

Kingfield Selectmen Meeting Minutes

Monday April 4th, 2016; 6:00 PM Webster Hall 38 School Street

Attendance

Municipal Officers: Heather Moody, Brian Hatfield, Wade Browne, John Dill

Municipal Staff: Leanna Targett (Administrative Assistant)

Absent: Raymond Meldrum

Public: John Goldfrank, Wayne Hooper, Val Tucker, Dee Menear, Jim Boyce, Ed Pease, Christina Pease and Raylene Tolman

Meeting called to order at 6:00pm and warrants are reviewed and signed.

Meeting minutes from March 21st, 2016 are reviewed. Motion to accept meeting minutes as written by Selectman Browne. Seconded by Selectman Hatfield. All in Favor.

Selectman Browne makes a motion to recess the selectmen's meeting to open a public hearing for discussion on reimbursement terms within the omnibus. Seconded by Selectmen Dill. All in Favor.

Chairman Moody open the public hearing and reads - pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the purpose of this hearing will be to receive public comment on the omnibus capacity portion of a first amendment to the Town of Kingfield Municipal Development and Tax Increment Financing (TIF) District Development Program. Specifically, the Town of Kingfield wishes to establish the reimbursement terms for the omnibus capacity portion of the TIF District.

It is proposed that future negotiation and execution of multiple credit enhancement agreements in this TIF District be within sole Board of Selectmen discretion following a minimum of one public hearing per 30-A M.R.S.A. § 5226(1), and include up to 100% company or developer reimbursement. Chairman Moody says in February, the Town received notice of conditional approval for the First Amendment to the Town of Kingfield and Arts District Municipal Tax Increment Financing District and Development Program.

The conditional approval was related to Kingfield seeking omnibus capacity of the District, which will allow the Town to enter into multiple credit enhancement agreements (CEAs) within that single District however two aspects of the application need to be clarified in order to receive full approval and have the ability to offer CEAs when appropriate.

Chairman Moody says during the public hearing on October 26th, 2015, it was suggested that a public hearing be held in order for the Board of Selectmen to receive public comment prior to a CEA being finalized. There are some options for the town to consider when determining the process around this public hearing.

Option one is that the town could choose to hold itself to the same requirements as stated in the TIF statute for notice and reporting to DECD. These requirements include that a public hearing notice be published in a newspaper of general circulation at least 10 days prior to the hearing on a proposed CEA, and that proof of the public hearing notice as well as attested minutes of the public

hearing be sent to DECD along with the executed CEA contract; or the town could agree to hold a public hearing for each proposed CEA to receive public comment without requiring itself to follow the additional requirements as stated in the TIF statute. Only the newly-executed CEA would be sent to DECD.

The second point that needs to be finalized is the reimbursement percentage which needs to be established by the town as well which will allow the selectmen to negotiate a CEA with a developer and execution of multiple CEAs at the board's discretion and may include up to 100% company or developer reimbursement of new taxes. Chairman Moody says by allowing up to 100% reimbursement it will prevent the town from limiting itself by setting a specific percentage up to which it can negotiate with a developer and will not require that it be voted upon at town meeting.

Chairman Moody asks for any public comment.

John Goldfrank says if I understand correctly - the board would negotiate with the business owner for a TIF and it reaches full support does it still have to go to the voters for the actual disbursement of those funds. Chairman Moody says yes and I believe the voters would approve whatever we have negotiated. AA, Targett says the disbursements are part of town meeting warrant and would remain that way however this would give the board authority to negotiate those terms up to 100% then a public hearing would take place then it would be forwarded to DECD for final approval. It would not need town meeting vote.

John Goldfrank says that is putting a lot of faith in our future selectmen. John Goldfrank asks the board what is your feeling on this as selectmen. Selectman Hatfield says his understanding with what we discussed was if we felt depending upon the impact of the voters we would bring it to a vote. He believes that we discussed having that option to bring it to the voters – so his opinion is to send it to the voters to determine if we can sign it or not. Chairman Moody says she agrees that is what we thought and she agrees with John that while this board tends to take things to the voters more often than necessary but with future boards we don't know. AA, Targett says she believes that was the point of the public hearing to help the board weigh out what the opinion was of the taxpayers.

John Goldfrank says he encourages the board to negotiate and work out all the details but would feel better if it is a significant amount of money that the town's people should be able to vote at a town meeting. Chairman Moody says she feels the voters should make the final decision.

Selectman Dill says he feels the voters should be able to vote on this. Selectman Browne says he agrees that the board does the negotiating and then the townspeople vote.

Chairman Moody says there will be a town meeting vote on this and her suggestion is that the article is written with the changes. Chairman Moody asks if there is any other public comment. Hearing none she declares the public meeting closed at 6:10pm and re-opens the Selectmen meeting.

Selectman Hatfield makes a motion to write the article so that the selectmen negotiate the terms up to 100%, hold a public hearing to hear public comment without the requirement to follow the additional requirements as stated in the TIF statute and to require a final vote of the taxpayers. Seconded by Selectman Browne. All in favor.

Chairman Moody says she would like to move agenda around to benefit those in attendance and to move through all new business first.

New Business:

Chairman Moody says the first item is the resignation of two recreation department members. She says that the board has a copy of a resignation letter from Christina and Ed Pease and asks what the board wishes to do. Selectman Browne makes a motion to accept resignations with thanks for what they have done. Selectman Dill seconds motion. Ed Pease says they were involved with the rec department to help with baseball. Christina says she would like her kid to play baseball. Ed says there are four teams trying to use one field. Chairman Moody says she just got off the phone with the Commissioner of little league and they will take care of little league it is not a town issue however the field scheduling will fall under the rec department. Selectman Hatfield asks the Pease if they still wish to resign or if they would like to rescind. Christina and Ed both say they would like to rescind. Selectman Hatfield makes a motion based on the comments we have just heard that we allow then to rescind. Chairman Moody states that there is already a motion and second that needs to be acted on first. Selectmen Dill withdraws his second to the motion. Chairman Moody says so for the record we are not accepting their letter of resignation as they are rescinding it – is that what we are saying for the record? Selectman Hatfield says yes. Chairman Moody says ok – then you should meet with the rec board on field scheduling and we need to make sure we maintain the integrity and professionalism that should be done while working with children

Chairman Moody says the next item is a first review of some new memorandums of understanding (MOU's) for field use. Selectman Browne suggests changing the first one so that it is not specific to the recreation department but to anyone wanting to use the field. The board agrees that where this is a new item it should be reviewed and discussed further at the next meeting.

Selectman Hatfield says that he has provided the board with a flow chart for public works and the recreation department for upcoming discussions.

Chairman Moody recognizes John Goldfrank to discuss an alternate plan for TIF Funds. John Goldfrank says that he has read a lot about DOT and their agreements with other towns like Wiscasset and he wonders if anyone is going to look into lighting for the new ADA sidewalks. Chairman Moody says that is a David Guernsey question. AA, Targett says it is not, it was something the VEC was planning to address. After further discussion it was agreed that AA, Targett contact David Guernsey to discuss and Selectman Hatfield would discuss with the VEC.

Chairman Moody reads an e-mail to discuss the possibilities of establishing a Commercial Historic District from Rodney Lynch. The intent of this e-mail is to seek the Board of Selectmen's approval to proceed with the process and paperwork necessary for the establishment of a Kingfield Commercial Historic District for the National Register of Historic Places. The proposed district would encompass a smaller area of the downtown consisting of the historic water trough and 10 buildings or properties as listed and mapped on the attachments. The specific properties are highlighted in yellow on the attached Combined MDOT and Kingfield Survey Chart as prepared by Christi Mitchell of the Maine Historic Preservation Commission. Chairman Moody says there has

been a request to add back-in 6 properties and 7 buildings, which forms are also attached. The next steps in the process include retaining an architectural historian to prepare the nomination forms to the MHPC, determining how the project will be funded, and to hold a public meeting of the affected property owners. At the time of the consideration by the State Commission for nomination to the National Register, owners of properties are given the opportunity to concur or object to the listing on the Register through a formal letter of notification. If more than 50% of the owners object to the district, then the district will not be listed on the National Register. This letter will lay out the objection process for the owner to follow. Following discussion the board feels they need more details from Rodney for a better understanding and asks AA, Targett to contact these owners to see if this of interest first before pursuing any further. Tabled until more details are obtained.

Chairman Moody moves onto a board final approval and signing of newly created job descriptions. Selectman Hatfield said he needed more time to review them. Board agrees that this will be tabled at this time.

Board reviews the sewer commitment for the second quarter billing. Selectman Browne makes a motion to accept and sign. Seconded by Selectman Dill. All in favor.

Old Business:

Board reviews second draft of 2016-2017 Budget. Following discussions the board makes the following recommendations.

Administration – Motion to recommend by Selectman Hatfield. Seconded by Selectman Browne. All in Favor.

Fire Department – Motion to recommend by Selectman Dill. Seconded by Selectman Browne. All in Favor.

Transfer Station – Motion to recommend by Selectman Dill. Seconded by Selectman Browne. All in Favor.

Caretaker – Motion to recommend by Selectman Dill. Seconded by Selectman Hatfield. All in Favor.

Animal Control – Motion to recommend by Selectman Dill. Seconded by Selectman Hatfield. All in Favor.

Municipal Services – Motion to recommend by Selectman Dill. Seconded by Selectman Browne. All in Favor.

Recreation Department - Motion to recommend by Selectman Browne. Seconded by Selectman Dill. All in Favor.

Wastewater – Motion to recommend by Selectman Dill. Seconded by Selectman Hatfield. All in Favor.

Public Works – Motion to not recommend until more details are provided by Selectman Hatfield. Seconded by Selectman Browne. All in Favor.

TIF Requests – Motion to recommend by Selectman Browne. Seconded by Selectman Dill. All in Favor.

Programs - After discussions a motion to recommend programs as follows by Selectman Hatfield. Seconded by Selectman Browne. All in Favor

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| American Red Cross - \$500.00 | Kingfield Historical Society - \$1,200.00 |
| Bi-Centennial - \$8,000.00 | Kingfield Pops - \$5,000.00 |
| Bridging the Gap (no request) - \$0.00 | Kingfield Sno-Wanderers - \$3,000.00 |
| Community Concepts - \$0.00 | Maine's High Peaks - \$2,500.00 |
| Economic Ministry - \$2,500.00 | MPBN (no request) - \$100.00 |
| Franklin County Chamber - \$300.00 | Safe Voices - \$1,000.00 |
| Kingfield Art walk - \$1,500.00 | Stanley Museum - \$5,000.00 |
| Kingfield Christmas Lights - \$500.00 | Webster Library - \$8,000.00 |
| Kingfield Festival Days - \$5,000.00 | Work First - \$700.00 |

Other:

Chairman Moody states that the appeals board is looking for new members a full member and 2 alternates.

Chairman Moody asks if there is any other business.

Selectman Browne makes a motion to enter into Executive Session pursuant to Title 1 M.R.S.A. 405 (6) A – Personnel Matters – discussion of employee review. Seconded by Selectman Hatfield. All in Favor.

Motion to adjourn by Selectman Hatfield. Seconded by Selectman Browne. All in Favor.

*The minutes provided above are a summary. A voice recording is on record at the Kingfield Town Office and is available upon request. Minutes by Leanna Targett.