

Board of Selectmen

Steven Lewis, Chairman
Dale Harmon, Vice Chair
Douglas Burnham
Charles R. Cunningham
Stephen W. Ham

Town Manager

James D. Chaousis II



**Town of Boothbay
Board of Selectmen Meeting
Wednesday March 12, 2013
7:00 PM
MINUTES**

1. **Call Meeting to order:** Dale Harmon made a motion to enter executive session pursuant to Title 1 MRSA ss 405(6)(E) for consultation with the town attorney regarding pending litigation, *Mariner Tower II, LLC v. Town of Boothbay*. Steve Ham seconded the motion. **Vote: 4-0** Douglas Burnham and Attorney Daggett joined the meeting via phone conference
2. Chairman, Steven Lewis continued the regular meeting proceedings in public at 7:00PM
Present: Steven Lewis, Dale Harmon, Charles Cunningham, Stephen Ham and town manager, James Chaousis II
3. **Pledge of Allegiance:**
4. **Public Hearing:**
 - a. **Warrant article 3:** Proposed Municipal Development and Tax Increment Financing District #3 (Boothbay Commercial Development District)
Mr. Chaousis did a Power Point presentation explain the TIF, the paper copies of the presentation and the entire TIF are available to view in the Town Office. There will also be more public hearings on this. Check the website for information and dates.
 - b. **Warrant Article 4:** Proposed disposition of public held property to Boothbay Region Land Trust.
This 19.8 acre lot would be deeded to the BRLT to create trails and a nature center. Mr. Chaousis also did a power point presentation for this warrant article which can be seen in hard copy at the Town Office.
5. **Public Comment:**

Sarah Strauss asked when the public hearing would be for articles 6-36 on the warrant. On 03/19/2014 at 6PM articles 25-30 will be discussed. On 03/26/2014 at 6:00PM there will be a public hearing for all articles. Ms. Strauss asked if anything can be restructured after the meetings. Chuck Cunningham said some things can be amended on the floor at the Town Meeting. Mr. Chaousis said an article cannot be split into two articles on the floor. That would need to be done ahead of time. Ms. Strauss thinks the Planning Board article dealing with definitions should be two articles. Fran McBrearty said that removing driveways as structures and changes to the Maritime activities and Commercial fishing activities are currently on one article.

Ms. Strauss said the wording needs to be changes from “can” the Town create a TIF to “shall” the Town create a TIF.

Louise Towne asked if the BRLT was going to build a structure, the proposal only says would like to. Steve Lewis said it would depend on their funding if they are able to do so but into the contract is written that if they do not do what they are planning in 15 years they have to sell the land back to the town for \$1.

Chuck Cunningham said the BRLT is planning on doing what the voters envisioned when they voted to keep the land in the beginning.

Steve Lewis said it is a good proposal and their number one goal is to build the trails. Mr. Lewis asked Mr. Chaousis if the proposal could be put on the website.

Mr. Chaousis said he could easily create a digital copy of the information for anyone who asks.

Chuck Cunningham said he was against the TIF last time, but he is for this one, it is good for the town.

Fran McBrearty said he would like to commend the BRLT on their proposal and project.

Mr. McBrearty said it is important to get the message about the TIF out to as many people as possible and to let them know there is no Credit Enhancement Agreements in this proposal and that it has nothing to do with the Country Club.

Doug Fowle asked questions about the money saved by the TIF and if it could only be spent in the TIF district. He feels this is a small area of town and maybe if the added value of the Country club went into the general fund, it could be spent anywhere in town and maybe more people would benefit. The increase in taxes could be spent anywhere in town not just in the TIF district. He said he would be interested in knowing what % of the total budget the numbers in the presentation were.

Mr. Chaousis gave a brief explanation of economic development.

Dale Harmon said money in the general fund could be saved if the money in the TIF district was used in that district. It would free the general funds up to go further in the other areas.

Mr. Chaousis said work could be done on the feeder roads that serve the district as well. Mr. Chaousis said the district could also make interest free loans to the general fund for such projects as road improvements.

Sarah Strauss said she thinks it would be a good idea to stay away from Credit Enhancement Agreements (CEA).

Rhoda Weir wanted to clarify that if the TIF passes that any CEA's would need to come back before the voters. She wants to make sure that any money spent has to be voted on.

Sarah Strauss had a list of businesses and prohibited uses and wanted to know what that meant.

Fran McBrearty said that what she was looking at was a list of prohibited land uses in the Industrial Park. The Planning Board is proposing that Mineral exploration and extraction be allowed in the Industrial Park and taken off the prohibited use list and placed on the allowed use list. This is a separate article and has nothing to do with the TIF.

Rhoda Weir asked why they would allow this there and Chuck Cunningham gave an explanation and talked about a business that is already there doing this and had to leave the Park because it isn't allowed.

Rhoda Weir then asked if the name of the Industrial Park could/should be changed. Mr. Chaousis said this is being looked at by the Comp. Plan.

A representative from the Country Club said he just wanted to make a statement. He said the Mr. Coloumbe is committed to the project and will see it through. He will be bringing people into the town, bringing in business. Mr. Coulombe is committed to economic development and wants to bring it to this area.

6. **Approve Minutes:** Dale Harmon made a motion to approve the minutes of the 02/26/2014 meeting as presented and Steve Ham seconded the motion. Vote: 4-0 in favor.
7. **Reports:**
 - a. **Website Report:** Mr. Chaousis presented the Selectmen with a mockup of what the site might look like and hopes to have a template ready soon. The new sight will allow things to be put on it in real time. Steve Lewis suggested maybe a Selectmen's column to talk about things that will be coming up ahead of time. Hopefully the website will be implemented by July.
 - b. **Streetlight complaints:** Mr. Chaousis explained the process of reporting a street light being out. He encouraged anyone who sees one out, call the office with the location and the pole # if possible and then the office will fax the information to CMP.
 - c. **Document Scanning Quotes:** Records Management Center has given a quote of approximately \$7,000 for Boothbay Records and \$2,000 for Edgecomb. This would be for scanning all Code Enforcement records.

Steve Lewis said he thinks this is important and the board discussed ways of paying for this.

- d. **BOA Application Report:** another application has come in to be on this board, Jeanne Fuller. Chuck Cunningham suggested the board schedule interviews with both candidates.
- e. **BRLT meeting 03/13/2014 at 6PM:** Mr. Chaousis just wanted to remind the board of this meeting.
- f. **Investment strategy report:** Mr. Chaousis presented the Selectmen with a spread sheet showing some ideas on this.
- g. **Department reports:** There was a Safety meeting today. The PWD is working on float repairs and have done some work in house on the dump body. The CEO went to a Water District meeting last night. The Planning Board has 5 applications before them this month. Shoreland guidelines are changing at the state level. Nomination papers are still available until the 20th.

8. Old Business:

- a. **Annual Town Meeting & FY 2015 Budget:** The documents/warrant is all done for the meeting. The Selectmen said they are OK with the budget as it stands.

Steve Lewis asked if Mr. Chaousis had drafted a letter yet to the County commissioners. It has not been done yet but will be shortly. Mr. Lewis said he thinks other towns need to know about this as well. He thinks more people know now because of Channel 7 and the Register but it still needs to get out to more towns. Mr. Lewis made it plain he is not against full time County employees getting benefits just against the Commissioners having the Insurance benefits they do.

9. New Business:

- a. **Quit Claim Deeds:** All the taxes have been paid up to date on three properties. Chuck Cunningham made a motion to sign quit claim deeds for three properties (1) book 4535 page 263, (2) book 4535 page 291 & (3) book 4536 page 5 and Dale Harmon seconded the motion. Vote: 4-0 in favor.
- b. **Tax Sale Bid:** Mr. Chaousis said there is one account that is problematic and he cannot meet with them anymore, he has told them to schedule a meeting with the Selectmen or pay the account in full.

Mr. Chaousis said 3 of the properties are raw land and one is abandoned. He suggested advertising all the properties on the list. He said a property can be taken off the list right up till the sale if the taxes are paid in full.

- c. **Fire Department Mutual Aid Agreement:** The Bristol Fire Department has requested the town to sign an agreement of mutual aid. Agreements

have not been signed in the past; it was something that was just understood not a formal agreement. The Selectmen suggested asking the fire chief if he was OK with signing the agreement and to check with legal counsel to see if the Selectmen can sign this if it is for more than one year.

10. **Public Comment:** Steve Lewis talked about an editorial Mary Brewer had written in the Register about a bill sponsored by McDonald and Johnson that in his opinion would devastate the town. Mr. Lewis said he is not sure why they would do this without discussing it with the voters in their district first.

There was a brief discussion about allowing David Stimson to build boats and how the ordinance could be changed to allow this. The petition that was submitted at the last election was not clear.

Mr. Chaousis said he read to a third grade class and shared the Thank You cards that they sent him.

At 8:50 Dale Harmon made a motion to go into recess to allow time for Mr. Tomko to arrive and Charles Cunningham seconded the motion. Vote: 4-0 in favor.

At 9:05 the meeting was called back to order by Steve Lewis.

Mike Tomko said that in October 2012 a Walkability audit was done and last fall a vision workshop was held. The idea is to create an identity for the region. He talked about decent signage that would be unified throughout the region. He said the group has chosen a company to do the branding. This was done through proposals. Before signing a contract with this company they need \$7,000. They currently have approximately \$4,500 in the bank or in pledges. Boothbay Harbor has given \$1,000, they got a grant for Lincoln County Regional Planning for \$2,000, the Chamber of Commerce has donated \$500 and some private businesses have pledged money.

Steve Lewis said he could see how this would benefit Boothbay Harbor and he wanted to make sure it would benefit Boothbay as well.

Dale Harmon said Boothbay does not have many sidewalks or loop walks and storefronts like the Harbor does and asked Mr. Tomko to explain further how this would translate to Boothbay.

Chuck Cunningham said he was surprised that the Chamber of Commerce did not give more as it their business to promote business.

Steve Lewis suggested maybe they should pledge \$500 now and maybe another \$500 later if it was needed. Chuck Cunningham said he did not think they should pledge more than the Chamber of Commerce.

Chuck Cunningham made a motion for the Town of Boothbay to pledge up to \$1,000 whatever amount the Chamber of Commerce would match and Dale Harmon seconded the motion. Vote: 4-0 in favor.

11. **Review Warrants and sign:** Chuck Cunningham made a motion to review the warrants and sign them and Steve Ham seconded the motion. Vote: 4-0 in favor.
12. **Adjourn meeting:** Chuck Cunningham made a motion to adjourn the meeting at 9:30PM and Dale Harmon seconded the motion. Vote: 4-0 in favor.