

Town of Greenville

Select Board Meeting

Wednesday, August 2nd, 2023, 6:30pm, Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present at meeting:

<u>X</u> Selectman Geno Murray (Chair)	<u>X</u> Selectman Bonnie DuBien	<u> </u> Police Chief Jim Carr
<u> </u> Selectman Newton Pierce (Vice Chair)	<u>X</u> Selectman Burt Whitman	<u> </u> Fire Chief Sawyer Murray
<u>X</u> Selectman Richard Peat	<u>X</u> Town Manager Mike Roy	<u>X</u> Town Clerk Tammy Firman

Others attending: Margarita Contreni (Moosehead Lake Region Economic Development Corporation), John Contreni (Chair, Planning Board), Dale Goodwin (Maine Craftah Owner), Ron Sarol (Code Enforcement Officer)

Via Zoom: Esther and Brent Ireland, Sheila Grant (Piscataquis Observer)

6:30 pm Meeting opened by Chair, Geno Murray

1. Pledge of Allegiance recited.

2. Opening of Meeting & Declaration of Conflicts of Interest: The Chair asked all members of the Select Board to review the meeting agenda and declare any potential conflicts of interest which members may have with any of the items listed. None were declared.

3. A motion was made by Richard and seconded by Burt to accept the minutes of 07/19/2023. Minutes were approved 4-0.

4. There was one addition to the agenda. Please add as 5a. John Contreni to present a request from the Planning Board for an amendment to Vendor Ordinance. A motion was made by Richard and seconded by Bonnie to make the Request for Amendment to Vendor Ordinance Item 5a. Motion passed 4-0.

5. Spruce Street

We discussed the future of the town's property on Spruce Street at our last meeting (July 19, 2023). Ron made a packet to help visualize the property. It encompasses 3.8 acres which is 169,000 square feet. We are allowed to cover 50% of that property. It is designated as Commercial/Industrial. There are no restrictions on the number of uses that can be applied to the property. Therefore, we could add 4-5 buildings if desired. Geno suggested that we make sure the surveys of the property are accurate. This property abuts the Muzzy property.

Mike reported that one of the two initial inquiries is on hold. The gentleman from the Veteran's Radio Station is still interested and is working on a plan. Geno expressed the idea that we need to consider development of a master plan before we move forward.

The existing building leased from the EDC is 12,400 square feet. Mike will review the original property plan. We should be open to any opportunities while also being mindful that we need to be a good neighbor to our current tenants (Glacier Wear). Mike will start to work on an opportunity plan if other inquiries come forward. The Board agreed by consensus that this is how we should proceed.

5a. John Contreni – Request for amendment to Vendor Ordinance from Planning Board

John Conteni shared that the Vendor Ordinance was approved in January, 2019. He is requesting an amendment focusing on vending at special events. This has come about as a result of the craft fair for July 4th. This past July 4th, we charged each vendor a vendor fee. Some of the vendors did not come as they were unable to afford the additional fee. The Planning Board recommends that we go to a Special Town Meeting in order to make an amendment to the current ordinance.

The Planning Board proposes an amendment that would set a fee for vendors at town Special Events. For this amendment, we will consider a special event to be an annual event where multiple vendors are under the general supervision of a planner.

The Planning Board proposes that the fee schedule be tiered as follows:

- 1-23 vendors – Organizer pays \$50
- 26-50 vendors – Organizer pays \$100
- 50 vendors plus – Organizer pays \$150

Each vendor would be required to display a copy of the event license at their individual booth.

The previous fee was \$25 or \$50 for events. The current ordinance calls for \$75 per vendor, per day.

There will be no vendors this year for Forest Heritage Days.

As a matter of history, the vendor ordinance came about so the town would know who the vendors were for the safety of residents. The ordinance fees increased significantly and needed to be re-evaluated. Established non-profits are not charged for a vendor permit.

Dale Goodwin (Maine Craftah) who organizes the Craft Fair for the 4th of July and the Fly-In has an umbrella insurance coverage plan. New events will be covered under this amended ordinance.

Food trucks are supposed to pay \$1000 for the season, but currently, they pay only \$50.

The Code Enforcement Officer will be responsible for enforcing the vendor guidelines. Some previous language in the ordinance was nebulous. We want our vendors to be successful and the town has no desire to get into the middle of disagreements. There is an urgency in getting the amendment to the vendor ordinance considered so that it can be ready for the Fly-In Weekend. Consistency is very important and we want the process to be as easy and simple as possible. We will plan for a warrant to be issued by Friday so that we can have a Special Town Meeting on Wednesday, August 16th to decide on this issue. A motion was made by Richard and seconded by Burt to move forward on presenting an amendment to the Vendor Ordinance to the Greenville residents for consideration.

Manager's Report

The Senior Citizen Property Tax Stabilization Plan (LD 290) has been repealed by the legislature. We have received an email from the MMA. There is no option to reapply at the town level. There are two other programs at the state level for which seniors can apply. We will post something on the town website and our social media page. We will also send a mailing out to those who have applied last year. There is still no information about how the town will be reimbursed for this year's reduction.

Sale of the property behind the Town Office Building has been finalized. The funds were earmarked for maintenance of the boardwalk as was voted upon at the Annual Town Meeting.

An RFP was sent out for fuel. One has been returned thus far.

Public Works has placed a stand-by generator for the Town Office Building on the concrete pad they built. Only one electrician has submitted a bid thus far.

Public Works has put in rebar and forms for the four-bay garage. The mover will pour the pad and set the building on it.

Public Works is working on the East Road today with grading and gravel being put down. It is hard to keep the road up with the heavier traffic. The large amount of rain this summer has also been problematic.

The Local Road Assistance Program has increased from \$22,356 to \$25,780. This represents an increase of \$3,420.

We received a letter from Susan Collins' office. The CDS grant for stormwater management from Eveleth to the Municipal parking lot in the amount \$975,000 was approved by the Senate Appropriations Committee. The town will be responsible for \$300,000. This amount has not been budgeted.

New library windows will be installed on Saturday. The heat pumps from the former Fire Department Building will be installed there this week.

Last fiscal year's budget looks good with a potential for a \$300,000-400,000 surplus. Geno was very pleased to hear that we're in good financial shape.

7. Public Comment

Margarita Contreni reported that they have received a valve for the Glacier Wear Building from the Maine Fire Protection Service which will be installed soon. This should resolve the problem they have been experiencing.

8. What's on your Mind?

Richard asked about the congressionally funded repaving of the highway between Abbot and Greenville. No one knows anything about this.

Maine DOT was questioned about traffic cameras which have recently been installed in town. So far, there has been no response.

Burt wants to know if it would be feasible to get the Public Safety Building Committee together for an update from Sheridan? Mike will try to get this scheduled.

Sheridan has reported to Mike that they project to be finished in December, 2023 which is ahead of schedule.

9. Other Business

Esther Ireland (via Zoom) extended her thanks to the Planning Board for their work in resolving the issues related to the Vendor Ordinance.

At 7:17 pm, a motion was made by Richard and seconded by Bonnie to move into Executive Session. The motion carried 4-0. Following discussion, Executive Session ended at 8:08 pm.

There being no further business, a motion was made by Richard and seconded by Bonnie to adjourn at 8:10 pm.
The motion carried 4-0.

Minutes respectfully submitted by:

Tammy Firman
Town Clerk