

**Town of North Yarmouth
Select Board Meeting Agenda
Tuesday, January 21, 2020 - 7:00 PM
Town Office Conference Room**

I. Call to Order

- Pledge of Allegiance

II. Minutes of Previous Meeting(s)

- December 17, 2019
- January 6, 2020

III. Public Comment - Non-Agenda Items

Comments regarding issues, concerns, commendations, or matters of general public information are welcome. Individuals shall have three (3) minutes to speak and be asked to state their name & legal residence. The public is encouraged when commenting or expressing points of view about an individual(s) that they do so in a respectful and constructive manner. Topics relating to personnel or personnel matters cannot be acknowledged.

IV. Management Reports & Communications

- Select Board Communications
 - School Building Update – Selectman Morrison
- Town Manager's Report
- Department Head Reports
- Financial Reports: Operating - December; Capital Investments

V. Old Business

- Consolidated Communications - Lease of Town Property

VI. New Business

- Community Center
 - Fee Schedule Amendments
 - Mission Statement
 - Promotional Name
- Committee Appointment
- Tax Issues
 - Foreclosed Property
 - Property Gift – Delwin Drive
- Spirit of America Recognition
- Solar Farm

VII. Accounts Payable

- Review & Approval

VIII. Any Other Business

IX. Executive Session - Pursuant to Title 1 MRSA § 405 6(A) Roles & Responsibilities of the Board

X. Adjournment

REMINDERS TO THE ATTENDING PUBLIC: Please mute all digital devices; Select Board meetings are open to the public, but the public may not speak unless recognized by the Chairperson first. **Workshops:** The public is welcome to attend workshops and listen to the discussion that takes place. The purpose of holding a workshop is to provide the Select Board with the opportunity to focus on specific town matters to later present at a regular business meeting. Therefore, public participation is limited to only regular business meetings of the Select Board.

January 21, 2020

Agenda - Section II. Meeting Minutes

- *Move to approve the minutes for December 17, 2019, as presented.* Second, discussion and vote follow.
- *Move to approve the minutes for January 6, 2020, as presented.* Second, discussion and vote follow.

**Town of North Yarmouth
Select Board
Meeting Minutes of Tuesday, December 17, 2019**

Call to Order – Members Present: William Whitten, Stephen Morrison, James Moulton, and Jennifer Speirs. Town Manager, Rosemary Roy, was also present. Chairperson Whitten called the meeting to order.

Minutes of Previous Meeting(s) – Selectperson Moulton moved to approve the minutes of December 3, 2019. Selectperson Speirs seconded the motion. Discussion: Selectperson Morrison stated that the minutes should be amended under “Old Business” subtitle “Friends of Wescustogo” to add that Darla Hamlin provided a “verbal” report to the Board. Selectperson Morrison also stated that the minutes from December 3, 2019, should be amended under “Old Business” subtitle “Friends of Wescustogo” to strike the statement, “The Board, in consensus, tabled the item.” In consensus, the Board agreed to the changes. **Vote: 4 Yes – 0 No.**

Special Presentations:

Assessing Report – Renee LaChapelle, Cumberland County Assessing – The Chairperson introduced Renee LaChapelle to the public. Renee LaChapelle provided the Board a verbal report regarding her current work in the assessment department. Renee LaChapelle also brought forth suggestions for improvement that she will be working on in the coming year with the Code Enforcement Officer, the Executive Assistant to the Code Enforcement Officer, and the Town Manager.

Law Enforcement – Capt. Scott Stewart, Cumberland County Sheriff’s Dept. – Captain Scott Stewart provided the Board with a verbal report regarding the contract that Cumberland County Sheriff’s Department could present to the Board for policing services for the Town of North Yarmouth. Captain Scott Stewart provided the Board with an approximation of the cost for services in the Town of North Yarmouth and what a contract with the Town would provide to the citizens of North Yarmouth. Selectperson Moulton inquired about crash data that was presented by Captain Stewart. Captain Stewart responded that he would provide the Town Manager with a more in-depth explanation of that data for North Yarmouth to the Board at a later date. The Town Manager asked Captain Scott Stewart to write up a draft contract to be presented to the Board at a later meeting.

Public Comment - Non-Agenda Items – Audrey Lones, Baston Road, announced that starting January 16, 2020, there will be weekly cribbage at the Wescustogo Hall and North Yarmouth Community Center. Steve Palmer, Mountfort Road, provided the Board an update on pickleball at the Wescustogo Hall and North Yarmouth Community Center. Steve Palmer also announced a book drive at the Wescustogo Hall and North Yarmouth Community Center.

Management Reports & Communications:

Select Board Communications – None.

Town Manager’s Report – The Town Manager provided the Board with a written report. The Town Manager’s report can be found at the Town Office or the Town website, northyarmouth.org.

Old Business:

Pine Tree Waste Services/Casella – Solid Waste Disposal Plan Proposal – UPDATE – The Town Manager reported to the Board about a meeting with a DEP representative, requested by the Yarmouth Water District, regarding the material that has been dumped into the pit that is behind the Public Works Department. In their assessment, they asked the Town to create a Solid Waste Disposal Plan that the Town Manager will be working closely with the Public Works Director to create.

Friends of Wescustogo – Fundraising Review and Ad Hoc Committee Term – Chairperson Whitten moved to authorize the Town Manager to review with the town attorney for compliance the three donations submitted by the Friends of Wescustogo committee and to have the three warrant articles placed on the Annual Town Meeting warrant of April 11, 2020, for townspeople approval. Selectperson Moulton seconded the motion. Discussion: Selectperson Morrison sent an email out on December 15, 2019, to individuals of the public regarding the fundraising efforts for the Friends of Wescustogo committee. Selectperson Morrison provided copies to the public. The Town Manager explained to the Board the legal opinion that was provided by the town attorney and

the Maine State Statute in reference to how municipalities must process donations (30-A M.R.S. § 5654). Chairperson Whitten stated that the donations presented could be used for other projects/needs beyond the construction debt. The Town Manager responded that the funds from the donation were intended to go towards the debt service, i.e., construction costs. Darla Hamlin, chair of the Friends of Wescustogo committee, responded that the \$250,000.00 the Friends of Wescustogo was charged to raise was intended to go towards the debt service for the construction of the community center. Darla Hamlin also responded that the donations presented had no other conditions other than the naming rights for the three wings in Wescustogo Hall. Selectperson Moulton explained that his understanding of where the monies were to go was towards the debt service, i.e., construction costs. Selectperson Speirs stated that all donations needed to be at the Town Office before the end of the construction, as written in the fundraising policy – “Donations for naming should be realized in full on or before the completion of the project.” (Town of North Yarmouth Charitable Fundraising Policy, “Naming Provisions,” “Individual/Family Naming,” Subsection A, Part 5) The Town Manager also stated that the donations are still valid based on the Charitable Fundraising Policy. Selectperson Moulton responded that these donations are still applicable to the general policy that states that conditional donations need to be sent to the Annual Town Meeting. Selectperson Speirs asked the Town Manager if the fundraising policy would need to be amended to accept the three donations brought forth to the Board. The section Selectperson Speirs referenced to was in the Town of North Yarmouth Charitable Fundraising Policy under “Naming Provisions,” “Individual/Family Naming,” Subsection A, Part 5. The Town Manager explained that an amendment could be a possible option for the Board but was not required to authorize the Town Manager to create three warrant articles to be voted on at the Annual Town Meeting on April 11, 2020. Selectperson Moulton asked the Town Manager if the Maine State Statute 30-A M.R.S. § 5654 superseded the Town’s Charitable Fundraising Policy. The Town’s Charitable Fundraising Policy reads under “General Guidelines,” Section P, that “Donations with conditions attached must be submitted to the voters for acceptance or rejection. (30-A M.R.S. § 5654)” The Town Manager did not object. Chairperson Whitten referenced to an addendum to the Charitable Fundraising Policy that was amended on February 19, 2019, that stated, “Funds raised over the goal amount or after the completion of the project may go towards additional features upon Select Board approval.” Chairperson Whitten stated that the “additional features” could be decided by the Board. The Town Manager responded that donations should be going towards the \$250,000.00 amount that was allocated to go towards the debt service, i.e., construction costs in Part 3 of the guidelines in the addendum. The Town Manager stated that additional conditions could be added as well but would need to be voted on at Town Meeting on April 11, 2020. Selectperson Morrison stated that he believed the donations should be used for a project/need the Select Board sees fit. Selectperson Morrison stated that the project is completed and that Article 3 that was voted on in April of 2019 at town meeting was only applicable while the project was still in progress.

Article 3. To see if the Town will authorize the Select Board to appropriate and expend the funds from other specific resources such as insurance proceeds, donations, and alike for the purposes of assisting in the completion of the Capital Improvement Project known as the Wescustogo Hall & North Yarmouth Community Center.

Selectperson Morrison stated that the policy allows the Select Board to decide where donations/funds should be spent after the completion of the “Capital Improvement Project known as the Wescustogo Hall & North Yarmouth Community Center.” (Article 3, June 2019 Special Town Meeting) The Town Manager explained to the Board that the bond used to pay for the construction costs for the Wescustogo Hall and North Yarmouth Community Center was a federal bond. The Town Manager stated the opinion of counsel that monies collected need to be a part of the original project. Suzanne Aubrey, 438 Walnut Hill Road, inquired about what the outcome could be if the townspeople rejected any warrants associated with the donations if the warrants got approved by the Select Board. The Town Manager and Board acknowledged that the funds would be provided back to the donors. Selectperson Speirs referred to a referendum that approved the building of Wescustogo Hall and North Yarmouth Community Center (included in the meeting materials for the December 17, 2019 business meeting) to say that the Select Board does have the authority to spend the donations/funds as they see fit as long as the subproject is within the scope of the general project. Selectperson Morrison asked the Town Manager if the Board could use the donations/funds as they saw fit. The Town Manager informed the Board that any decision regarding how those monies are spent after the project should go through legal review. Selectperson Speirs asked if the previous motion could be voted on without needing to amend the Charitable Fundraising Policy. The Town Manager responded that the motion was intended to allow the Town Manager to create three separate warrants to be voted on at Town Meeting and that amending the Charitable Fundraising Policy was not necessary. Selectperson Morrison stated that he believes the Board needs more information about the plans of each donor for how the naming plate would be presented in the Wescustogo Hall and North Yarmouth Community Center. Chairperson Whitten stated that the motion was not to approve the naming rights

but to send to Town Meeting. Chairperson Whitten added that those plans should be outlined at the April 11, 2020, town meeting. Ginny Van Dyke, 64 Delwin Drive, asked the Board why the three donations could not be provided to the townspeople for discussion and final decision. The Town Manager responded that the monies could be collected and returned if the townspeople rejected the possible warrants if voted on by the Select Board. Ginny Van Dyke stated that the town receiving the donations before they were voted on at Town Meeting would create the perception that the donations were accepted. The Town Manager stated that acceptance could only be determined at Town Meeting. Selectperson Morrison stated that the townspeople should have the opportunity to decide on the matter at Town Meeting. Suzanne Aubrey, 438 Walnut Hill Road, asked the Board what would be the outcome of three individuals who donated, pertaining to the donor's taxes, if the townspeople rejected the warrant. Selectperson Moulton explained that the individuals would be responsible for their finances. Chairperson Whitten stated that he does not believe the Charitable Fundraising Policy should be amended to reflect the circumstances at which these donations were presented. Dianne Morrison, 4 Browndog Road, asked the Board if future donors could donate to have a room named in the Wescustogo Hall and North Yarmouth Community Center. The Town Manager responded that out of the five rooms being captured for naming rights, three of the rooms were accounted for already. Selectperson Moulton stated that the rooms were on a "first come, first serve" basis. Selectperson Speirs stated that she was concerned with the process outlined in the Charitable Fundraising Policy and wanted to see the applicable materials at a future time. Darla Hamlin, chair of the Friends of Wescustogo committee, informed the Board that a donation form was created for the naming of five (5) rooms in the Wecustogo Hall and North Yarmouth Community Center. Selectperson Morrison wanted to clarify if the state statute was the acceptable way to handle the three donations. The Town Manager affirmed. The Town Manager explained how the Board could amend policies but needed to follow Maine State Statute. Chairperson Whitten moved to amend the previous motion to say "move to authorize the Town Manager to review with the town attorney for compliance the three donations submitted by the Friends of Wescustogo committee and to have the three warrant articles placed on the Annual Town Meeting warrant of April 11, 2020, for townspeople approval." Also, to have the chair of the Friends of Wescustogo committee to provide the Town Manager with the checks and paperwork required to comply with Maine State Statute 30-A M.R.S. § 5654 within 72 hours after this meeting. Selectperson Speirs seconded the motion. Discussion: None. **Vote: 3 Yes – 1 No.**
(Selectperson Morrison)

New Business:

Committee Appointments – Chairperson Whitten moved to appoint Peggy Leonard to the Living Well in North Yarmouth committee with a term to expire June 30, 2020. Selectperson Moulton seconded the motion. Discussion: None. **Vote: 4 Yes – 0 No.**

Regulations for the Use of Parks & Recreation Area Ordinance – Proposed Amendments – Chairperson Whitten moved to call for a public hearing to be held on January 21, 2020, on the proposed amendments to the Regulations for the Use of Parks & Recreations Area Ordinance. Selectperson Speirs seconded the motion. **Vote: 4 Yes – 0 No.**

Consolidated Communications – Lease of Town Property – Chairperson Whitten moved to authorize the Town Manager to execute the lease agreement with Consolidated Communications for a term of thirty (30) years. Selectperson Speirs seconded the motion. Discussion: Selectperson Morrison asked the Town Manager if the thirty (30) year term was based on the previous agreement. The Town Manager responded in the affirmative. Selectperson Morrison asked the Town Manager if the attorney for Consolidated Communications reviewed the lease contract. The Town Manager answered in the affirmative. Selectperson Morrison asked the Town Manager if an annual increase would be appropriate for this lease contract. The Town Manager responded that the Board decides on the annual increases when the lease contract in December of each year. The Town Manager also stated that the lease contract would be on a schedule for the Board's approval. **Vote: 4 Yes – 0 No.**

Accounts Payable – Selectperson Speirs moved to approve accounts payable warrants 24 and 25 in the amount of \$885,387.47, as presented. Selectperson Morrison seconded the motion. Discussion: The Town Manager noted that the year's attorney's fees have gone over the budgeted amount for FY 2019. **Vote: 4 Yes – 0 No.**

Any Other Business – None.

Adjournment - Chairperson Whitten moved to adjourn.

Prepared By: Draven Walker
Administrative Assistant/Recording Secretary

Select Board

William Whitten, Chair

Stephen Morrison, Vice Chair

James Moulton

Jennifer Speirs

**Town of North Yarmouth
Select Board
Meeting Minutes of Monday, January 6, 2020**

Call to Order – William Whitten, Stephen Morrison, Jennifer Speirs, and Jim Moulton. Town Manager Rosemary Roy was also present.

Minutes of Previous Meeting(s) – None.

Public Comment - Non-Agenda Items – None.

Management Reports & Communications: None.

Old Business – None.

New Business – None.

Accounts Payable – Chairperson Whitten moved to approve accounts payable warrants 24 and 25 in the amount of \$885,387.47 as presented. Selectperson Morrison seconded the motion. Discussion: Chairperson Whitten asked the Town Manager to create a list of all the bills that are associated with the Wescustogo Hall and North Yarmouth Community Center. Chairperson Whitten inquired about a charge made by the Town of Yarmouth to the Town. The Town Manager answered the question. Selectperson Moulton inquired on a charge made to Burn Stein Shur. The Town Manager answered the question. **Vote: 4 Yes – 0 No.**

Any Other Business – Chairperson Whitten asked the Board if they were interested in being on the School Board Task Force. Selectperson Speirs told the Board the times and dates of the regular meetings. Selectperson Morrison volunteered to be apart of the Task Force. The Board agreed in consensus.

Adjournment - Chairperson Whitten moved to adjourn.

Prepared By: Draven Walker
Administrative Assistant/Recording Secretary

Select Board

William Whitten, Chair

Stephen Morrison, Vice Chair

James Moulton

Jennifer Speirs

January 21, 2020

Agenda - Section IV. Management Reports & Communications

- Select Board Communications
 - School Building Update – Selectman Morrison
- Town Manager's Report*
- Department Head Bi-monthly Reports* (informational item only)
- Financial Reports: Operating - December; Capital Investments*

*Reports herein.

The information contained in this report is intended to inform the Select Board, staff, and residents, some of the current activities taking place within the manager's office or the Town in general. All topics are open for discussion.

Candidate's Night – The Communications Advisory Committee will be hosting a Candidate's Night on Tuesday, February 25th, at 7:00 pm in the Town Office Conference Room.

Budget Meeting Schedule – The proposed budget meeting schedule is included herein. Any substitution revisions should be submitted as soon as possible. I am meeting with the Budget Committee on January 24th for their organizational meeting to start the year, housekeeping, etc. The goal is to have a firm schedule by Monday, January 27th.

Delayed Public Hearing – The hearing scheduled for proposed amendments to the Regulations for the Use of Parks And Recreation Areas Ordinance was delayed as I recently met with the town's Animal Control Officer and he would like to make some recommendations which would allow him to provide more efficient enforcement. The plan is to submit the additional proposed changes to the Select Board at the February 4th business meeting.

Works in Progress – Several items are being addressed at this time with the focus primarily on the FY21 Budget.

Respectfully submitted,

Rosemary

Rosemary E. Roy, Town Manager





Town of North Yarmouth

Bi-monthly Report – Municipal Administration Department

Reporting Period: November and December FY20

Collections

	FY19	FY20
• Excise Collection (boat & auto):	\$162,188.08	\$153,424.24
• Inland Fisheries & Wildlife Collections:	\$5,299.25	\$5,700.28
• PAYT Collections:	\$15,957.50	\$40,002.50*
• Tax Collections:	\$127,048.41	\$1,810,767.87**

*Increase in price per roll from \$12.50 to \$15.00

**Increase in tax collections is due to new due dates.

Voting

FY	Democrat	Green	Libertarian	Republican	Un-Enrolled	Total Voters
2019	1207	143	n/a	980	1093	3100
2020	1216	140	n/a	972	1085	3414

Communications

(number of subscribers)

	FY19	FY20
• Reminders From Town Hall	759	787
• Facebook	1065	1344
• Instagram	230	369
• Twitter	228	265
• Town Hall Streams – Live Views	xxx total views	36
• Town Hall Streams – On Demand Views		356

Changes/Updates

- 11/5/2019 was the first election held in the Wescustogo Hal & Community Center. The final move of election equipment. The day went well, and it was so nice to be able to tear down and place everything that can be stored at WH&CC into a closet, till the next election. The PWD Crew and I are very happy!
- Nomination Papers became available on 11/21/2019 for remainder of Select Board term ending 6/30/2022.
- Early election processes have begun for the 3/3/2020 Presidential Preference Primary and the Municipal Special Town Meeting for the open Select Board position.
- Email was sent on 12/10/2019 to the Communications Advisory Committee members to see if there was any interest in hosting a Candidates Night. There has been no response from the members, therefore I will make a request at their 1/13/2020 meeting.

Project(s) Update

- Chief and I were finally able to complete the annual staff training on 12/17/2019 after being canceled twice prior due to snowstorms.
- FY 20/21 Budget development has begun, request for updated costs have been sent.
- Still working with Casella management to create a smooth notification process for when curbside household waste and recycling pickup has been delayed due to driver error, equipment malfunctions and storm related.
- The December 2019 issue of Community Connections has been printed and mailed.
- The social media post that led to an interview on WGME News Channel 13, regarding the local “diaper bandit” seems to have put an end to this nasty disposal of used adult diapers on our local roads.

Coming Up

- Quarterly Reporting: Fed 941, State SIT, Unemployment & MSHA.
- Annual Reporting, OSHA, Federal W2's and 1099 Misc.
- January CAC Meeting
- February Newsletter
- Democratic and Republican Caucuses

Submitted by Debbie Grover, Assistant Town Manager



Bi-monthly Report - Public Works Department November/December 2019

General Maintenance of Parks & Grounds:

- Dump trash cans at parks
- Finish fall clean up
- Store tables/benches bike rakes for winter
- Mark sidewalk/Parking lots for winter plowing

PW Building Maintenance:

- Engineering for salt shed repairs. PSE engineers ongoing

Heavy Equipment:

- Get equipment ready for winter plowing.
- Calibrate sanders
- Continuing electrical issues with truck 7-19 Freightliner
- Work outfitting new town vehicles

Road Maintenance:

- Drainage work on Doughty Road
- Drainage issue Stones Cafe
- Repair and install new street signs at various locations
- Pick up of roadkill.
- Adult diaper situation has stopped since the news broke on TV
- Beaver issues in culvert Milliken Rd.
- Finished royal road guard rails
- Treat salt with Magic minus zero
- Brush and tree work
- No parking signs, Stone Post, and Walnut Hill Road area

Other:

- Maine DEP meeting on Peat moss, fill site, brush disposal issues.
- Helped WH & CC as needed.
- Waste oil pick up for next winters heat.
- Received new public works truck 1-19
- Move voting equipment (Hopefully for the last time)
- Remove RTE 115 traffic calming project
- Speed signs stored for winter
- Install 4 public information signs for Town Clerk. Corner of 231/ North, Walnut Hill/Cumberland rds., North/ RTE 9, RTE 115 and RTE 231.
- Hired Town Fleet mechanic at PWs
- Install Thin Ice signs at Meeting House Park
- CPR and dig safe classes

Changes/Updates:

- Working on Mailbox policy
- Working on town Road ordinance
- Working on private driveway culvert policy.
- Working on MDEP Cassidy pit reclamation plan
- Working on MDEP wood waste processing plan
- Working on MDEP Municipal Disaster Debris Management Plan
- 20/21 budget preparation
- Traffic Calming

Projects:

- Culvert inventory ongoing

Storms: Handled 13 winter storm events



Town of North Yarmouth

Bi-monthly Report - Fire Rescue Department

Reporting Period: November 2018 & December 2019 for FY19

Activity	FY18	FY19
Medical Calls	21	33
Fire Calls	34	37
Patient Evaluations	21	37
Transports	14	30
Public Assistance	4	4
Vehicle Accidents	9	6
Mutual Aid	3	5
Unauthorized Burning	1	2
Total Member Hours on Calls	242.08	392.19
Total Member Hours Training	414.00	449.06
Total Incidents	55	70

Changes/Updates

Over the month of November, Chief Payson set up both the new public works director's truck and the new fire rescue departments Service 54. The public works truck required about 70 hours of set up time for all the lighting, radios, and Electrical equipment. The Fire Rescue Departments truck required approximately 90 hours of time to install the lighting, radios, and electrical equipment. Clark's truck was placed in service in the second week of November and Service 54 was placed in service in the first week of December. Crews spent about two week's familiarizing themselves with the truck

Project(s) Update

We currently have a committee evaluating upcoming purchases from this year's Capital Improvement Projects. Our committee has met with three different vendors to evaluate Rescue Struts/Jacks to replace the homemade ones on E-51. They are currently evaluating and comparing the results to find which Rescue Strut/Jack best fits the needs of our community. I am currently working with vendors about the replacement of our personal protective gear washing machine. I expect to see both items ordered in January

Coming Up

We have one member completing her advanced EMT in the first week in January and should be completing the licensure process throughout the remainder of the month. Our in house basic EMT class is still ongoing. We should see three new basic EMT's within the next few months.

Submitted by: Gregory Payson, Fire Rescue Chief

Date: 01/13/2020



Town of North Yarmouth

Bi-monthly Report – Community Center

Reporting Period:

<u>Usage</u>	<u>Nov 2019</u>	<u>Dec 2019</u>
Open Gym participants	23	98
Senior Walking participants	5	74
Meetings	4	1
Programs	11	12
Rentals	1	2
Other	Grand Opening Nov. 2 Elections- Nov. 5 Joint Leadership meeting Nov. 21 Tree Lighting Dec. 8	
Total program hours <i>per week</i> (does not include meetings & rentals)	26.5	41.5
Operating hours per Month	N/A	172.5
Average operating hours per week	N/A	43.13

Changes/Updates

Custodian hired in December, projected start date of January 9, 2020
 Rentals are beginning to increase.
 I will be meeting with Cumberland Rec to work on Summer 2020 building needs.

Project(s) Update

Solar Energy project taking place throughout December. Projected finish date is the second week of January 2020.
 “Community Book Share” room complete and ready for the public. Thanks to Living Well for work on this project.
 Little “Book Nooks” built and donated by local Girl Scout Zada Smith was delivered and will be placed on the property in January. Thanks to Zada for her hard work on this project!

Upcoming Events

January 21 Young Adult Book Club starts with Prince Memorial Library Children’s Librarian
 January 31 Family Trivia Night
 February 28 Family Movie Night
 February 29 Life-Size Candyland Event (sponsored by Prince Memorial Library)
 March 13 North Yarmouth Business Association Trade Show
 March 21 Kids’ Yard Sale

Submitted by Lisa Thompson, Director
 Date: 01/03/2020

Expense Detail Report
31-Dec-19

Department	FY19 Budget	Debits/Credits	Unexpended Balance	%	Current Budget	Debits	Credits	Unexpended Balance	%
110 - MUN ADMN									
01 - OPERATIONS	335,123.00	183,799.50	172,420.70		392,333.00	202,871.71	80.00	189,541.29	
02 - CONTR/PROF	67,660.00	29,763.00	37,897.00		78,716.00	54,968.39	275.00	24,022.61	
03 - BLDG/GRNDS	63,045.00	26,708.35	36,336.65		61,577.00	37,074.34	3.59	24,506.25	
04 - COMMCOMM	9,950.00	3,531.28	6,418.72		8,500.00	3,283.75	0.00	5,216.25	
05 - NYMS	21,438.00	7,887.67	13,550.33		0.00	693.59	0.00	-693.59	
	497,216.00	251,689.80	266,623.40	50.6	541,126.00	298,891.78	358.59	242,592.81	55.30
120 - COMM SVCS									
01 - CEO/PLAN	69,219.00	35,625.90	38,232.46		103,698.00	48,247.43	0.00	55,450.57	
02 - ECONOM DEV	69,400.00	14,785.47	54,614.53		58,400.00	32,916.82	0.00	25,483.18	
03 - PKS/REC	8,850.00	2,437.84	6,412.16		11,350.00	1,647.36	0.00	9,702.64	
04 - GENL ASST	7,688.00	440.00	7,248.00		7,688.00	663.47	0.00	7,024.53	
05 - SOC SERVC	3,440.00	3,087.06	352.94		3,440.00	3,088.18	0.00	351.82	
06 - CEMETERIES	5,215.00	5,120.61	94.39		5,765.00	2,937.30	0.00	2,827.70	
07 - LIVING WELL	750.00	0.00	750.00		750.00	906.45	0.00	-156.45	
08 - HIST SOCIE	5,000.00	375.00	4,625.00		1,750.00	0.00	0.00	1,750.00	
	169,562.00	61,870.90	112,329.48	36.5	192,841.00	90,407.01	0.00	102,433.99	46.88
130 - PUBL SAFETY									
01 - FIRE RESCUE	281,827.00	183,103.80	134,798.33		322,308.00	182,880.88	844.99	140,272.11	
02 - CONTR/PROF	99,967.00	31,139.87	68,827.13		109,902.00	41,595.77	0.00	68,306.23	
	381,794.00	214,243.60	203,625.46	56.1	432,210.00	224,476.65	844.99	208,578.34	
140 - PUBLIC WORKS									
01 - OPERATIONS	447,813.00	224,978.01	232,064.15		429,518.00	183,779.50	1,627.28	247,365.78	
	447,813.00	224,978.01	232,064.15	50.2	429,518.00	183,779.50	1,627.28	247,365.78	
150 - SW/RECYCLING									
01 - SOLID WASTE	202,905.00	103,560.50	99,344.50		228,188.00	83,194.03	0.00	144,993.97	
	202,905.00	103,560.50	99,344.50	51.0	228,188.00	83,194.03	0.00	144,993.97	36.46
160 - FIXED EXPENS									
01 - DEBT SERVICE	0.00	0.00	0.00		285,900.00	463,525.00	231,762.50	54,137.50	
02 - EE BENEFITS	265,654.00	124,906.20	146,333.85		323,435.00	121,510.31	0.00	201,924.69	
03 - INSURANCE	39,767.00	21,115.50	18,651.50		41,457.00	25,713.00	0.00	15,744.00	
04 - EDUCATION	7,333,711.00	3,666,855.41	3,666,855.59		7,368,665.00	3,684,332.42	0.00	3,684,332.58	
05 - SHARED SVCS	178,994.00	89,496.00	89,498.00		165,876.00	41,468.92	0.00	124,407.08	
06 - COUNTY TAX	336,663.00	336,663.00	0.00		362,248.00	362,248.00	0.00	0.00	
	8,729,389.00	4,241,829.10	4,473,773.61	48.6	8,547,581.00	4,698,797.65	231,762.50	4,080,545.85	57.68
Final Totals					10,371,464.00	5,579,546.62	234,593.36	5,026,510.74	56.06

**Revenue Detail Report
31-Dec-19**

	FY19			Current			Uncollected	
	Budget	Debits/Credits	%	Budget	Debits	Credits	Balance	%
100 - REVENUES								
4010 - AGENT FEES	12,300.00	5,900.00	47.97	12,100.00	0.00	7,445.75	4,654.25	61.54
4020 - RESCUE FEES	65,000.00	22,041.02	33.91	60,000.00	0.00	56,480.95	3,519.05	94.13
4030 - APPEALS	50.00	0.00	-	50.00	0.00	0.00	50.00	-
4035 - BAD CHECK FEES	0.00	40.00	100.00	0.00	0.00	0.00	-	-
4040 - BETE REIMBURSEMENT	0.00	0.00	-	1,200.00	0.00	42,712.00	41,512.00	360.00
4050 - BOAT EXCISE	8,500.00	1,582.90	18.62	8,500.00	0.00	1,755.90	6,744.10	20.66
4060 - BUILDING PERMITS	41,000.00	22,213.60	54.18	60,000.00	0.00	49,214.41	10,785.59	82.02
4067 - BURN PERMITS - ONLINE	240.00	0.00	-	240.00	0.00	0.00	240.00	-
4070 - CASH SHORT/OVER	0.00	108.02	100.00	0.00	0.00	30.28	30.28	-
4080 - CATV FRANCHISE FEES	29,000.00	18,004.56	62.08	30,800.00	0.00	14,558.55	16,241.45	47.27
4090 - CELL TOWER RENTAL	37,200.00	19,493.71	52.40	39,000.00	0.00	23,615.06	15,384.94	60.55
4110 - CEO MISC. PERMITS	300.00	-6.44	-	300.00	0.00	0.00	300.00	-
4120 - CEO POWNAL SERVICES	15,000.00	4,900.66	32.67	17,500.00	0.00	12,425.33	9,893.33	71.00
4130 - CLERK FEES	755.00	280.00	37.09	755.00	0.00	563.00	192.00	74.57
4140 - CUSTOMER SERVICES FEES	700.00	242.92	34.70	700.00	0.00	171.20	528.80	24.46
4150 - DOG LICENSE FEES / ACO SER'	1,650.00	443.00	26.85	1,650.00	0.00	596.00	1,054.00	36.12
4157 - PARK USE PERMIT DOGS	0.00	600.00	100.00	1,200.00	0.00	300.00	900.00	25.00
4160 - ELECTRICAL PERMITS	7,500.00	4,430.91	59.08	10,500.00	40.00	11,565.82	1,025.82	109.80
4200 - GENEALOGY SEARCH	250.00	35.00	14.00	150.00	0.00	0.00	150.00	-
4210 - GENERAL ASSISTANCE	2,500.00	0.00	-	2,500.00	0.00	245.00	2,255.00	9.80
4220 - HOMESTEAD EXEMPTION	200,527.00	182,780.00	91.15	200,527.00	0.00	208,503.00	7,976.00	103.98
4240 - PROP/CAS INSURANCE CLAIM	0.00	0.00	100.00	0.00	0.00	0.00	-	-
4255 - EMA REIMBURSEMENTS	0.00	26,091.79	10.00	0.00	0.00	0.00	-	-
4260 - LOCAL ROAD ASSISTANCE PRC	27,000.00	27,232.00	100.86	27,000.00	0.00	27,952.00	952.00	103.53
4265 - PROPERTY & CASUALTY POOL	2,000.00	2,683.00	134.15	2,500.00	0.00	5,505.00	3,005.00	220.20
4270 - MSAD ELECTIONS	2,200.00	1,503.38	68.34	1,600.00	0.00	0.00	1,600.00	-
4280 - MISC REVENUES	1,200.00	2,157.43	179.79	1,200.00	5,505.00	5,627.57	1,077.43	89.79
4290 - BMV EXCISE	867,000.00	490,683.57	56.60	965,000.00	18,521.73	512,781.85	470,739.88	48.78
4310 - PEER REVIEW	1,000.00	0.00	-	1,000.00	0.00	0.00	1,000.00	-
4320 - PLANNING BOARD	1,200.00	0.00	-	1,200.00	0.00	350.00	850.00	29.17
4330 - PLUMBING PERMITS	8,000.00	4,605.00	57.56	8,500.00	327.50	8,677.50	150.00	98.23
4335 - PRIVATE ROAD SIGNS	300.00	0.00	-	300.00	0.00	155.06	144.94	51.69
4340 - RENTAL FEES	13,000.00	5,605.00	43.12	25,500.00	0.00	6,050.00	19,450.00	23.73
4345 - WH&CC FEES	0.00	0.00	-	0.00	0.00	1,891.00	1,891.00	100.00
4350 - REVENUE SHARING	191,575.00	94,821.97	49.50	387,000.00	0.00	140,375.79	246,624.21	36.27
4370 - SITE PLAN REVIEW	1,200.00	300.00	25.00	1,200.00	0.00	275.00	925.00	22.92
4380 - SNOWMOBILE CLUBS STATE R	1,200.00	0.00	-	1,250.00	0.00	0.00	1,250.00	-
4390 - SOLID WASTE/RECYCLING	140,000.00	60,445.00	43.18	186,300.00	0.00	87,526.00	98,774.00	46.98
4400 - SW HAULER PERMIT	75.00	0.00	-	75.00	0.00	0.00	75.00	-
4415 - TAX SUPPLEMENTAL	0.00	0.00	-	0.00	0.00	29,543.07	29,543.07	100.00
4420 - TAX INTEREST	12,500.00	6,251.20	50.01	15,000.00	7.73	7,234.83	7,772.90	51.82
4430 - TAX PENALTY	3,500.00	786.88	22.48	3,000.00	0.00	1,399.59	1,600.41	46.65
4450 - TIMBER HARVEST	0.00	6,275.07	100.00	0.00	0.00	0.00	0.00	-
4480 - TREE GROWTH EXEMPTION	3,700.00	2,417.84	65.35	4,000.00	0.00	2,641.04	1,358.96	66.03
4500 - VETERAN'S EXEMPTION	2,950.00	1,340.00	45.42	2,950.00	0.00	1,598.00	1,352.00	54.17
4510 - VITAL RECORDS	3,100.00	1,415.40	45.66	3,100.00	0.00	1,003.40	2,096.60	32.37
Final Totals	1,705,172.00	1,017,704.39	59.68	2,085,347.00	24,401.96	1,270,768.95	1,015,669.01	60.94

FY20 Capital Reserve Investments Report

FIRST QUARTER ACTIVITY AND ALLOCATIONS

Fund #	Description	Beginning Balances	Additions	Expenditures	Investment Interest & Dividend Income	Investment Gains (Losses)	Investment Expenses	Ending Balances
220-21	PW/FR/HE	514,436.72	130,000.00	(13,539.53)	4,503.63	2,217.95	(633.48)	636,985.28
220-22	Technology & Comm	17,426.79	29,100.00	(1,381.25)	322.27	158.71	(45.33)	45,581.19
220-23	Future Lands	39,441.51	10,000.00	-	352.94	173.81	(49.64)	49,918.62
220-24	Parks and Rec	50,637.78	-	-	361.48	178.02	(50.85)	51,126.43
220-25	Municipal Facilities Reserve	76,821.92	165,000.00	(2,562.31)	1,707.94	841.13	(240.24)	241,568.44
220-26	Contingency Reserve	5,268.33	5,000.00	-	73.30	36.10	(10.31)	10,367.42
220-32	Records Preservation	135.32	-	-	0.97	0.48	(0.14)	136.63
220-31	Roadway Reserve	(8,042.07)	210,000.00	(44,842.85)	1,121.56	552.35	(157.76)	158,631.22
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		696,126.30	549,100.00	(62,325.94)	8,444.08	4,158.54	(1,187.75)	1,194,315.23
								896,621.05
								297,694.18

Notes: Investment Interest is the sum of the "Cash Interest Received" less the "Accrued Interest Purchased." Investment Loss is the sum of the Realized Gain less the Unrealized Loss.

January 21, 2020

Agenda - Section V. Old Business

- Consolidated Communications - Lease of Town Property

Move to authorize the Town Manager to execute the revised lease agreement as presented with Consolidated Communications for a term of five (5) years. Second, discussion and vote follow.

Note: Since the Board last reviewed and authorization a vote on this matter Consolidated Communications, giving further thought to the lease agreement balked at the monetary arrangement and requested a lower amount and contract term. After discussing this with the Town attorney and Chairman Whitten, it was agreed to lower the fee from \$2,000 a month to \$500 and lower the term to five (5) years, at which time the lease will be reviewed again. Also, we strengthened the language in the agreement about the upkeep of the property to authorization the Town to require Consolidated to make improvements. Overall, this is still a higher stream of revenue from the property than what was obtained before (6,000 vs. 500 annually), and Consolidated is likely not to abandoned the use of the property. If the Town decided the need for the property was necessary, a five (5) year lease is easier to dissolve.

LEASE AGREEMENT

WHEREAS, the Town of North Yarmouth, a body corporate and politic and Maine municipal corporation (“Town”), owns certain real estate located in the Town of North Yarmouth, County of Cumberland, State of Maine, as further described herein below and in Exhibit A, attached;

WHEREAS, Consolidated Communications Holdings, Inc., a _____ (“Consolidated”), by and through its predecessor in interest New England Telephone and Telegraph Company, has an interest in a certain Easement granted by the Town’s predecessor in interest, Wescustogo Grange Hall Association, a non-profit corporation formerly organized under the laws of the State of Maine, as Grantor, to New England Telephone and Telegraph Company, its successors and assigns, as Grantee, said Easement being dated April 13, 1989 and recorded in the Cumberland County Registry of Deeds at Book 9529 Page 132;

WHEREAS, the above-referenced Easement relates to a portion of the Town’s property as further described in Exhibit B, which is incorporated herein (the “Premises”);

WHEREAS, the Town and Consolidated wish to convert the rights and obligations of that Easement into a lease agreement and allow the Easement to terminate by its terms on December 31, 2019;

NOW THEREFORE, in consideration of the mutual covenants and obligations herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, this Lease Agreement (“Lease”) is made this ___ day of January, 2020, by and between the Town and Consolidated, and the parties agree to the following terms and conditions:

1. PREMISES LEASED. The Town does hereby lease to Consolidated, and Consolidated does hereby lease from the Town, upon the terms and conditions herein, the Premises.

2. TERM/RENEWAL. This Lease shall commence upon January 1, 2020, and shall be for an initial term of five (5) years unless earlier terminated in accordance with the terms hereof. This Lease shall automatically renew, upon the same terms and conditions stated herein, for successive periods of one (1) year, in perpetuity, unless and until terminated by either party in accordance with the terms hereof.

3. RENT. Consolidated shall pay to the Town the sum of **Five Hundred Dollars (\$500)** monthly as initial rent hereunder.

4. REAL ESTATE TAXES and UTILITIES. The Town shall pay when due all real estate taxes, betterments and assessments of every kind and description assessed or levied against the Premises.

5. USE OF PREMISES. The Premises shall be used only for the placement and

maintenance of underground electrical and communication cables and related appurtenances including a ten-foot six-inch (10'6") by fifteen foot (15') precast concrete hut, and all purposes incidental or related thereto, including the right to cut/clear brush, trim trees, and grade.

6. MAINTENANCE AND REPAIR. Consolidated shall at all times maintain a closeable gate structure across any driveway by which the Premises may be accessed, in order to prohibit unauthorized vehicular or pedestrian entry onto the Premises. Consolidated shall also reasonably maintain and landscape the Premises in accordance with the Town's reasonable direction, from time to time

At the expiration of the term or earlier termination of this Lease, Consolidated shall surrender the Premises to the Town and shall restore the Premises to the same condition as they were in at the commencement of the Easement, including but not limited to complete removal of the electrical and communication facilities, all appurtenances, and the concrete structure, re-grading of the gravel base and driveway area, and loaming and seeding in order to restore the Premises to a natural condition.

8. INDEMNIFICATION. Consolidated hereby agrees to indemnify and hold the Town harmless from and against any and all claims for injury to persons (including death) or damage to property in or about the Premises, and against any costs or damages (including without limit reasonable attorney's fees and costs) which the Town may incur by reason of the assertion of any such claims and/or relating to Consolidated's breach of this lease and/or the Town's enforcement hereof.

9. DEFAULT. If i) Consolidated shall default in the performance of any of its covenants, agreements or obligations hereunder; ii) this Lease is assigned to any individual or entity other than Consolidated without prior written approval from the the Town; iii) an assignment shall be made by Consolidated for the benefit of creditors; or v) Consolidated's leasehold interest hereunder shall be taken on execution, then in any of such cases the Town may lawfully, immediately and at any time thereafter, and without further notice or demand, and without prejudice to any other remedies, enter into and upon the Premises or any part thereof, or mail a notice of termination to Consolidated, and upon such entry or mailing this Lease shall immediately terminate. In case of such termination, Consolidated shall pay to the Town all damages for breach as are available and permitted under Maine law.

IN WITNESS WHEREOF, the Town and Consolidated have executed this Lease as of the date first above written.

WITNESSETH:

TOWN OF NORTH YARMOUTH

Name:

By: _____
Its:

CONSOLIDATED COMMUNICATIONS
HOLDINGS, INC

Name:

By: _____
Its:

Exhibit A

A portion of the premises described in a deed recorded in the Cumberland County Registry of Deeds at Book 1904, Page 341.

Exhibit B

A forty-five foot by fifty foot (45'x 50') rectangular lot of land located on a portion of the premises described in a deed recorded in the Cumberland County Registry of Deeds at Book 1904, Page 341, said rectangular lot being described as follows:

Beginning at the point of the line dividing land of THE TOWN and that now or formerly of Matthew Sharp and proceeding northwesterly along said property line approximately fifty feet (50') to an iron pin; thence southwesterly approximately forty five feet (45') to an iron pin; thence southwesterly approximately fifty feet (50') to an iron pin at the edge of the Memorial Highway to an iron pipe marking the point of beginning.

January 21, 2020

Agenda - Section VI. New Business

- Community Center – Additional information provided herein.
 - Fee Schedule Amendments - *Move to call for a public hearing on the proposed amendments to the town Fee Schedule on February 4, 2020.* Second, discussion and vote follow.
 - Mission Statement - *Move to endorse the proposed Mission Statement for the Community Center, as presented.* Second, discussion and vote follow.
 - Promotional Name - *Move to endorse the proposed promotional use title “North Yarmouth Community Center – Home of Wescustogo Hall”, as presented.* Second, discussion and vote follow.
-

- Committee Appointments

Move to appoint Jay Fulton to the Living Well in North Yarmouth committee with a term to expire June 30, 2020. Second, discussion and vote follow.

Note: Mr. Fulton is currently a member of the Communications Advisory Committee and wishes to expand his community volunteering by joining the LWNV committee. His volunteer application is included.

- Tax Issues

- Foreclosed Property - *Move to authorize the Town Manager to (see materials herein) in the matter of tax acquired property, account number 759, tax map 15 lot 5, located on Lufkin Road.* Second, discussion and vote follow.

Manager’s Note: See the materials herein.

- Property Gift - Delwin Drive - *Move to place on the Annual Town Meeting warrant for April 11, 2020, and article to accept the gift of the property being account number 681, tax map 10, lot 86, located on Delwin Drive.* Second, discussion and vote follow.

Manager’s Note: Information on the property is included herein. The owner no longer wishes to retain the property and has stated that he will take responsibility for all costs associated with the transfer of ownership.

- Spirit of America Recognition (memorandum enclosed)
-

- Solar Farm - Al Alhers, one of the Town’s representatives to GPCOG/PACTS recently attended a meeting regarding solar farms.

Manager’s Note: This is a subject that has been brought before the Select Board in recent years with interest in the possibility of launching a project such as this. Enclosed is information from the meeting for review. The Board may elect to further the exploration of this type of project perhaps through an ad hoc committee and or a solar farm consultant.

Wescustogo Hall & North Yarmouth Community Center

Fee Schedule:

The activity at the center has increased tremendously since its November opening. The Director has been approached with several different uses, needs, and wishes of the community and outside entities. The Director has restructured the fee schedule table to be more advantageous to both operations and the community. The proposed table is included herein.

Mission Statement:

The mission of the Wescustogo Hall & North Yarmouth Community Center is to enhance the quality of life for residents by providing inclusive and accessible programs, events, and resources through social, recreational, and education opportunities.

Promotional Use Name:

The Director would like to use the following title of the facility for promotional uses - *“North Yarmouth Community Center – Home of Wescustogo Hall.”*

Birthday Party Promotion:

This is an example of the opportunities the Director has explored and is now marketing.

Wescustogo Hall & Community Rentals Rental Rates (per hour)

	Residents of NY & Cumberland	Anyone NOT living in NY or Cumberland	Non-Profit or 501c3 organization that is not Municipal , Government or Town Committee/ Board		Any Business, Private or Public, Operating for Profit	
Facility Space	Resident	Non-Resident	Non-Profit Res.	Non- Profit/ Non-Res.	For Profit - Res.	For Profit NR
Wescustogo Hall	\$200.00	\$300.00	\$100.00	\$150.00	\$225.00	\$325.00
Wescustogo Hall Room 1	\$50.00	\$75.00	\$25.00	\$50.00	\$75.00	\$100.00
Wescustogo Hall Room 2	\$50.00	\$75.00	\$25.00	\$50.00	\$75.00	\$100.00
Wescustogo Hall Room 3	\$75.00	\$100.00	\$50.00	\$75.00	\$100.00	\$125.00
Combo WH / Room 1 & 2	\$75.00	\$125.00	\$50.00	\$100.00	\$150.00	\$200.00
Combo WH / Room 2 & 3	\$100.00	\$150.00	\$75.00	\$125.00	\$175.00	\$225.00
Gymnasium (includes stage)	\$50.00	\$75.00	\$25.00	\$50.00	\$100.00	\$125.00
Community Room	\$50.00	\$75.00	\$25.00	\$50.00	\$75.00	\$100.00
Kitchen	\$25.00	\$40.00	\$20.00	\$35.00	\$50.00	\$65.00

Birthday Party Packages at Wescustogo Hall & Community Center

Birthday parties with us take the frustration and hassle of having a house full of kids and family in your home. Less chaos and less clean up! Let us provide you with a great space to entertain your birthday kid and their friends for a memorable event they will talk about for years to come.

Option #1: For up to 40 people (kids & adults)

1 hour in the gym and one hour in the Community Room: **\$75.00 residents \$100.00 non-residents**

Option #2 for 41- 85 people (kids and adults)

1 hour in the gym and 1 hour in Wescustogo Hall Room 1 OR 2 **\$100.00 residents \$125.00 non-residents**

Option #3: for up to 125 people (kids and adults)

1 hour in the gym and 1 hour in Wescustogo Hall Room 3 **\$125.00 residents \$150.00 non-residents**

Birthday party packages include:

- Exclusive use of the gym for one (1) hour. Use of any available gym equipment (basketballs, kiddie gym equipment, etc.) upon request.
- Exclusive use of one of our party rooms for one (1) hour includes tables and chairs for your guests, a gift table and table(s) for food and refreshments. You bring the food, presents, decorations, party favors and guests.

Please see Public Facility Use Policy for guidelines regarding party decorations, guidelines, and expectations. **All parties must be booked at least three (3) weeks in advance.**

WHCC staff will:

- Set up tables, chairs, and trash receptacles.
- Be on hand for any issues or help needed.
- Take care of trash, put away tables and chairs after your event.

For more information or to book a reservation, please contact Director Lisa Thompson at 829-5555, email at lthompson@northyarmouth.org or go to www.northyarmouth.org > Wescustogo Hall & Community Center > Rental Application



RECEIVED
DEC 16 2019

BY:

TOWN OF NORTH YARMOUTH BOARD & COMMITTEES Volunteer Form

Select the Board(s) or Committee(s) you would like to serve on:

- Board of Assessment Review
- Budget Committee
- Communications Advisory Committee
- Economic Development and Sustainability Committee
- Events Committee
- Flag Committee
- Joint Standing Committee
- Living Well in North Yarmouth
- Parks & Recreation Committee
- Planning Board
- Zoning Board of Appeals

Please provide the following information:

Name: JOHN K. FULTON
 Email: DATABASEJAY@GMAIL.COM
 Mailing Address: 739 NEW GLouceSTER Road, North Yarmouth ME 04097
 Phone: 747-7945 (cell)

- Please give a short narrative as to why you would like to be appointed to this Board(s) or Committee(s) you have selected above. CAC: I'd like to assist with communication issues such as Candidates rights, ongoing work with Chris, assist w/ activities LWN4 is an exploration about how to assist others in town.
- Do you have any relevant experience, training or credentials that you would like us to consider? Previous work on CAC. For LUTC, I have time available for committee sponsored activities. I can help set up and direct down, work on planning for future events
- Have you ever served on any boards/ committees before? If so, when and where? CAC 2017, 2018

John K. Fulton
 Volunteer Signature

12/14/2019
 Date

Please email this form to manager@northyarmouth.org, mail to 10 Village Square Road, North Yarmouth, ME 04097, or drop it off at the Town Office; (207)829-3705

New Business – Property Foreclosure

Excerpts from the Town's Management of Tax Acquired Property Ordinance:

Article 3. Management of Tax Acquired Property Pending Final Disposition

3.2 The Tax Collector/Treasurer shall prepare a list of properties acquired and submit a copy to the Select Board. The list will include:

- A. A fact sheet on all properties identifying current use, assessed value, size, location, zoning, and other relevant data, and

Manager's Note: There is one tax acquired property and the above information is included with these materials.

- B. A recommendation on each tax acquired property based on the following substance:

- 1. Retain the property for town purposes.
 - a) The property has or will have recreational value or economic value to the Town;
 - b) The property has or will have potential for public facility or additions to public facilities;
 - c) The property has or will have potential use for the inhabitants of North Yarmouth as determined by the Select Board (i.e., forest land, park land, etc.)
- 2. Retain the property and lease it.
- 3. Donate the property to some appropriate non-profit organization whose mission benefits North Yarmouth citizens in general.
- 4. Other uses.

Manager's Note: I have no immediate recommendation in reference to this section of the ordinance. I will note that retaining the property could require financial support that may lead to a good investment or possible hindrance. The Select Board may want to discuss the options noted above.

3.3 The responsibility for the management of tax acquired property rests with the Select Board. The Select Board's decision regarding the action plan for the final disposition of property shall:

- A. Determine whether the Town's best interest would be served by immediately disposing of the property (consider potential liability interest in owning the property);
- B. Determine and obtain, if necessary, a level of insurance required to protect the town's interest in the property and to protect the Town from liability;

Manager's Note: Obtaining insurance on a tax acquired property is an automatic action required through the Town's insurance (MMA), has been acted upon and is based on the current valuation.

- C. Determine if and when any occupants of tax acquired property shall be required to vacate the property;

Manager's Note: The Code Enforcement Officer has inspected the property and there are no inhabitants. The property has been posted.

- D. Determine whether a rental fee should be charged to any occupants of the property. A rental fee shall not be imposed unless the Town has acquired sufficient liability insurance;

Manager's Note: N/A

- E. Notwithstanding the provisions of Article 6, Property to be Sold, the Select Board shall determine any special conditions, if any, for property sales. Title 14 MRS, 8104-A.

Article 5. Repurchase of Tax Acquired Property

5.1 The party from whom the property was acquired may repurchase the property by paying all outstanding property taxes, including the total amount of all delinquent property taxes, plus the total taxes for the current tax year (and an estimated amount for the next year after commitment) plus accrued interest, lien costs and any other costs relating to the property including, but not limited to, insurance, noticing and other related costs. The Town may also require the payment of any other delinquent taxes or obligations due to the Town.

Manager's Note: The Select Board may elect to support this action.

5.2 The party from whom the property was acquired may, upon approval of the Town Manager, enter into a written agreement to make reasonable payments to satisfy the obligations set forth in section 5.1 above, pursuant to the conditions set forth in Title 33 MRS, § 481 and 482, in exchange for a promise of the Town to give a municipal quit claim deed if all of the terms and conditions of the payment agreement are fulfilled by the obligor.

Manager's Note: Heirs of this property have been offered to enter a payment plan and did not show any interest.

Article 6. Property to be Sold

Manager's Note: Below is the complete process that is required to take place for the sale of the property should the Select Board chose this option.

6.1 If the Town Manager and the Select Board decide to sell the property by advertised sale, the Select Board shall establish a sale date. The Town Manager shall publish a notice of the sale of the tax-acquired property in a local newspaper. Said notice shall be published at least three (3) times with the last publication at least fourteen (14) days prior to the sale. The notice shall be posted in the Municipal Office and at least two other conspicuous places within North Yarmouth. The notice shall specify the time and date bids are due and the general terms of the bid. It shall also contain the following information for each piece of property:

- A. Brief description of the property, i.e., land, building, mobile home, etc.;
- B. Location of the property including Map and Lot numbers;
- C. Brief description of the conditions of the sale;
- D. Minimum bid; and
- E. Required deposit.

6.2 The Select Board will determine the minimum bid for any tax acquired property. The minimum bid shall be at least, but not limited to, the total of all outstanding taxes, including estimated taxes for the current year if the conveyance is prior to commitment and the actual amount of taxes for the current year is not yet known, interest, lien costs, and any other actual costs, such as legal and insurance costs.

6.3 Bids shall be publicly opened and read on the date and at the time specified.

6.4 The Town Manager shall review all bids and make recommendations to the Select Board. The Select Board shall determine the successful bidder.

6.5 The Town Manager shall notify the successful bidder by certified mail.

6.6 The Town of North Yarmouth reserves the right to reject any or all bids, accept any bid (not necessarily the highest) and waive any of the requirements of this policy should the Select Board, in its sole determination, judge such actions to be in the best interest of the Town of North Yarmouth. Instances, where this right may be invoked, include but are not limited to determining if the town would benefit greater by a use proposed by a party other than the highest bidder.

6.7 Should the Select Board reject all bids; the property may again be offered for public sale without notification to the prior owner.

6.8 The bid deposit of the successful bidder shall be retained as a credit towards the purchase price. All other deposits shall be returned to the bidders.


- 6.9 The Select Board shall require payment in full from the successful bidder within thirty (30) days from the date the bids are opened. Should the bidder fail to pay the full price within thirty (30) days, the Town shall retain the bid deposit and title to the property. The Select Board may offer the property to the next highest bidder who shall also have thirty (30) days to make payments in full.
- 6.10 Title to tax acquired property shall be transferred only by means of a Municipal Quit Claim Deed.
- 6.11 The successful bidder shall be responsible for the removal of any and all occupants and contents of purchased tax acquired property.

Property Card: 207 LUFKIN RD

Town of North Yarmouth, ME



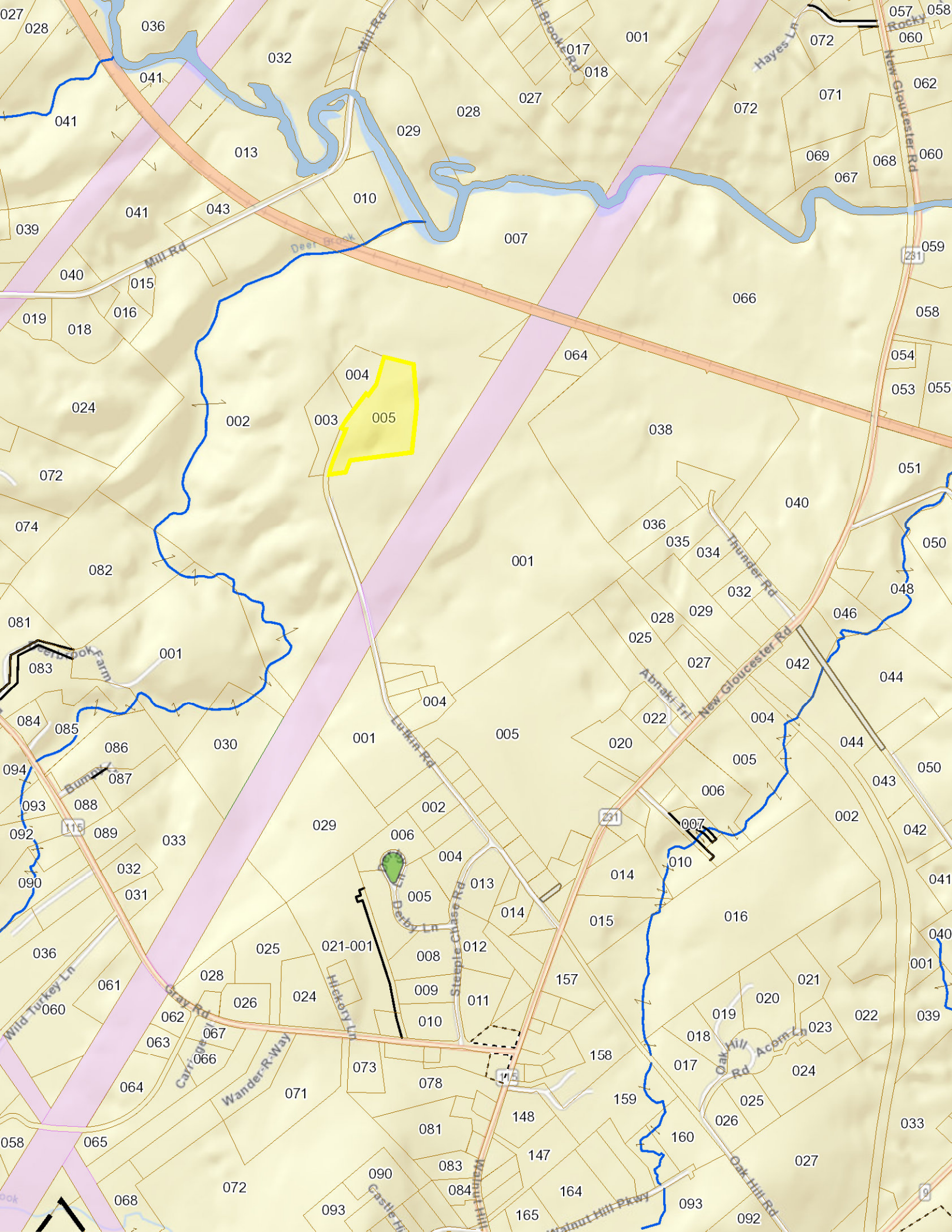
Parcel Information	
Parcel ID: 015-005 Vision ID: 759 Owner: MCGUFFEY, SUZANNE G. - HEIRS OF Co-Owner: Mailing Address: 1080 17TH STREET MARION, IA 52302	Map: 015 Lot: -005 Use Description: SINGLE FAMILY Zone: Land Area in Acres: 9.44
Sale History	Assessed Value
Book/Page: 25998/ 30 Sale Date: 12:00:00 AM Sale Price:	Land: \$118,000.00 Buildings: \$251,200.00 Out Buildings: \$55,800.00 Extras: \$6,600.00 Total: \$431,600.00

Building Details: Building # 1		
	Model: Residential Living Area: 3873 Appr. Year Built: 1785 Style: Antique Stories: 1.5 Occupancy: 1 No. Total Rooms: 13 No. Bedrooms: 06 No. Baths: 3 No. Half Baths:	Int Wall Desc 1: Plastered Int Wall Desc 2: Ext Wall Desc 1: Clapboard Ext Wall Desc 2: Roof Cover: Asph/F GlS/Cmp Roof Structure: Gable/Hip Heat Type: Hot Water Heat Fuel: Oil A/C Type: None



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



North Yarmouth

**RE Account 759 Detail
as of 01/18/2020**

12:17 PM

Name: MCGUFFEY, SUZANNE G. - HEIRS OF

Land: 118,000

Location: 207 LUFKIN RD

Building: 313,600

Acreage: 9.44 Map/Lot: 015-005

Exempt 0

Book Page: B25998P30

Total: 431,600

Ref1: NOTES:

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2019-1	L *				7,194.77	603.97	64.40	7,863.14
2018-1	L *				6,522.64	934.43	67.63	7,524.70
2017-1	L *				3,170.72	621.46	47.56	3,839.74
2016-1	L *				0.00	0.00	0.00	0.00
2015-1	L *				0.00	0.00	0.00	0.00
2014-1	L *				0.00	0.00	0.00	0.00
2013-1	L *				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	L *				0.00	0.00	0.00	0.00
Account Totals as of 01/18/2020					16,888.13	2,159.86	179.59	19,227.58

Per Diem

2019-1	1.5769
2018-1	1.2509
2017-1	0.6081
Total	4.3203

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 681 Detail
as of 01/17/2020**

Name: SEEDEX, INC,

Location: 0 DELWIN DR

Acreage: 0.5 Map/Lot: 010-086

Book Page:

2020-1 Period Due:

3) 28.67

4) 28.67

Land: 6,900

Building: 0

Exempt 0

Total: 6,900

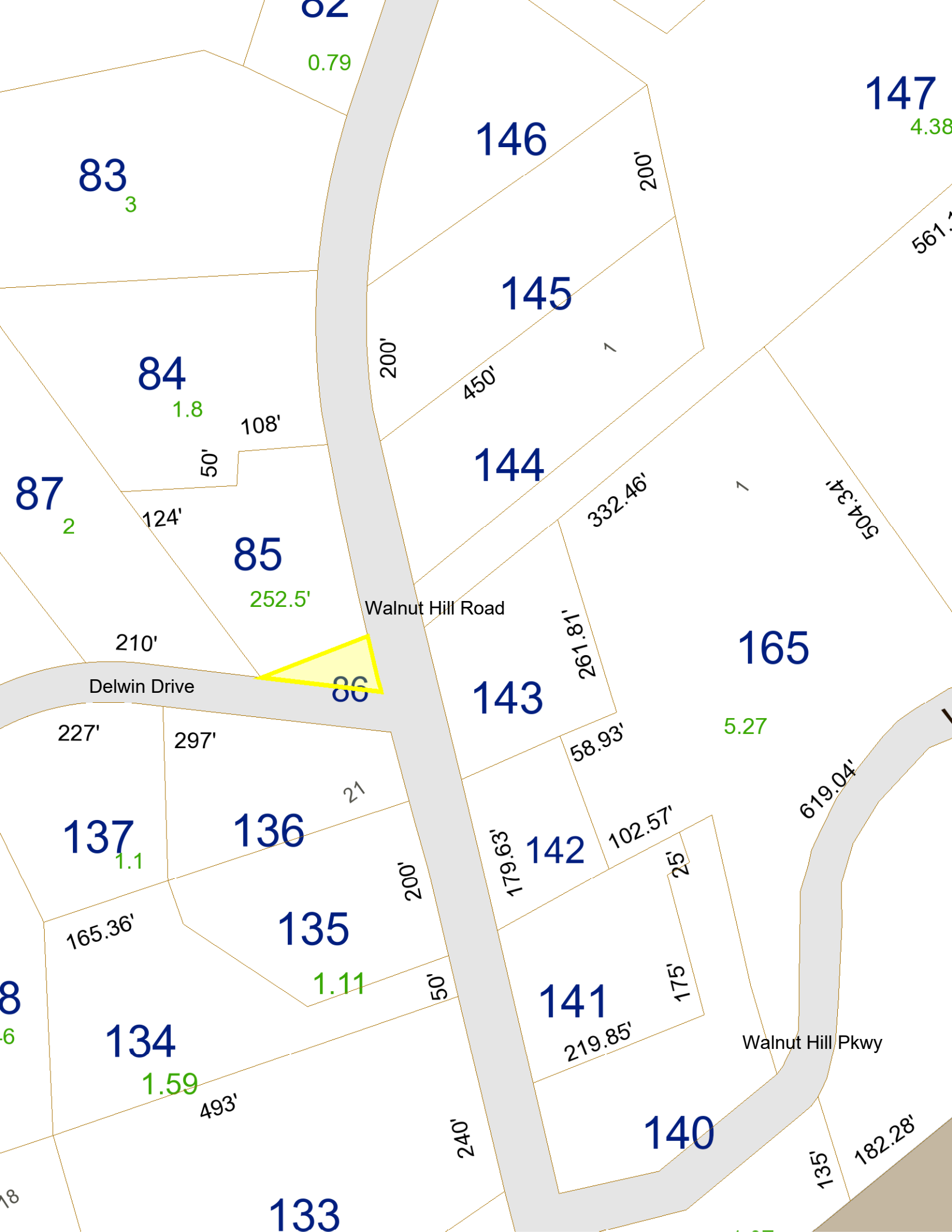
Ref1: NOTES: Small triangular

Mailing 260 PLEASANT ST

Address: YARMOUTH ME 04096

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2020-1 R				57.34	0.00	0.00	57.34
2019-1 R				0.00	0.00	0.00	0.00
2018-1 R				0.00	0.00	0.00	0.00
2017-1 R				0.00	0.00	0.00	0.00
2016-1 R				0.00	0.00	0.00	0.00
2015-1 R				0.00	0.00	0.00	0.00
2014-1 R				0.00	0.00	0.00	0.00
2013-1 R				0.00	0.00	0.00	0.00
2012-1 R				0.00	0.00	0.00	0.00
2011-1 R				0.00	0.00	0.00	0.00
Account Totals as of 01/17/2020				57.34	0.00	0.00	57.34

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.



MEMORANDUM

Date: January 21, 2020

To: Select Board

Fr: Rosemary E. Roy, Town Manager ^{RR}

RE: SPIRIT OF AMERICA TRIBUTE

It is that time of year when the Select Board selects an individual or committee to receive the Spirit of America. The award recognizes volunteers and their contributions to the community. The decision should be based on purpose, chosen activity, commitment, positivity, and valuable project results. The award will be announced at the Annual Town Meeting in April, and I would ask that the Select Board members complete their selections below and return them to me by the second meeting in February or before.

The Select Board may choose from any of the town's boards and committees, some of which I have listed below or elect to pick one individual to receive this prestigious award.

PLEASE SELECT YOUR TOP TWO (2) & RETURN TO MANAGER

Committees

- _____ Communications Advisory Committee
- _____ Events Committee
- _____ Economic Development & Sustainability Committee
- _____ Flag Committee
- _____ Living Well in North Yarmouth Committee
- _____ Parks & Recreation Committee
- _____ Planning Board
- _____ Friends of Wescustogo
- _____ Other: _____

Individual Committee Member

- Name: _____
- Committee: _____

Previous Recipients:

- 2017 - Wescustogo Building & Design Committee
- 2018 - Living Well in North Yarmouth
- 2019 – Town Comprehensive Plan Committee

Rosemary Roy

From: Alvin Ahlers <aahlers@maine.rr.com>
Sent: Thursday, December 12, 2019 4:27 PM
To: Rosemary Roy
Subject: Solar Energy

Just a few notes from the meeting yesterday on solar energy at GPCOG so I don't forget to mention them when we meet next week:

- There were about 30 people in attendance at this meeting;
- With new legislation LD 1711, the ROI will improve;
- Having a financing partner will reduce initial cost;
- MMA is interested in helping by providing information (financial);
- Ellsworth has an RFP for solar on an old landfill;
- Permits are needed from DEP (environmental);
- City of Portland has several units operating (Troy Moon good contact)
- South Portland has some units operating (Julie Rosenbach good contact);
- NRCM may be helpful, FAQ available (Sophie Janeway contact);
- Yarmouth has some interest but may lack area for installation (David Ertz);
- Size of area needed? 5 acres? 10 acres?
- Need to get buy in from community!!!!

These notes may not make any sense as listed but I believe I can provide some context to them when we meet.

My sense is that it will require significant effort on part of Town to make a solar farm at the old Town landfill happen.

Total Control Panel

[Login](#)

To: manager@northyarmouth.org

[Remove](#) this sender from my allow list

From: aahlers@maine.rr.com

You received this message because the sender is on your allow list.

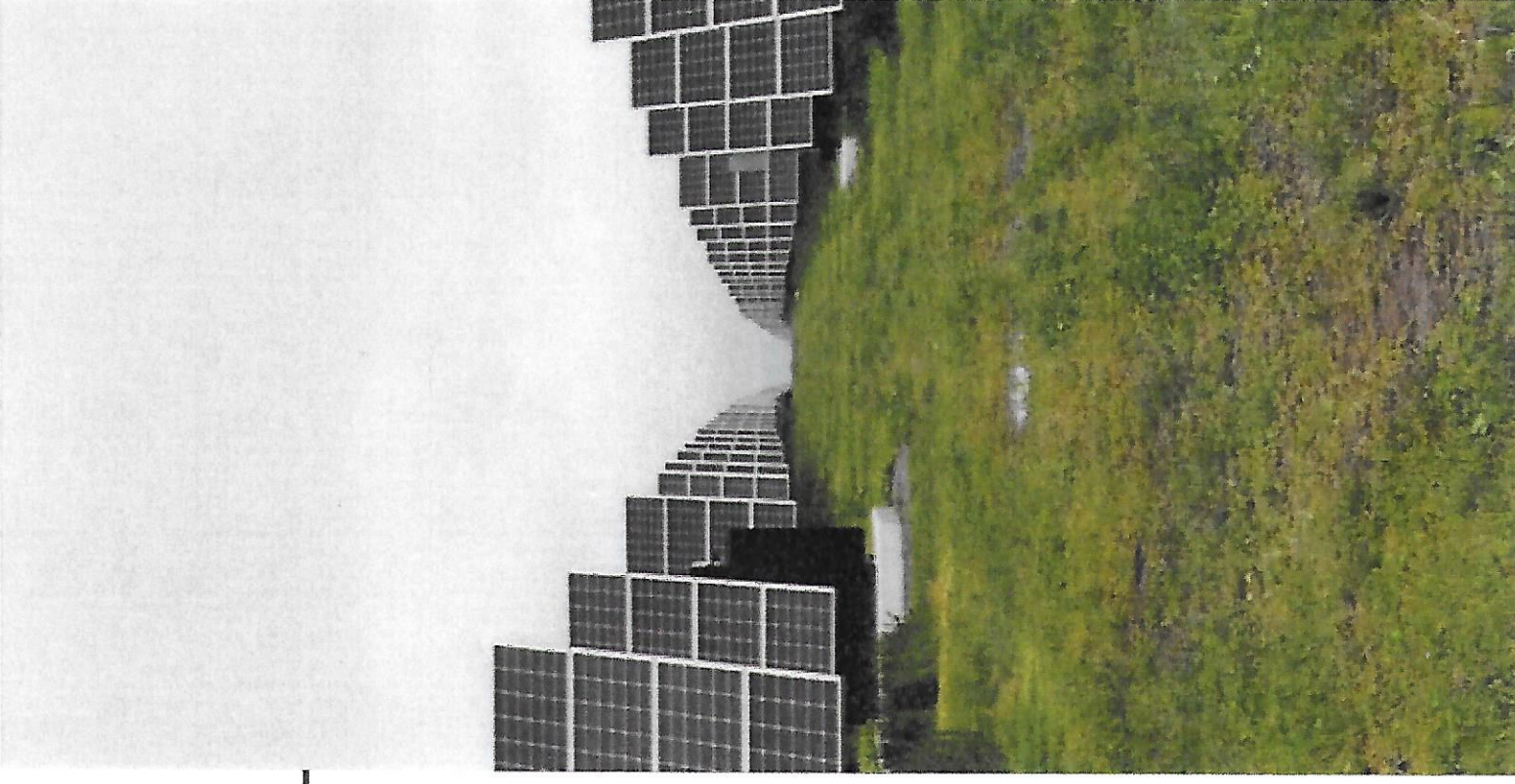
MAINE GEO

SOLAR & DG LD - 1711

Sponsored by Senator Dow (R)

- Removes subscriber limit on 'shares' from previous maximum of 10
- Increase net metering project cap from 660 kW to 5 MW
- **C&I Net Energy Billing Program**
 - Non-residential customers
 - Tariff rate = Standard offer +75%

T&D



SOLAR & DG LD - 1711

- **Declining Block Programs**
 - 5MW project size limit *(about 5 acres)*
 - Initial procurement sets price, 3% reduction per block
- **125 MW of C&I**
 - 25MW blocks
- **250 MW of 'shared distributed generation resources'**
 - 50MW blocks
 - Requirements for subscribers per projects and low/moderate income household participation
- **PUC required to adopt consumer protections**



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Getting to Know Solar in Maine:

Frequently Asked Questions for Siting and Hosting Solar Projects at the Municipal Level

Today, Maine is on the cusp of a new era of solar power development. With the passage of a suite of new statewide laws in 2019, Mainers are beginning to experience what other states have been experiencing: a swelling opportunity for more solar installations, more solar jobs, and more solar customers—including large customers like municipalities—that are using solar to lower energy costs. That opportunity brings questions about what solar means for Maine cities, towns and people.

This document was created to provide answers to common questions about solar development that have been raised by municipal officials, landowners, and others considering larger solar projects for their own use or in their communities.

The questions and answers are organized under three general themes:

- A. General background on solar energy projects in Maine
- B. Physical features of solar development
- C. Considerations for municipalities, landowners, and neighbors

A companion document from Maine-based conservation organizations provides guidance to developers on how to responsibly site solar projects in Maine. If you have follow-up questions, there is contact information at the end of this document.

A. General background on solar energy projects in Maine

1. What are the different types of solar development?

Broadly speaking, there are large, “grid-scale” projects and small or medium-sized “distributed generation” projects that are more dispersed across the grid. Breaking that down further, there is a spectrum of solar projects.

On one end of the spectrum are projects *located on a consumers’ property to provide power directly to a home, business or government entity*, called “behind the meter” projects. Excess electricity from a behind the meter project may flow onto the grid in exchange for net metering credits on future utility bills. These projects may be on a roof or on the ground, scaled to power a house (4-10 kilowatts) or a superstore (several megawatts).

On the other end of the spectrum are grid-scale projects that provide power to consumers across the electricity grid like a traditional power plant, not specific individual customers. These ground-mounted projects may be as small as 10 megawatts (MW) or more than one hundred MW.

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In between these two ends of the spectrum are projects that *provide power for specific customers (i.e. credits on electricity bills like behind the meter projects) but are not located on the property where the power is consumed*. These projects are most likely to be 1-5 MW and include community solar farms and projects serving a single customer. A landfill solar project providing power for a local school or municipal government is an example. Another example could be a project providing power to dozens of individual people who live in different places.

Municipalities have several options available to them along this spectrum:

- Leasing their land for solar development
- Ensuring land use ordinances and permitting processes encourage solar
- Entering into a contract for behind the meter projects or on landfills and other sites
- Hosting community solar projects and/or becoming an anchor tenant

Cities and towns that have invested in these types of solar projects have successfully been able to reduce electricity costs or receive revenue that contributes to municipal budgets.

2. How well does solar work in Maine?

Solar works great in Maine and the state has an excellent solar energy resource. For example, a solar panel in Portland will generate 90-95% as much energy in a year as an identical panel located in Atlantic City, Savannah, or Houston. This is why an increasing number of companies are competing to install solar here in Maine.

Each year corporations, utilities, government and individuals around the world invest billions of dollars in solar photovoltaics (PV) projects because it is a mature, reliable, affordable technology. New England states like Massachusetts and Vermont are already national leaders in solar development and now Maine has the opportunity to catch up.

3. Why is there so much activity developing solar now in Maine?

After years of efforts and discussion, new laws passed in 2019 helped bring Maine's energy policy up to date by recognizing and encouraging both grid-scale and distributed solar.

- LD 1711 directed the Maine Public Utilities Commission (PUC) to initiate a competitive bidding process amongst solar developers and approve long-term contracts for 375 MW of distributed solar (projects under 5 MW), mostly through community solar. The PUC will offer contracts for distributed solar projects starting in July 2020. To qualify for a contract, projects must have federal, state and local permits, an interconnection agreement with the utility, and meet other substantive requirements. There will be stiff competition to develop projects, meet these requirements in time and get a contract.
- The bill also expanded net metering to more easily allow municipal/commercial or community solar projects up to 5 MW. Those projects can be developed at any time.

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- LD 1494 directs the PUC to solicit and approve long-term contracts for grid-scale renewables, including solar, for an estimated 500 MW. Those projects are likely in development now to bid for two rounds of contracts in 2020 and 2021.

4. Who gets the power from solar projects in Maine?

It depends which type of solar project it is (see Question 1). It might be the town or business that works with an installer or developer on an individual project, or it might be all utility consumers for a grid-scale project. Grid-scale projects located in Maine can provide power to consumers in other states, however all of New England shares a common electricity grid, so power generated and consumed anywhere within the region affects all of us to some degree.

5. What is community solar?

Any customer can get direct bill savings from participating in a *community solar project*, including homeowners, renters, municipalities, nonprofits, and corporations.

There are different financial arrangements used by community solar projects. In general, participants subscribe to a project and then receive a credit on their utility bill from their share or subscription with the community solar project. The most common arrangement is likely to be large community solar projects where a third-party owns the project. Subscribers would pay no upfront costs to participate and will then pay an amount which is equal to or less than their current electricity bill over the course of their subscription.

The new law *requires* 10% of each community solar project that gets a long-term contract from the state to serve low to moderate income households. Only large electricity consumers (including municipalities) are likely to be able to sign onto community solar projects *before* the projects are awarded contracts (starting July 2020). Smaller consumers such as households and small businesses will be able to sign on later in the development process, and several thousand will have an opportunity to sign up.

6. How does solar power benefit Maine's electricity customers?

Solar provides significant benefits to the grid, to electricity consumers, and to the environment, benefits that accrue to all Mainers.

- Solar arrays produce a lot of their power at the times of the day and the year when the electric grid needs power the most, displacing the need for some of the most expensive and polluting fossil-fuel power plants that would otherwise operate at those times.
- Because there are no volatile fuel costs, solar provides a very stable and predictable source of power that can last for decades.
- Distributed solar also represents a shift from centralized to distributed generation, which reduces the strain on the electricity grid and lowers the costs ratepayers must pay over time for wires, poles, and substations.
- All solar power, especially distributed solar, makes our energy system more resilient.

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- To the extent connecting a solar project imposes costs on the electricity grid, those are borne by the developer or owner of the project, not other consumers.
- The environmental benefits of solar are well established, including major reductions in carbon and other pollutants from conventional fossil fuel power plants. Add resiliency benefits.

7. How does solar development benefit Maine's economy?

The development of solar PV systems directly benefits the state's economy by creating jobs for engineers, electricians, construction workers, site maintenance crews, etc. Maine currently has the lowest number of solar jobs per capita of any state in the region, but that is poised to change as the industry grows. Solar also provides electrical rate stability and savings for consumers, which generally translate into more spending in the rest of the Maine economy. Solar projects may also create a valuable source of revenue for landowners that host projects.

B. Physical features of solar development

8. How big are solar projects?

Solar projects can range from several kilowatts (i.e. enough to power a home or two) to many megawatts. The projects being considered under the new law will typically range from 2 to 5 MW's, which would require 12 to 30 acres.

The largest solar installation in operation in Maine is currently Cianbro's 10 MW project in Pittsfield, on 57 acres. There are two dozen larger grid-scale projects in planning across Maine, a few of which would be over 100 MW.

9. Why is solar sometimes installed on rooftops and sometimes on the ground?

In many cases, rooftops are suitable for solar and provide a ready, unused surface area that may not be as available on the ground. However, many roofs are incapable of hosting larger scale solar projects due to the roofs load bearing capacity, orientation, and obstructions such as air handling equipment. Ground mounted systems are typically the lowest cost to install if there is land available.

10. How close do solar projects need to be located to the electricity grid?

Project sites less than a mile from an existing electricity connection point will be most competitive for solar projects. This has a positive side effect of keeping distributed solar generation closer to existing development, not sprawling into Maine's North Woods. Placing systems far from substations is cost prohibitive for distributed solar projects. The cost of connecting a solar project to the electricity grid quickly increase based on circuit size or distance from a substation. Upgrading connection lines can exceed \$500,000 per mile. Natural limitations in options for grid connection also are likely to significantly limit the number of multi megawatt-scale projects in any given town.

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11. Does the equipment create noise and glare?

Solar arrays have virtually no moving parts to make noise. Inverters and other electrical equipment make some noise, but solar systems generate little, if any, detectable noise outside of the project area. The noise generated is similar to that of a modern air conditioning unit--if standing next to it you'll hear a subtle "hum" but if further away there should be no noise disturbance.

Sunlight that is reflected as glare is sunlight not producing electricity, so solar modules are constructed to minimize glare by using low glare glass to maximize absorption. Because glare is not an issue, there are now many solar projects located near or at airports.

12. Are there hazardous materials present in solar panels or other equipment?

The solar projects installed in Maine present no meaningful risk from hazardous materials. Panel materials don't dissolve into water or vaporize into the air, so there is little, if any, risk of chemical releases to the environment. At the end of their 30+ year lifespan, solar panels--like everything else--should be recycled to the greatest extent possible.

Transformers used at solar installations are similar to the ones used throughout the electricity grid all along the streets of Maine towns and cities. Modern transformers typically use non-toxic coolants, such as mineral oils, and have encasements to control leaks. Potential releases from transformers using these coolants at solar installations are not expected to present a risk to human health, and release of any toxic materials from solid state inverters is unlikely when properly installed.

Thin-film solar panels, which are less common and not currently being used in Maine, contain materials like cadmium, which can present health and environmental problems if it burns at a high temperature or are disposed of improperly.

13. Do solar developments impact wildlife habitat or water quality?

Solar arrays are a generally a very low impact form of development. Maine's largest environmental organizations and others have published a brief set of recommended siting practices that can be followed to minimize impacts to natural and agricultural resources [link.]

Rooftop solar projects should have virtually no negative environmental impacts. Ground mounted projects must almost always perform some environmental review, including for sensitive wildlife habitat and wetlands. Solar development should not significantly change watershed conditions, although this must be evaluated for individual projects above a certain size (see state permitting below). In some cases, wildflowers and other native plants have been planted around ground mounted solar projects to support bees, butterflies, and other wildlife.

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C. Municipal, landowner and neighbor considerations

14. How will towns and cities benefit from hosting a solar project?

Towns and cities can directly benefit from solar in two primary ways:

- By receiving annual property tax payments from solar development, without increasing the need for additional services.
- By getting power from a solar project, either as the sole owner or through a community solar project. Solar power offers affordable electricity costs that are stable or fixed for very long terms (sometimes more than 20 years), which eases strain on municipal budgets. In the case of community solar projects, residents and local businesses can also participate. Solar projects can be located on areas without other productive uses, such as rooftops or landfills.

15. How should a municipality or large customer start the process of getting solar installed for their own use?

Large customers can solicit quotes or bids from multiple developers or installers in several ways. Local governments may want to issue a Request for Proposals, others may solicit project quotes in less formal ways. Municipalities may receive unsolicited proposals or inquiries from developers. While those may serve to educate and inspire municipalities about the potential to participate in solar power, it is likely that towns will want proposals from multiple developers. To get the most from a competitive bid or quote, it is important to identify the goals and key parameters for a solar project, including to make apples-to-apples comparisons. For example, is there a specific piece of land in mind or should the solar developer propose one? Could the solar project serve multiple units of government (e.g. the school and the town hall)? Are you trying to achieve environmental or emission reduction goals or financial goals?

Towns may want to use a standing committee or ad hoc committee to guide the process, potentially the expertise of residents to augment that of municipal officials. In some cases, towns or larger businesses may hire an independent engineer or consultant to assess the potential for benefiting from solar or site-specific considerations (e.g. landfill suitability.) It is a good idea to seek advice from other towns or businesses that have gone through the process.

16. What land use issues or impacts are likely to be regulated at the state level?

Solar projects above a certain size or impacting certain natural resources will require a permit from the Maine Department of Environmental Protection, known as a Site Location of Development (or "Site Law") permit, which typically coincides with a related Natural Resources Protection Act (NRPA) permit. These permits prohibit significant negative impacts to sensitive wildlife habitat, wetlands, water quality, groundwater, soil erosion/stormwater, noise, and scenic character. Site Law permits are required for all projects occupying 20 acres or greater, or meeting wetland or other triggers.

17. What municipal services do solar projects require?

Unlike many types of development that require additional services such as increased enrollment at schools, water and sewer services, road use, or constituent services generally,

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solar projects require almost no additional services except a small amount of ordinary fire and police protection.

Solar project owners will be responsible for operations and maintenance costs. Those costs will vary based on the type of project. Rooftop projects may require virtually no maintenance for a decade or more, and even more complex ground projects have low operations costs. A municipality, landowner or business that hosts or contracts for power from a solar project should clarify with the developer or installer which party has responsibility for operations and maintenance.

18. Should towns adopt solar ordinances or make solar an allowed use in zoning?

Solar-specific ordinances or permitting requirements are not necessary for well-sited solar projects to be developed, however they can be a tool to encourage appropriate solar development over time. Some of Maine's municipalities have adopted solar ordinances making it explicit that solar is an allowed use in most zones.

19. How can ground-mounted solar developments be decommissioned?

Most medium and large-scale solar projects have a decommissioning plan built into a lease agreement with a landowner. These plans often include language that states that all equipment that was installed for the solar farm will be removed at the time the system is shutdown.

20. How will a solar array impact neighborhood property values?

Solar projects make good neighbors. There is little evidence to suggest that solar projects affect nearby property values one way or the other. Once a ground-mounted solar project is installed, it means no *other* form of development--most of which would have greater impacts--will be located on that land for thirty years or more. This may be a benefit to neighbors, however it is unlikely to be reflected in property values.

21. Do solar projects generate property tax revenue?

The laws regarding property taxes on solar differentiate between grid-scale projects and solar projects that provide power for individual customers. Grid-scale projects are assessed and taxed like other forms of development, either traditionally or through Tax Increment Financing (TIF) agreements. Under new Maine laws, consumer-oriented solar projects (where the customer receives a bill credit, such as under net metering and community solar projects) do not pay property taxes on solar equipment. Instead municipalities will receive reimbursement from the state for 50% of the tax value. Maine Revenue Service is in the process of developing guidance for fair and consistent valuation of solar projects.

22. What are the added benefits and challenges of solar development on brownfields?

Locating solar arrays on brownfields, including landfills or former industrial sites, is an excellent way to make use of property that might not have any other feasible use. If a municipality is purchasing the solar output (or one of the parties in a community solar farm), then land such as a landfill is essentially free. Re-using brownfields to the greatest extent possible is an efficient

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use of land and will help Maine achieve its solar energy goals with minimum conversion of forests, farms or other open space.

However, developing on these sites often comes with greater costs of installation, and/or greater technical, legal, or financial complexity. For example, traditional post-mounted solar panel racks cannot be installed on a capped landfill. Sites with hazardous waste contaminants may require additional permits or insurance, which create development risk. Solar should be pursued where a brownfield is located close to an interconnection point with the grid and site challenges are relatively minimal.

For more information or to request a copy of the final version of this FAQ, contact:

Sophie Janeway, Natural Resources Council of Maine: 207-430-0141 or sjaneway@nrcm.org

January 21, 2020

Agenda - Section VII. Accounts Payable

Item(s):

- *Move to approve accounts payable warrants 30 and 31 in the amount of \$726,644.92 as presented. Second, discussion and vote follow.*

Note: Below is a list of the items purchased for the Community Center as requested by Chairman Whitten.

Refrigerator	Cleaning Supply	Event Sign
Ice Machine	Dispenser Unit	Additional Keys
Burners	Step Ladders (2)	Additional Security
Coffee/Tea/Hot Water	Hand Santizers	Cameras
Dispensers	Trash Recepticals	Phone System
Microwave	Tool Kit/Ext. Cords	Card Tables
Murals	Lobby Signage	Safe
Kitchen Supplies	Benches (inside/outside)	Door Mats (lease)
Wescustogo Marker	Furniture	First Aid Supply
Kitchen Prep Table	Storage Shelving	Eye Wash Unit
Round Banquet Tables	Podium	Flags/Poles
Custodial Cart	Television	Misc. Facility Signage
Custodial Supplies	Computer/Printer	Portable P.A. System
	Desk/Chair	

January 21, 2020

Agenda - Section IX. Executive Session

To move that the Select Board in accordance with our roles and responsibilities enter into executive session pursuant to Title 1 MRSA Chapter 13 Public Records and Proceedings, subsection 405 Executive Sessions subsection 6(A) with the Town Manager. Second, discussion and vote follow.

**Town of North Yarmouth
Select Board Meeting Agenda
Tuesday, January 21, 2020 - 7:00 PM
Town Office Conference Room**

I. Call to Order

- Pledge of Allegiance

II. Minutes of Previous Meeting(s)

- December 17, 2019
- January 6, 2020

III. Public Comment - Non-Agenda Items

Comments regarding issues, concerns, commendations, or matters of general public information are welcome. Individuals shall have three (3) minutes to speak and be asked to state their name & legal residence. The public is encouraged when commenting or expressing points of view about an individual(s) that they do so in a respectful and constructive manner. Topics relating to personnel or personnel matters cannot be acknowledged.

IV. Management Reports & Communications

- Select Board Communications
 - School Building Update – Selectman Morrison
- Town Manager's Report
- Department Head Reports
- Financial Reports: Operating - December; Capital Investments

V. Old Business

- Consolidated Communications - Lease of Town Property

VI. New Business

- Community Center
 - Fee Schedule Amendments
 - Mission Statement
 - Promotional Name
- Committee Appointment
- Tax Issues
 - Foreclosed Property
 - Property Gift – Delwin Drive
- Spirit of America Recognition
- Solar Farm

VII. Accounts Payable

- Review & Approval

VIII. Any Other Business

IX. Executive Session - Pursuant to Title 1 MRSA § 405 6(A) Roles & Responsibilities of the Board

X. Adjournment

REMINDERS TO THE ATTENDING PUBLIC: Please mute all digital devices; Select Board meetings are open to the public, but the public may not speak unless recognized by the Chairperson first. **Workshops:** The public is welcome to attend workshops and listen to the discussion that takes place. The purpose of holding a workshop is to provide the Select Board with the opportunity to focus on specific town matters to later present at a regular business meeting. Therefore, public participation is limited to only regular business meetings of the Select Board.