

MINUTES FOR SPECIAL TOWN MEETING

Town of New Gloucester OCTOBER 16, 2017

The Town meeting was called to order at 7:23 p.m., by the Town Clerk, Carrie Castonguay.

The Clerk led the Town Meeting attendees in the Pledge of Allegiance.

Article 1. To choose a Moderator to preside at said meeting.

*Nomination of: Amanda Meader
Nomination by: Steven Libby
Seconded by: Jean Couturier
No other nominations were made.
Motion to close nominations: Jean Couturier
Seconded by: James Fitch
Those in favor of closing nominations: All
Opposed: None
Nomination of Amanda Meader carried
3 votes were cast for Amanda Meader
Amanda Meader was elected Moderator*

The Clerk administered the Oath of Office to the Moderator.

The Moderator explained procedures of the Special Town Meeting.

The Moderator asked for a motion to allow non-residents to speak.

Steven Libby moved and James Fitch seconded a motion to allow non-resident staff (Tax Assessor, Public Works Director, Town Planner and Town Manager) and Stacy Morrison and Tim Porter of Ganneston, to speak as appropriate.

Stephen Hathorne moved and Frank Station seconded a motion to object to this motion due to each article is independent.

The vote on the objection failed.

Stephen Hathorne moved and Harry Segars seconded a motion to not allow outside residents to speak for Articles 2 & 3.

The vote on the motion failed.

Stephen Hathorne moved and Richard McCann seconded a motion to allow non-resident staff, which includes Tax Assessor, Town Manager, Public Works Director and Town Planner, to speak, as well as Stacy Morrison & Tim Porter, of Ganneston.

The vote carried unanimously.

Article 2. Shall the following vote be adopted:

Shall the voters of the Town of New Gloucester, Maine, amend the municipal development and tax increment financing district and the development program for the district known as the "Pineland Municipal Development Tax Increment Financing District," with such approval to be pursuant to the following findings, terms, and provisions?

WHEREAS, the Town of New Gloucester (the "Town") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to amend tax increment financing districts and development programs for such districts; and

WHEREAS, amending the Pineland Municipal Development Tax Increment Financing District's (the "District") development program (the "Development Program") will help provide new employment opportunities within the Town, provide opportunities for economic development in the Town and surrounding region, improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

WHEREAS, the Town has held a public hearing on the question of amending the and adopting the First Amendment to the Development Program (the "First Amendment") in accordance with the requirements of 30-A- M.R.S.A. §5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS, the Town Meeting shall vote whether to amend the Development Program; and

WHEREAS, it is expected that approval will be sought and obtained from the State of Maine Department of Economic and Community Development, approving the amendment to the Development Program.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE TOWN:

Section 1. The Town hereby approves the First Amendment to the Pineland Municipal Development Tax Increment Financing District Development Program therefore, such approval to be pursuant to the following findings, terms, and provisions:

Section 2. The Town hereby finds and determines the following, demonstrating the District's compliance with the State statute:

- a. At least twenty-five percent (25%), by area, of real property within the District, as hereinafter amended, is suitable for commercial uses; and
- b. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all existing development districts within the Town (including this District) does not exceed (5%) of the total acreage of the Town; and

- c. The original assessed value of the all existing tax increment financing districts (including this District) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 2015; and
- d. The amendment of the Development Program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on, or detriment to, any existing business, if any, is outweighed by the contribution expected to be made through the District and Development Program.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts the first Amendment to presented at the Town Meeting in the form attached hereto and such First Amendment is hereby incorporated by reference into this vote as the First Amendment to the Development Program for the District.

Section 4. Pursuant to the provisions of 30-A M.R.S.A. §5227, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program and its First Amendment.

Section 5. The Town Manager, or his/her duly appointed representative, be and hereby is authorized, empowered, and directed to submit the First Amendment for the District to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. §5226.

Section 6. The Town Manager, or his/her duly appointed representative, be and hereby is authorized and empowered to make such revisions to the Development Programs as the Town Manager, or his/her duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the First Amendment of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with this article or the basic structure and intent of the First Amendment Development Program.

Section 7. The foregoing First Amendment shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the amendment of the District and adoption of the Development Program by the State of Maine Department of Economic and Community Development, without requirement or further action by the Town, the Town Manager, or the Board of Selectmen.

Motion: Jean Couturier moved that Article 2 have passage as presented

Second: George Carman

Discussion: James Fitch, Jim Giffune, Steven Libby, Joseph Davis, Stephen Hathorne, Roger Levasseur, Linda Chase, Michael O'Donnell and Robert Ferguson commented on this article

Vote: It was voted that Article 2 have passage as read

Article 3. To see if the Town will vote to:

- (a) Approve the design, construction and equipping of a new Public Works facility located at 611 Lewiston Road, including the demolition of existing improvements on the property and other site work (the "Project").
- (b) Appropriate a sum not to exceed \$4,600,000 for the costs of the Project.
- (c) To fund the appropriation in (b) above, authorize the Treasurer and the Chairman of the Board of Selectmen to issue, at one time or from time to time, general obligation securities of the Town of New Gloucester, Maine, including temporary notes in anticipation of the sale thereof future refunding obligations, in an aggregate principal amount not to exceed \$4,600,000 and to delegate the Treasurer and Chairman of the Board of Selectmen the authority and discretion to fix the date(s), maturity(ies), denominations(s), interest rate(s), place(s) of payment, call(s) for redemption, current or advance refunding(s) of the securities, form(s), and other details of said securities, including execution and delivery of said securities against payment therefore, execution of certificates, loan agreements and any other documents reasonably related thereto, and to provide for the sale thereof.

FINANCIAL STATEMENT

Total Town Indebtedness:

A. Bonds outstanding and unpaid:	\$ 900,485
B. Bonds authorized and unissued:	\$ 0
C. Bonds to be issued if this Article is approved:	<u>\$4,600,000</u>
Total	\$5,500,485

Costs:

At an estimated interest rate of 3.0% for an estimated 25-year maturity, the estimated costs of this bond issue will be:

Principal	\$4,600,000
Interest:	\$1,786,500
Total Debt Service:	\$6,386,500

Validity: The validity of the bonds and the voter's ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Motion: George Carman moved that Article 3 have passage as presented
Second: Jeffrey Hamilton
Discussion: James Fitch, Steven Libby, Timothy Joy, Mark Clark, Stephen Hathorne, James Hutchinson, Joseph Davis, Peter Bragdon, Beverly Cadigan, Linda Chase, Carrie Castonguay, George Carman, Scott Doyle, Don Libby, Carlton Wilcox, Frank Staton, Diane Dowd, Steven Chandler, Ted Shane, and Adam Lee commented on this article
Motion: George Colby asked to move the question
Second: Jean Couturier
Moderator asked for a written ballot vote
Vote: Yes 168 No 138 It was voted that Article 3 have passage as read

Steven Libby moved and Kathleen Potter seconded a motion to adjourn at 10:32p.m. The motion passed unanimously.

ATTEST: Carrie Castonguay
Carrie Castonguay, Acting Town Clerk