

Town of Greenville

Wednesday May 15, 2019 at 6:00 pm in Town Hall Meeting Room

6:00 PM PUBLIC HEARING

1. Greenville Land Use Ordinance Amendments 2. Tax Increment Financing District

Board members/Staff Present at meeting:

Selectman Bonnie DuBien (Chair)

Town Manager Jack Hart

Selectwoman Janet Chasse

Selectman Richard Peat (VC)

Selectman Geno Murray

PW Foreman Ted Willette

Town Clerk Roxanne Lizotte

Selectman Josh Brown

Police Chief Jeff Pomerleau

Others: John Cleveland, Community Dynamics Inc; Steve Levesque, President MLREDC; Everard Hayes, Code Enforcement Officer; Ryan Edmundson, Wayfinding MLREDC; Eric Sherman, Citizen. Also, others please see attached sign in sheet.

Public hearing was called to order by Board chair Bonnie DuBien at 6:05 P.M. Board chair welcomed everyone and asked that a few ground rules be followed; Please be respectful of others, direct questions to speaker and asked that no sidebar conversations occur. First on the agenda was Greenville Land Use Ordinance Amendments that will be voted on at Greenville Town Meeting on June 2nd at 6P.M. At the Greenville High School. Town Clerk and Chair of Planning Board Roxanne Lizotte presented amendments that will be on the warrant for voting. They included livestock and animal guidelines, Storage trailers and shipping container parameters and language around Tiny Homes. Everard Hayes, Code Enforcement Officer also spoke on proposed amendments and encouraged anyone with any questions or concerns if not asked tonight to be brought forth to him in his office. Handouts were also made available to all attendees of meeting. Discussion on this Land Use Ordinance Amendment agenda item closed at 6:10 P.M. The board thanked Everard and Roxanne for their work and presentation.

The second agenda item was on Tax Increment Financing District (TIF): This discussion started at 6:11P.M. John Cleveland from Community Dynamics Inc. was introduced and did a slide presentation and overview of Tax Increment Financing (TIF). Mr. Cleveland prefaced his presentation that he and his company have been hired by the MLREDC to work on and prepare application for the Town if the Town votes to approve submission to the State of Maine. This will be voted on Town Ballot on June 11, 2019. Mr. Cleveland also noted that this presentation is what a TIF is and how it works and this is not a presentation of for or against the TIF. He also explained that a TIF is one option of possible financing to assist in designated areas for economic development funds. He provided multiple handouts that could be used in his presentation and to help with questions and answers. Handouts were made available to all attendees. There were many questions that came from the audience? One gentleman had numerous questions and had done some research on TIF's and cited questions from The State of Maine TIF manual. He also asked what the process and timing was to submit any proposed changes that he may have to the current draft application? Another question from a citizen was are we bargaining or borrowing against future? Another resident ask how properties were determined to become possible TIF designated and who had made determinations? Another resident asked about the 30 years and the significance and would there be an option to opt out? Another resident asked if there are disadvantages to the TIF and what might they be? Selectman Geno Murray asked if there would be any concerns around funding of any other budget lines moving forward if TIF zones were developed and funded. Specific question was around any school funding? After questions and answers John encouraged folks to submit and other questions and additional concerns to him or Jack at the Town. He also reminded everyone that the TIF vote is on the municipal ballot on June 11th, 2019. The TIF agenda hearing item discussion ended at 7:13P.M.

AGENDA for Meeting of the Select-Board

Board members/Staff Present at meeting:

Selectman Bonnie DuBien (Chair)

Town Manager Jack Hart

Selectwoman Janet Chasse

Selectman Richard Peat (VC)

Selectman Geno Murray

PW Foreman Ted Willette

Town Clerk Roxanne Lizotte

Selectman Josh Brown

Police Chief Jeff Pomerleau

Others: Travis Noyes, CEI Engineering. Also see attendance sign in list.

After Public Hearing; The board entered its' regular scheduled meeting at 7:14P.M.

- 1. Opening of the Meeting & Declaration of Conflicts of Interest:** The Chairman will ask the members of the Board of Selectmen to review the meeting agenda and declare any potential conflicts of interest which members may have with the items listed. None Noted

- 2. Minutes: Deferred**

- 3. Additions or Deletions to the Agenda:** It was motioned Richard Peat and seconded by Josh Brown to add Ryan Edmundson from MLEDC under agenda item 6A to provide a wayfinding signage update. Motion carried 5-0. Janet also asked if we needed to add to agenda town manager recruitment update. Jack stated he would cover this under his report.

- 4. Public Comment Period:** Eric Sherman citizen asked if we got copies of proposed article language for the Town of Greenville Straw vote Poll on June 11th? The Straw Poll is around Central Maine Power (CMP) New England Clean Energy Connect Project. Jack shared we had copies of language in our packet and will discuss under his report.

- 5. Moosehead Economic Development Corporation, Greenville Incubator Building Contract Renewal – Discussion:** Steve Levesque, President of MLEDC was present to answer any questions around proposed contract renewal for the Greenville Incubator building. A copy of the contract was in board packet as well as a highlighted memo from Steve will be attached to these minutes. Janet asks about copies of financials for past 5 years. This information will be given to Jack. It was motioned by Richard Peat and seconded by Janet Chasse to authorize Jack to sign another 5-year lease with the MLREDC to manage the Incubator building. Motion carried 5-0

- 6. Travis Noyes & Noel Musson: Downtown Revitalization Plan:** Travis Noyes was present Noel unable to make meeting. Travis spoke of current plan and to revisit next steps moving forward. Steve Levesque, MLEDC president also commented on the importance of this work moving forward with economic development plan. Jack stated there is money in this years' budget allocated for this. It was motioned Josh Brown and seconded by Richard Peat to allow Town Manager to move forward with contract for next steps. Motion carried 5-0. The board thanked Noel for his presentation.

- 6A. Ryan Edmundson was present and presented an excellent slide show on wayfinding signage.** He presented options on next steps and stated he has been working with Garden Club on Thoreau Park sign. Also presented what Junction Wharf Kiosk would be like. It was motioned by Janet Chasse and seconded by Richard Peat to authorize Jack to work directly with Ryan and Garden Club for placement of these signs. Motion carried 5-0.

- 7. Quit Claim Deed: Roxanne Lizotte:** Rocky was present and stated she has been working 5 foreclosures. She stated one has paid up and is asking us to issue a quit claim deed for Susan Ingalls. It was motioned by Richard Peat and seconded by Janet Chasse to issue this quick claim deed. Motion carried 5-0. Rocky also states she is working on an agreement that should be paid next week and working on 3 other agreements. The board thanked Rocky for her work,

- 8. Town of Greenville Bookkeeping Outsourcing:** Jack stated proposal is in this packet. Janet asks about any auditor help and changes this proposal may bring? After short discussion, it was motioned by Janet Chasse and seconded by Josh Brown to sign this as a 1- year contract. Motioned carried 5-0. Jack was asked to follow-up and bring these folks in for presentation later.

9. Manager's Report: Jack included language in this packet for straw poll vote on proposed CMP Corridor. It was motioned by Janet Chasse and seconded by Josh Brown to include option one on the straw poll vote. Motion carried 5-0.

Jack states Municipal elections are June 11th and TIF and CMP Corridor will be on the ballot.

Rocky asks if she can get volunteer help to count votes the night polls close?

Janet asks about Town Manager search and made a motion to advertise and re-look at. Seconded by Josh. Motion carried 5-0.

10. What's on your mind? – Opportunity for Selectpersons to share questions, concerns, ideas or Suggestions. Informational only: Josh asking about Sheridan Scholarships? Janet -nothing, Geno-nothing, Bonnie-nothing, Richard wanted to remind everyone that Monday will be meet the candidate night here at Town Office at 6PM. Sponsored by the Key Club.

11. Executive Session-PURSUANT MRSA 30A-Subsection 405-6 (a) (1) – Personnel Matter: It was motioned by Janet Chasse and seconded by Richard Peat to enter executive session at 8:30P.M. Motion carried 5-0. After discussion we exited executive session at 8:40 P.M

12. Other Business: There being no other business

13. Adjourn: It was motioned by Janet Chasse and seconded by Richard Peat to adjourn at 8:47PM. Motion carried 5-0

Minutes by

Geno Murray