenance account. To put this into perspective, for the two discussed projects, we are procuring \$67,958.38 of goods and services to aid in energy efficiency across three buildings. The town's total out of pocket expense will be \$14,203.98 with an estimated payback on this sum in around 3.4 years.

4. Public Works 1-Ton. I regret to inform the Selectboard that I must recommend that the town replace the 1-ton public works truck. While the truck is 11 years old, it only has around 58,000 miles on it. We are making this recommendation because the town spent \$9,149 on fixing this truck in the



past year and close to half that the year before. We are simply not getting enough use out of the trucks we are purchasing, and this is a point of frustration for me because until we gain the ability to store and wash our vehicles, I don't see a solution. However, as our maintenance costs have gone up so drastically, I don't see another option but to replace it. On the replacement, the town keeps a healthy vehicle reserve, so we can afford the 55-60 thousand dollar cost, but I will need to come back in another meeting with some options. The state is pushing electrification or hybrids and offering substantial incentives to that end. However a great deal of research will need to be done to ensure that these vehicle types will meet our needs – especially since we know in the near term that the vehicle will be stored in the weather. I'll also research leasing.

5. Dyce's Head Lighthouse. We have started another project at the Dyce's Head Lighthouse. This project will be to level the floor of the vestibule between the home and the lighthouse tower. I visited the project site this morning and the sills on one side are almost completely rotted through and the floor slopes by an estimated 4 inches from side to side along the short axis of the room. We have a healthy amount in the Lighthouse maintenance account and this project is easily affordable by the town. Once this immediate structural degradation is addressed, drainage changes will need to be made to the landscaping to address the root causes of this problem.

6. Post Office Streetlight Repaired. Last week, the damaged streetlight in front of the post office was repaired. We had an extra lamp head left over from the Main Street project and were able to utilize this for the repair. The cost was only a couple hours of an electrician's time so we did not turn this in for an insurance claim as our deductible is \$2,500. If we had to replace this with a new fixture, the cost would have been over \$4,100.



7. Upcoming Street Closure. An Elm Tree in the vicinity of 181 Perkins Street needs to be removed due to Dutch Elm Disease. The tree is not a town streetscape tree, but the removal will have an impact as a crane will need to be brought in, power lines temporarily displaced and will require the street to be closed to complete the work. Residents should expect the road to be temporarily closed on the 22d and 23d of this month. The work may require closure on the 24th as well.

8. Water Testing for Cryptosporidium and Giardia. Recently, the town's water department conducted raw water testing on the surface water sources on Battle Avenue. The tests were a precautionary measure but were necessitated due to a person who works in Castine being diagnosed with cryptosporidiosis, which is caused by cryptosporidium infection. For testing, Cryptosporidium is used as a surrogate for E Coli. While the town's water department were conducting the tests, they tested for giardia as well. The tests were conducted on the raw water and before filtration because our filter system is designed with two 1-micron filters, both of which are factory certified to filter these pathogens. The water then goes through a chlorination loop before it is introduced into the Castine Water supply which further ensures the safety of the water. A cryptosporidium or E Coli colony is typically over 3 microns in size. We are happy to report that of the two tests conducted, neither had detectable amounts of either pathogen. As mentioned before, these tests were taken on raw water and before filtration. So while someone may have gotten sick from cryptosporidium, we feel confident that the cause was not the Castine Water supply.

9. Dangerous and Abandoned Buildings. I want to start the conversation with the Selectboard regarding dangerous or abandoned buildings. We have a few in town that are in rough shape, and I do not assess that any maintenance effort will be put into any of them soon. As the Selectboard knows, designating a building as either dangerous or abandoned can come with a hefty price tag if



the issue becomes contentious. With the Selectboard's concurrence, I intend to start the conversation with the property owners so the town can avoid a quarrel. However, I would assess that the time to address these structures is already past due.

10 Street Striping. This year's bid for street striping has come in only slightly higher than last year's \$6100 at \$6500. However, we have had multiple cost overruns in public works this last year, namely in equipment maintenance (see 1-ton truck) and stormwater catch basin maintenance which together total over \$15,000. As we draw nearer to the end of the municipal fiscal year, Karen and I will need to sit down and crunch some numbers before we can schedule the striping work to be done. Once we have completed the analysis, I'll send the Selectboard a plan.