

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

GBM  
RIB  
(M)

DATE: Monday, April 1, 2024

TIME: 4PM

PLACE: Emerson Hall

PRESENT: Gordon MacArthur, Chair, Roberta Boczkiewicz, Dan Leader, Selectboard members; Shawn Blodgett, Town Manager; Karen Motycka, Finance Officer; and Susan Macomber, Town Clerk.

PUBLIC: Marc Pelletier, Gus Basile, Scott Vogell, Bob Beske, Brooke Tenney, Bobby & Ruth Vagt, Jeff Ackermann, Ann Blodgett, Derik Goodine, and David Avery of the Castine Patriot.

Zoom: Mary Kneisel, Brock Muir, Liz Parish, Doug Fitzsimmons, Debbie Rogers and Julie Bohan.

Gordon MacArthur opened the meeting at 4:00 PM and verified there was a quorum.

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

Gordon MacArthur asked for a motion to approve the warrants, abatements, budget vs. actual and trial balance reports, bank reconciliations and excise tax collections; Gordon MacArthur made motion to approve the General Fund Warrant in the amount of \$85,174.72. Second by Roberta Boczkiewicz. Roberta said this warrant pays about sixty bills with the biggest paying the Town's fire hydrant costs around \$47,000 and storm damage clean up.

With no other discussion, Gordon asked for votes: General Fund Warrant approved 3-0.

Dan Leader made motion to approve the Water Warrant in the amount of \$6,695.87.

Second by Gordon MacArthur. With no discussion, Gordon asked for votes:

Water Warrant approved 3-0.

Minutes: Roberta Boczkiewicz made motion to approve the March 18, 2024, Selectboard Mtg minutes. Second by Dan Leader. With no discussion, Gordon asked for votes: 3/18/24 Selectboard Mtg minutes approved 3-0.

Gordon MacArthur made motion to approve the March 19, 2024, Selectboard Executive Session Mtg minutes. Second by Dan Leader. With no discussion, Gordon asked for votes:

3/19/24 Selectboard Executive Session Mtg minutes approved 3-0.

Roberta Boczkiewicz made motion to approve the March 26, 2024, Selectboard Mtg minutes. Second by Dan Leader. With no discussion, Gordon asked for votes: 3/26/24 Selectboard Mtg minutes approved 3-0.

Dan Leader made motion to approve the March 27, 2024, Selectboard Executive Session Mtg

minutes. Second by Roberta Boczkiewicz. With no discussion, Gordon asked for votes: 3/27/24 Selectboard Executive Session Mtg minutes approved 3-0.

Roberta Boczkiewicz made motion to approve the March 28, 2024, Selectboard Executive Session Mtg minutes. Second by Dan Leader. With no discussion, Gordon asked for votes: 3/28/24 Selectboard Executive Session Mtg minutes approved 3-0.

Old Business: Roberta informed that the Selectboard are still working on proposed parking changes to the Traffic Ordinance. The hope is to schedule a Public Hearing to discuss soon.

New Business:

Item 1. Gordon MacArthur introduced approving the 2024 Mooring Site, Dock & Launch Ramp Rules and Fees Policy as recommended by the Harbor Committee.

Scott Vogell, Harbormaster, said the Harbor Committee is hoping to tighten up No Wake Zone speeding and overtime dockage violations by implementing a fee schedule for issuing fines which is incorporated into this Policy. Discussion.

Roberta Boczkiewicz made motion to approve the Policy. Second by Dan Leader.

With no discussion, Gordon asked for votes: Policy - approved 3-0.

Item 2. Gordon MacArthur introduced approving the revised Vending on Town Property Policy. Gordon read the proposed Policy. Discussion. Susan Macomber, Town Clerk, clarified that this Policy would address Mobile Vending Units (MVU) on the Town Dock only for 2024. The plan remains having the MVU Ordinance addressed at the May 11<sup>th</sup> Town Mtg with the goal that the voters will approve. This Policy helps to get the 2024 season started as Food Truck vendors are planning now where for upcoming season. No alcohol will be allowed or distributed from MVU's on the Town Dock. Roberta Boczkiewicz made motion to approve the revised Policy. Second by Dan Leader. With no discussion, Gordon asked for votes: Revised Policy – approved 3-0.

Item 3. Gordon MacArthur introduced approving and signing the May 11, 2024, Town Mtg Warrant. The Selectboard, Town Manager and Finance Officer have had numerous Budget Work Sessions. Karen Motycka, Finance Officer, pointed out that a Public Informational Mtg will be held, as in the past, on Monday before the Saturday 5/11/24 Mtg for discussions on the Warrant and it will be posted on the website as will.

Dan Leader made motion to approve the 5/11/24 Town Mtg Warrant. Second by Roberta Boczkiewicz. With no discussion, Gordon asked for votes: 5/11/24 Town Mtg Warrant - approved 3-0.

Item 4. Gordon MacArthur introduced updates from Boards/Committees: a) Utility Board. Kirk Langford addressed. He reviewed handout (attached).

Discussion regarding new sewer (Sea Street) pump station. The old one is outdated. Gordon pointed out Article #63 of the 5/11/24 Town Mtg Warrant asks voters to approve funding to pay for engineering and design work for the sewer (Sea Street) pump station project.  
Discussion.

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

Shawn added in #1 Town Dock Update: wiring in Safe Harbor is being installed 4ft from the floor to prevent damage from future flooding.

#2 Grant(s) Update: any funds borrowed from the Town for sewer (Sea Street) pump station project can be allocated towards the 25% match required.

#3 LD 337: it was asked if there are any restrictions allowing the Town to prohibit manufactured housing within the Historic District. Shawn said he did not see anything, but it is a good question.

#4 Around the Town: a) Gordon said it might be worth getting prices for running electric underground to generator at the Lighthouse. Shawn said he would get prices.

b) Shawn requested the Selectboard sign the new snowplowing contract. The current contract expires 5/15/24. Selectboard agreed.

-Selectboard Executive Sessions scheduled for Wednesday, April 3<sup>rd</sup> at 9:30AM and at 1PM;

-Western Court Street will be repaved this year by Eaton's Paving. Shawn said that nearby property owners will be notified, as well as word out to the community;

-Gordon MacArthur made motion to waive the competitive bidding process (Purchasing Policy) for engineer & design work on the sewer (Sea Street) pump station project. Second by Roberta Boczkiewicz. Marc Pelletier suggested putting a "not to exceed" amount in the contract. Shawn said it will not be issue but will look to add the language. With no other discussion. Gordon asked for votes: Waive Competitive Bidding process - approved 3-0.

Item 6. Other Business as Required: -Gordon asked if the Golf Club is developing a water line? Scott Vogell said from what he knew they were expanding the pond. There is a significant water line material that arrived onto the Golf Club property. Shawn said he would check on this.

-Shawn mentioned getting a Selectboard Purchase Policy waiver regarding the generator at the Lighthouse but he will check on the pricing first.

-Julie Bohan (Zoom) asked about the incident that took place at the library that afternoon. Shawn updated. Library patrons and children were evacuated due to an individual being difficult and inappropriate. HCSD were called and they were going to issue a temporary Protection Order to the individual. Shawn gave special thanks for resident Ryan Jarvis who with quick thinking distracted the individual so that Library patrons and children could be removed from the situation. It is a law enforcement issue. Discussion.

-Gordon asked Shawn if the Town has received any response from the State MDOT yet regarding speed limit on Windmill Hill area. Shawn said no.

**Communications:** a) request from Karen Koos asking to host the 2024 Bastille Day on Sunday, 7/14/24. Similar to last year. Roberta made motion to approve. Second by Dan Leader. Gordon asked for votes: Bastille Day request – approved 3-0.

b) request from Sam Friedlander, of Castine Arts Association (CAA) asking to host Flash in the Pans steel drum band on the Town Dock on Monday, 8/12/24 from 7:30-9:30PM. Gordon made motion to approve. Second by Dan Leader.

Gordon asked for votes: CAA request – approved 3-0.

c) request from resident David Jones asking the Selectboard to approve a free curbside debris pick-up due to the recent storms. The Town has not offered this for many years due to costs. Selectboard all agreed to decline the request.

d) Roberta said correspondence was received recently from Debbie Rogers, Bobby Vagt and Kate Noel which the Selectboard were working on addressing.

Roberta also said the Selectboard were contacted requesting the possibility of a McDonald Café coming to Castine. Discussion. APRIL FOOLS!!

**Gordon acknowledged the public present:** -Gus Basile asked about fixing sidewalks. Shawn said Public Works is working on some items for this project plus getting vendor to back fill and do retaining walls. Also, working on getting input from property owners.

--Marc Pelletier asked if there were any updates for changing the traffic flow on Perkins Street. Gordon answered not yet but it will be on an agenda in the future.

**PAST ACTIONS:** NONE.

**Selectboard Comments:** NONE.

**Upcoming Mtgs:**

Friday, 4/5/24 – T/G Mtg at 9AM

Monday, 4/8/24 – Work Session at 9AM.

Monday, 4/16/24 – Selectboard/Assessors & Overseers of the Poor Mtg at 4PM.

Saturday, 5/11/24 – May Town Mtg at 8:30AM.

With no other business, Roberta Boczkiewicz made motion to adjourn.

Second by Gordon MacArthur. Gordon asked for votes: approved 3-0.

Mtg adjourned at 5:11PM.

Minutes Susan Macomber, Town Clerk.



## MEMORANDUM

To: Castine Selectboard  
From: Shawn Blodgett  
Date: April 01, 2024  
Re: Town Manager's Report

### 1. Town Dock Update.

Following the Harbor Committee recommendation and Selectboard decision to build back at the current height with modifications, I would like to bring one modification to the Selectboard attention. There are a couple of different patterns of the flow through decking. The first is a more in line look that has 17% open area for wave action. The second is an "X" pattern that has more than double, or 35% percent open area. Scott Vogell is gathering prices and availability for the more open version of this decking. If, like we suspect, the cost differential is negligible, we would like to use the "X" pattern.

Future actions: The dock construction is ongoing. The Safe Harbor building wiring has been completed, but to pass health inspection, it must be professionally cleaned. We have contacted multiple vendors and the most cost effective option will be ServPro. To get at some of the impacted areas, we will need to go in from the outside, so some siding may need to be removed. I am passing this along because it may end up looking like we are doing more demolition than is required and the building may look in bad shape for a bit before it is all put back together. Lastly the insurance claim for the building has been started.



## 2. Grant(s) Update.

As the Selectboard is aware, the Congressionally Directed Spending Packages have been approved by Congress and signed into law. We now need to rapidly move forward to get the Sea Street Pump Station project “shovel ready”. To do this we recommend that the Castine Sewer Department borrows money from the town for the engineering and design of the project. Karen can provide details on this warrant article. Lastly, I would recommend to the Selectboard that Castine not competitively bid the engineering and design work for this singular project. The reasoning is that Olver and Associates are already intimately involved in the town’s sewer and water operations. They have been and continue to be instrumental in the planning for, and the seeking of funding for these projects for Castine. Also, if the work goes to another firm, Castine is placed in a situation where a new firm will need Olver Associates to complete their work, essentially meaning that Castine will need to pay two engineering firms for the same product.

## 3. LD 337.

There was quite a flurry of activity late last week in the Code Enforcement world. It has been reported that the Governor signed into law LD 337, “An Act to Amend the Regulations of Manufactured Housing to Increase Affordable Housing.” Essentially what this bill does is strip a municipalities ability to govern where a landowner may place manufactured housing. If true, this subsumes Castine’s Mobile Home Ordinance. The State of Maine bill tracker states that this bill was signed by the Governor on March 19, 2024.

## 4. Around the Town.

- a. We are looking to install an emergency generator at the lighthouse. The cost will be \$8,625.94.
- b. Public Works has the pond open and draining at the Backshore Recreation Area. Now that this is completed, we will be working to get the sides reshaped. We found that only the edges were in dire



need of work, and we may be able to do much of the work in house.

- c. Engine 5 with the CFRD is down and will be out of service for at least a week. It is unknown what the repair costs will be at this point in time.
- d. As of May 15, 2024, the current snow plowing contract will expire. As the Selectboard may remember, when this contract was put out to bid last year, we only signed a single year contract with an option for two additional years. The new contracts are capped at a 3% escalator per year. These numbers are reflected in this year's budget. The last step is for the Selectboard to sign the new contract.

## **CASTINE UTILITY BOARD BRIEF TO SELECT BOARD**

KL, April 1, 2024

### SEASONAL TOPICS:

- State of the Aquifers
- Sewer Abatements Policy and Practice
- SWPO Chemical Application Permits
  - o General
  - o Castine Golf Club

### FORWARD LOOKING ISSUES

- Sea Street Pump Station
- Water and Sewer with respect to the Comprehensive Plan