

**Town of North Yarmouth
Select Board
Meeting Minutes of March 5, 2019**

Call to Order

Members Present: Jennifer Speirs, William Whitten, Anne Graham, Stephen Morrison and James Moulton. Town Manager Rosemary Roy was also present.

Public Hearing - Proposed Village Center Tax Increment Financing (TIF) District

Selectperson Whitten moved open a public hearing for the Proposed Village Center Tax Increment Financing (TIF) District at 7:00 PM. Selectperson Moulton seconded the motion. Discussion: None. **Vote 5 Yes – 0 No**

Shana Cook Mueller of Bernstein Shur gave a presentation on Tax Increment Financing; what it is and how it will impact the Town of North Yarmouth.

Paul Napolitano of Mill Ridge Road asked if residential properties were allowed in the TIF District. If so, how is that captured in regards to taxes paid to the town or school. Shana Cook Mueller of Bernstein Shur explained that both residential and commercial properties are allowed in the TIF district and are handled in the same manner with taxes paid going into the TIF funds. Residential properties within the district are taxed at the same rate as properties outside of the district. Only a certain percentage of the TIF District can be residential.

Selectperson Moulton asked what the benefit of a TIF District would be to the Town of North Yarmouth. Shana Cook Mueller of Bernstein Shur explained that there is a financial benefit to the town with the TIF in place. The Town of North Yarmouth would keep more tax money with the ability to re-invest it back into town properties, furthering economic development projects and programs.

Selectperson Whitten asked how many other towns in the state of Maine have TIF Districts. Shana Cook Mueller of Bernstein Shur did not have an exact number of towns, but noted that there are over four hundred (400) TIF Districts in Maine, with some towns having more than one.

Selectperson Whitten moved to close the public hearing at 7:22PM. Selectperson Morrison seconded the motion. Discussion: None. **Vote 5 Yes – 0 No**

Chairperson Speirs moved to authorize that an article be placed on the warrant for the Annual Town Meeting to be held on April 6, 2019, for the purpose to permit the town's legislative body to act on the proposed implementation of the Village Center Tax Increment Financing District. Selectperson Whitten seconded the motion. Discussion: None. **Vote 5 Yes – 0 No**

Minutes of Previous Meeting(s)

Selectperson Whitten moved to approve the minutes of February 19, 2019. Vice Chairperson Morrison seconded the motion. Discussion: There are a few typographical errors that were noted. Under the discussion regarding the School Bus facility, the Town of Cumberland will not be leasing, MSAD 51 will be. **Vote 5 Yes – 0 No**

Public Comment - Non-Agenda Items

None.

Management Reports & Communications:

Town Manager's Report Highlights:

- Widgets or donations accepted from purchasing a brick, piece of wood, or another type of paraphernalia with the option of the name on it in general below the 10% private business use cap

and are private individuals making the donations. Widgets are usually promoted at a specified purchase price that would not be close to the 10% even if a business did purchase a widget. However, the Select Board periodically will need to accept funds collected from widgets at a business meeting.

- The tentative budget meeting scheduled for March 6th has been moved to March 7th.
- The Town Meeting is going to be held in the Greely Arts Center on April 6th at 9AM.
- The Town Office will be closed for renovations from March 15th through March 25th
- Town Manager Roy has spoken with representatives from the school regarding the latest proposal, and their portion of the project will need to be scaled down. This will most likely be done by eliminating one of the school service bays.
- Employee David Whittier will be departing this week from North Yarmouth Public Works department. Going forward we have hired Ron O'Brien who is from the town of New Gloucester and also an employee of NY's Fire Rescue Department.
- Selectperson Whitten moved to cancel the April 2nd Select Board Meeting, accounts payable is to be approved prior to the Annual Town Meeting on April 6th. Chairperson Speirs seconded the motion. Discussion: None. **Vote 5 Yes – 0 No.**

Old Business

Wescustogo Hall & Community Center Project: The Select Board received an updated matrix for review. There are now scheduled walkthroughs of the project site every other Thursday at noon. Ashley Roan or Ryan Keith at the town office can schedule a tour for whomever would like one.

Proposed Change Orders #16 & #17 are options for automatic door openers. Automatic door openers are not an ADA requirement so therefore were not included in the original design of the building. Barrett Made and OR Ryan Keith believe that the community room door (#120) will be the most used and the best option for the door opener.

Selectperson Whitten moved to approve PCO #17 in the amount of \$6,408.12. Selectperson Moulton seconded the motion. Discussion: Chairperson Speirs feels that there should be door openers at both entrances. Selectperson Moulton noted that the entrance should be clearly marked as a handicapped entrance. Selectperson Graham would like to see one door opener at the main entrance of the building. OR Ryan Keith explained that the parking is closer and the grade to the building is flatter at the community center entrance. Steve Palmer of Mountfort Road voiced his concern over having just one door opener, handicapped people like, and deserve, to have their independence. **Vote 4 Yes – 1 No (Vice Chairperson Morrison).**

Chairperson Speirs moved to reject PCO #16 in the amount of \$12,269.24 for two automatic door openers. Selectperson Moulton seconded the motion. Discussion: None. **Vote 4 Yes – 1 No (Vice Chairperson Morrison).**

Proposed Change Order #18 is to add windows to the storage room next to the kitchen, this would allow for future uses of the room other than storage. Vice Chairperson Morrison moved to reject PCO #18 in the amount of \$4,188.16. Selectperson Graham seconded the motion. Discussion: None. **Vote 5 Yes – 0 No.**

New Business

Relocation of Old Town House/Historical Society: Town Manager Roy met with the North Yarmouth Historical Society to discuss options of relocating the Old Town House from its current location to the village green. The options that the group came up with are 1) Exchange a portion of the Village Green for the entire parcel of the Memorial Hwy. property and deed as required. Or 2) Grant the relocation of the old Town House to the Village Green property with a lifetime lease of the land for \$1.00 And in exchange for the lifetime lease the Town would be deeded ownership of the property on Memorial Hwy.

Selectperson Whitten moved to authorize the Town Manager to add a warrant article to be approved at Town Meeting on April 6th. The warrant article is to be written giving the Select Board final authorization of proper legal documents and surveying to be completed as needed. Selectperson Graham seconded the motion. Discussion: Selectperson Moulton asked if the right of way issue goes away once the land at the existing Town House site is deeded to the town. Town Manager Roy assured him that yes it will be taken care of. **Vote 5 Yes – 0 No.**

Gift of Property to the Town: The Smith Family would like to gift to the Town through a Quitclaim deed 5.91 acres west of the CMP power line near Knights Pond to the Town of North Yarmouth. In addition, the Smith family have entered an agreement with Walnut Hill Investments, LLC developers to buy their remaining land (60 acres) and have proposed to grant to the Town an easement or right of way to pass across Phase 2 of this development providing for a future more favorable travel route. It was stated that the Smith family will write a gift letter and do not expect to claim a tax deduction for the gift. If accepted by the Townspeople at a Town Meeting the Smiths ask that acknowledgment of the gift be provided through an announcement, a sign on the lot, and labeling on maps of the land around Knights Pond Preserve. In addition, they request that the Town pay all closing costs for both parties.

Selectperson Moulton moved to put an article on the Town Meeting Warrant accepting this gift of property. Selectperson Whitten seconded the motion. Discussion: None. **Vote: 5 Yes – 0 No**

Donations – Acceptance: Chairperson Speirs moved to table the acceptance of donations until the next Select Board Meeting.

Accounts Payable – Review & Approval

Chairperson Speirs moved to approve accounts payable warrants 33 & 34 in the amount of \$438,934.61. Selectperson Whitten seconded the motion. Discussion: Selectperson Whitten asked what the meeting room cost for \$2,200 was. Town Manager Roy explained it was for the new meeting room furniture. Selectperson asked about the charges from Fielding's, Town Manager Roy explained that it was the fuel for the temporary heater at the Wescustogo Hall & Community Center project. Selectperson Moulton asked what the charges for Ronald Brown and Sunbelt Rentals were. Town Manager Roy explained they were for boiler repairs at the Fire Department and the heating unit at Wescustogo Hall & Community Center, respectively. **Vote 5 Yes – 0 No.**

Any Other Business

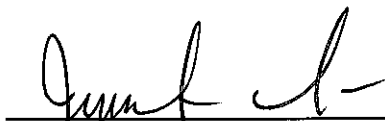
Selectperson Graham let the Board know that Friends of Wescustogo is planning a fundraising event to take place on April 6th after the town meeting.

Adjournment


Chairperson Speirs moved to adjourn.

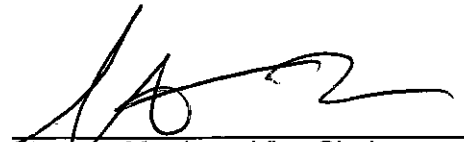
Ashley P. Roan
Recording Secretary

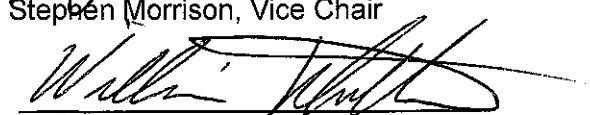
Select Board


Jennifer Speirs, Chair


Anne Graham


James Moulton


Stephen Morrison, Vice Chair


William Whitten