

DRAFT
Board of Selectmen
MINUTES
Tuesday, September 1, 1998

ATTENDANCE: Stephanie Bubier, Chairman; Betty McDermott; Ada Brown; Michael McClellan; Tim Pomerleau; Karen Martin, GPCOG; and Nathan Poore, Town Manager.

1. **CALL TO ORDER:** Stephanie Bubier called the meeting to order at 7:00 pm at the Town Hall.
2. Consideration of previous meeting minutes.

a. August 18, 1998

b. August 24, 1998

MOTION: Betty McDermott motioned to approve the minutes as written. Seconded by Ada Brown.

DISCUSSION: Tim Pomerleau noted that on page 2 the word renegotiation should be replaced with renegotiate.

AMENDMENT: Mrs. McDermott and Mrs. Brown amended their motion.

VOTE: Unanimous.

3. Public Hearing – Proposed Tax Increment Financing District.

DISCUSSION: Ms. Martin reported that the new pipeline will be approximately \$ to 5 million of new valuation. The TIF is a new program with the money to be used for community development. This will benefit the Town in that it will remove this amount of valuation from the County Tax and the State School Revenue Sharing formula. Mr. Poore said this was a kind of tax shelter for the Town. The use of the money might be commercial zone lighting and landscaping or Founder's Day components. Mrs. Bubier noted that this would not change the zoning in any way. However that amount of taxes would not be going into the general fund to lower the mil rate and that amount of valuation would be added into the total for State Aid to Education and the County Tax. Mr. Poore added that the taxpayers in the area would pay their taxes at the same rate as everyone else. This TIF would also have an annual program filed with the State and could be changed from year to year on the amount kept for the TIF and what it would be used for. Wayne Holmquist asked who would apply for this. Mrs. Bubier replied the Town. Mr. Holmquist asked if it was a good plan and would it compliment the Comprehensive Plan. Mr. Poore said they were looking at a 30 year proposal which the Town can vote to get out of at any time. The TIF commits the Town to invest in community improvement i.e. Roosevelt Trail corridor upgrading for lighting, landscaping etc. He felt it was a good plan. Mr. Pomerleau felt there would be a slight increase in taxes because the money wouldn't be going into the general fund. He also felt that the list of expenditures might or might not be what the Town would be doing anyway. Bob Payne felt that this did not increase the programs for our youth and that should be covered especially during the summer. He felt the Planning Board was anti-

business and that personalities should not be involved in their decisions. He thought that their decisions are drawn out too long. Mrs. Bubier said that unfortunately the TIF money can't be used for recreation but was in favor of discussing such a program. She said it was ironic that recently the Planning Board was accused of being too commercially oriented. Ms. Martin said she worked for GPCOG and was asked by Raymond to help with this application. She noted that GPCOG was not involved in the TIF in any way. Larry Buckley asked what other things this money could be used for. Mrs. Bubier said they were all listed on the TIF information. Mr. Buckley questioned the Roosevelt Trail work when the Town officials weren't interested in developing business. Mrs. Bubier didn't feel the Selectmen were anti-business and that this would help with business development i.e. the Mega Industries building. She noted that other areas could be named for the TIF improvements. Ms. Martin noted that the list is a list of possible uses for the money which have the State's approval. Mr. Holmquist asked if there were any conservation items. Mr. Poore said there were watershed and drainage components. The Roosevelt Trail development would be in partnership with MDOT. He said we need to do the studies to get the MDOT interested in improvements. Robert Fey was against the plan as it stands. He felt the Comprehensive Plan was a good beginning and it directs the Town to keep the rural character and lower taxes. Mrs. Bubier said they were looking for a balance but residential growth will increase taxes. Mr. Fey felt that business increase also ends up with a higher tax level. Elizabeth Algeo noted that houses demanded services and therefore increase in taxes. Raymond is very popular. She felt that the TIF is smart planning to be able to take care of our growth. She asked if the TIF and the Comprehensive Plan review be meshed. Ms. Martin replied the State wants planning incorporated in the Town's future. Studies have shown that taxes from housing units will leave some deficit balances. Mr. McClellan thought this would help with taxes from State and County and would allow planning. Ms. Martin said that TIF's are not new and have evolved to allow multi-year budgeting for community development. This would not be directed to any specific business and there is a time line for approval because you would want to capture the pipeline project. Mr. Poore explained that they can go back two years which would allow capturing the Dielectric addition (\$500,000). This plan can be changed annually through a Town vote. The first year will be for study which will help make a plan for the future. Mr. Pomerleau felt that the non-resident taxpayers help us a lot because of there not having children in school etc. and that we don't need these programs at this point. He thought that this would increase our local government. Jean Carter concurred that this would increase our local beaurocracy and that businesses would eventually require tax breaks to get jobs. More businesses would want more facilities which will cost the taxpayer. She wanted to preserve our private wells and septic systems and not have to go to public utilities. Mr. Poore thought that was pro-action and he would like to prevent having to re-act to problems but head them off with planning. Mrs. Carter thought this would lead to a full time Town planner which will increase business. Don McClellan felt the TIF would help improve the Roosevelt Trail corridor. Mr. Buckley said that traffic problems should be dealt with through State funds and no the taxpayer. He encouraged opposition. Mr. Holmquist had concern that this base of funding would be used for a bond issue which would be used immediately instead of using money as it is accrued and this would keep us having to have a TIF when we might not want one. He said that less tourism would lessen

the traffic on Roosevelt Trail. Mrs. Bubier said the concept was mentioned at Town Meeting last March and has been talked about since that time by the Selectmen. Chris McClellan felt that the money could be used to keep Raymond the way that the people want and that Raymond must plan for growth which is inevitable. Jerry Gower asked about the length of the TIF. Mr. Poore replied 30 years or less, however the State wants the money used in the next five years. Yvonne Adams expected that this will spend more money than normal and will increase taxes. Jane Jordan said she was in favor and asked if the Fire Station District 1 could be upgraded with the money. Mr. Poore replied no that municipal buildings were exempt from the TIF money. Richard Martin felt this should be defeated. He has had great frustration with trying to expand his business. He did not feel that the Planning Board was encouraging to businesses. Mr. White said that the Planning Board has difficulty because they must rule by the ordinances. He asked if this would allow for tax breaks for businesses. Ms. Martin explained that the money can be spent outside the TIF district but it must be for community of economic development. Mrs. Bubier reiterated that it is not for tax breaks but to improve the Commercial Zone and use the taxes accrued to improve the business area. Mr. Poore noted that this will enhance the Town for those who live here as well. It will also plan for the future growth. He indicated that he was working with the State in the past and now but have no hope as yet. He continued that anything spent must go through a Town Meeting vote. The State wants to see the Towns improve and to be able to plan for the future. Mrs. Carter felt the Town could raise what money it needed for special projects if they decide to do something. She didn't feel that Town should put itself in debt under the State's wing. Mr. Poore said that the bonding would be about 5 to 6 percent and the tax sheltering would amount to about 20% which would mean a saving. He followed that many of the items on the list would be done with or without the TIF money in the next 5 years. Mr. Pomerleau felt the budget would be made and this TIF would not be available to use for those expenditures. Marlee Turner asked that for the next meeting individual maps are provided so that the public can see better the area under consideration and also felt that a question and answer sheet of questions most often asked be available. She said that she had been a member of the RTAC Committee connected with the MDOT which plans for roads and she said that the MDOT does not have much money right now. She continued that RTAC tends to look at Town which are doing community development first which is an advantage. Joe Bruno encouraged the Town to keep this money in the Town as it will ultimately save money. However, he didn't agree with the list of uses. Louise Lester asked what would happen if the Town adopted the TIF and then a couple of years away the Town defeated that year's plan. Mr. Poore answered that the TIF could be defeated at Town Meeting and the money would go into the general fund. He said that ultimately the TIF could be dissolved at a Town Meeting if the Town decided they didn't want to have it any longer.

MOTION: Betty McDermott motioned to have a 5 minute recess. Seconded by Michael McClellan.

RECESS: Stephanie Bubier recessed the meeting at 8:53 pm.

RE-OPEN MEETING: Stephanie Bubier re-opened the meeting at 8:58 pm.

4. Consideration of an application for a Class XI liquor license for Café Sebago.

MOTION: Michael McClellan motioned to approve the liquor license. Seconded by Betty McDermott.

DISCUSSION: Mr. Pomerleau asked if there were any problems. Mr. Poore replied none known.

VOTE: Unanimous.

5. Hearing and consideration to extend the Moratorium Ordinance for Communication Towers ad adopted at the March 21, 1998 Town Meeting. Consideration is to have the moratorium extended an additional 180 days from the first expiration date. Authorization is given in 30A MRSA section 4356.

MOTION: Tim Pomerleau motioned to have a 180 day extension on the Tower Moratorium. Seconded by Betty McDermott.

VOTE: Unanimous.

6. Consideration of appointments to the Community Development Block Grant General Purpose Planning Study Committee.

DISCUSSION: Mr. Pomerleau said that Chris McClellan was interested in this Committee. Mr. Poore said that 5 to 7 people were necessary and he would advertise for members.

7. Consideration to approve a Special Town Meeting Warrant.

MOTION: Tim Pomerleau motioned to approve as amended. Seconded by Michael McClellan.

VOTE: Unanimous.

8. Communications and other business.

- a. Quit Claim Deed for Map 15, Lot 89.

MOTION: Betty McDermott motioned to approve. Seconded by Michael McClellan.

VOTE: Unanimous.

- b. Planning Board By-Laws.

NOTE: Doug Webster has prepared a sample of bylaws for the Planning Board which they are looking into to eventually adopt.

- c. Town Manager Report.

1. The ROADRUNNER newsletter will be published by the Website Committee and will appear in newsprint style. The deadline for the first issue will be September 10th.

2. Fire Chief. Advertising is out for a fire chief and it is expected that someone will

be hired in the next few weeks. The applications close September 10th.

3. Birchwood. The closing way Friday with the amount being \$12,500 with an additional \$5,000 for landscaping expense.

4. Parking Ordinance. This is being considered for dry hydrant protection and work is being done with the Town Attorney. The ordinance will be available for study in a few months.

5. Cash Budget. Elizabeth Cummings is working on a cash budget so we can see what the money flow is over the years.

9. Review and authorize the September 1, 1998 Treasurer's Warrant.

MOTION: Betty McDermott motioned to approve the Treasurer's Warrant in the amount of \$44,818.06. Seconded by Ada Brown.

VOTE: Unanimous.

10. TIF Adoption.

NOTE: Mr. Poore asked the Selectmen if they endorsed the TIF Article. The Selectmen indicated they would recommend adopting it.

11. Adjournment.

MOTION: Ada Brown motioned to adjourn as soon as the Warrant is signed. Seconded by Betty McDermott.

VOTE: Unanimous.

ADJOURNMENT: Stephanie Bubier adjourned the meeting at 9:25 pm.

Respectfully submitted,

Louise H. Lester
Secretary