

MINUTES

**SELECT BOARD/ASSESSORS' MEETING
TUESDAY, JULY 18, 2023
WILLIAM L. PULLEN MUNICIPAL BUILDING MEETING ROOM
ONLINE NON-INTERACTIVE ON TOWN HALL STREAMS
6:30 p.m.**

Select Board present: Jim Justice, Adam Fuller, Martha Johnston-Nash, Wayne Kirkpatrick, and Linda Mountainland

Others present: Jay Feyler (Town Manager), John Gibbons, John Mountainland, Greg Grotton, Jennifer Roux, Fabrice Roux, Heather Jackson, Matthew Eddy (MCOG), Bill Packard, Abraham Knight, Ruth Ann Senff-Wiemer, Ellen Harrison, Janice Linscott, and others

- 1. Call Select Board Meeting to Order:** at 6:30 p.m. by Adam Fuller.
- 2. Pledge of Allegiance**
- 3. Open Public Hearing on Liquor License for Roux Maine:**

Motion to open the public hearing for the liquor license request for Roux Maine by:
Martha Johnston-Nash
2nd by: Wayne Kirkpatrick
5-0

Jennifer Roux introduced herself and husband Fabrice Roux. They purchased the Come Spring Café in April. Their new restaurant will be called Alsace.

- 4. Close Public Hearing:**
- 5. Approve Minutes of Wednesday, July 5, 2023:**

Motion by: Jim Justice
2nd by: Martha Johnston-Nash
5-0

- 6. Approve Treasurer's Warrants dated Tuesday, July 18, 2023:**

Adam noted there is one for last fiscal year and current fiscal year, to be done separately.

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Motion to approve the warrant dated July 18 which says June 2023 by: Martha Johnston-Nash

2nd by: Jim Justice

5-0

Motion to approve the warrant for July 18, 2023 by: Wayne Kirkpatrick

2nd by: Jim Justice

5-0

7. Discussion and vote to approve Roux Maine On-Premises License:

Motion to approve the Roux Maine on-premises license by: Martha Johnston-Nash

2nd by: Jim Justice

5-0

8. Presentation by MCOG and the TCC Working Group and any necessary votes:

Matt Eddy said they went through an RFQ process as agreed back in January/February. They interviewed and walked through four developers. The developers identified three primary areas of concern. They did not get anyone to bid on the project.

- 1) All the developers saw this as fairly expensive and were not willing to spend a penny without some guarantee of a positive vote at the town meeting. There is a real need for someone to be authorized to enter into an agreement with a developer to go through the process. This was consistent with every party they talked to, including Volunteers of America which still has an interest in the project.
- 2) All were familiar with the inconsistency the community has presented about this project, which made them nervous to go further on top of lack of predictability at town meeting.
- 3) There were different funding approaches. Some were using federal. Others would prefer low income housing tax credits and not sure they could get enough units. Others were interested in Maine Housing, for projects between five and 18 units which is still out there, and there are probably other funding options.

The working group reached out to two more partners. One was the Genesis Fund out of Brunswick, which finances affordable housing projects and assists under contract with Maine Housing developers to put together financing for projects. They are interested in helping; it will be a complex financing proposal.

Number two was the Midcoast Regional Housing Trust. They were excited and saw them as an organization that the town meeting could authorize to be an independent conduit to ensure the project got carried out in accordance with the goals set out, which was a senior housing project of mixed income. The sticking point became that the charter for the trust is to focus on work force housing. While interested in doing the senior project, they wanted the opportunity to do work force housing somewhere on the property.

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The working group felt strongly that mixing work force housing into this project would create confusion at the town meeting and bring out opposition as in the past. The goal was to come back and focus on a senior mixed income housing project only. He used the words “mixed income” because, depending on the funding source, the mixture of subsidy and income groups varies.

They went back to square one about a month and a half ago and developed the recommendation now in front of the board.

Each one represents some level of an article at the town meeting. They want to redevelop the Union school for senior housing, through the TCC Working Group which would carry the project through and be responsible for ensuring the goals of the community at the center – at least 15 rental units, mixed income senior housing, based on funding options the developer selects.

They would identify a capable developer. He reminded that Volunteers of America is still interested. Genesis Fund felt they might be able to bring two or three more developers to the process if they could get through town meeting. They might go out with another RFQ or start the conversation with Volunteers of America first.

The committee would be responsible for working with the developer to identify the financing. MCOG would help as well. The important part is getting Genesis Fund involved to structure a deal.

The committee would be responsible for subdividing the property and conveying the ownership of Union school to the chosen developer, and managing the closing process. They are still working on a two- to five-year agreement with a developer.

Finally the committee would help bring the project to market. They would use community influence and input to get local folks into it one way or another.

They would approve a zoning ordinance amendment. They would recommend creating a Thompson Memorial Center district within the zoning district. Issues are setbacks, higher density, and some dimensional requirements.

Propose a TIF (Tax Increment Financing district). TIF proceeds from the entire project would go not into the general fund but into a TIF development fund, with no more than 50% of the funds available to the developer to subsidize or underwrite the financing of the project. He noted most funding sources require some sort of community commitment through TIF proceeds, typically through Maine Housing – no more than 50%. They will go through a pro forma and a review process to set what that is and will need select board approval before entering into a final agreement with a developer.

The remaining funds that come out of the project would be for the TCC itself: ongoing maintenance, potentially underwriting how to do the building improvements, and it

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would come to the building for as long as that TIF is in place. If it's a housing project financed out of Maine Housing, that TIF would be in place somewhere between 30 and 40 years.

They would rescind the present referendum that doesn't allow any activity to go on. That would allow for some community center grants. There is a good, well-funded program in rural development for this right now.

Matt further explained TIF, noting they wanted to fund the TCC out of this project specifically as part of the redevelopment process and not out of the general fund. Jay said it also hides the value from the state revenue sharing and what we have to pay for school and county taxes, which Matt said we call "sheltering."

Matt took questions.

Motion to proceed with having the town manager work with MCOG to write warrant articles as outlined in the plan by: Martha Johnston-Nash
2nd by: Wayne Kirkpatrick

Discussion included Bill Packard suggesting a special town meeting on this. Abraham Knight pointed out if this does not pass, and the buildings need to be sold or torn down or whatever, it will be on the taxpayer's dime and close to a million dollars to remove those buildings. Martha brought up generating public interest. Linda suggested that if the working group does not come up with a sale of the yellow building, it would revert back to the referendum.

Motion passed,
5-0

9. Confirmation of Appointments:

Jay read aloud Aging in Place appointments: Anita Brown, Carol Watier, Erik Durbas, Holly DeYoung, Lorain Francis, Marcy Corwin, Phil Groce, and Robert Williams.

Motion to approve the above by: Wayne Kirkpatrick
2nd by: Martha Johnston-Nash
5-0

Jay read aloud confirmations of town manager, town clerk, and treasurer appointments.

Town manager appointments: Tax Collector and Town Clerk Sonya Willis; Treasurer Stacey Parra; EMS Chief Jesse Thompson; CEO, Building and Plumbing Inspector Grant Watmough; Cemetery Director Myrna Soule; Alternate CEO, Building and Plumbing Inspector Melody Sainio; Deputy GA Administrators Stacey Parra and Michelle Clifford;

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Animal Control Officer Heidi Blood; and Assistant Emergency Management Director Jesse Thompson.

Town Clerk appointments: Deputy Tax Collectors Michelle Clifford, Tabatha MacArthur, Sherry Abaldo, and Stacey Parra; Deputy Town Clerks Michelle Clifford, Tabatha MacArthur, Sherry Abaldo, and Stacey Parra.

Treasurer appointments: Deputy Treasurers Sonya Willis, Michelle Clifford, Sherry Abaldo, and Tabatha MacArthur.

Motion to confirm the above appointments by: Martha Johnston-Nash

2nd by: Jim Justice

Wayne said as a member of the fire department, he felt the fire chief should reside in the Town of Union (which Jay said is not a requirement; the position is currently blank). The board concurred. Jay said it could be brought up in the future and noted that municipalities are struggling to find qualified fire chiefs within their municipalities, which could happen here someday. Adam would like it to come from the fire department. Jay said he will soon have an appointment confirmation for fire chief.

Motion passed,

5-0

10. Sign quit claim deed:

Jay said this was a lien from 1980-something that was never discharged, Lot 16 Map 10.

Motion to sign quit claim deed for Lot 16 Map 10 by: Wayne Kirkpatrick

2nd by: Martha Johnston-Nash

5-0

11. Town Manager's Report:

Jay said the May 1 storm was finally a FEMA declaration. We will get reimbursed 90%, but it's hundreds of hours to do it.

Re: meeting with the planning board, there are several items they have to and want to work on including TCC zoning, mining, and LD 2003 (housing bill). Max from MCOG was paid to do most of the ordinance changes, so most of that is done; it needs to go to the planning board so they can make sure there are no other conflicts, etc. We are required to have LD 2003 done by next July, but it's pretty much done now. The TCC is being done primarily by Matt (Matt Eddy, MCOG) so there is little work for the planning board to do. The planning board wants direction from the select board on the mining ordinance. In answer to Adam, Jay said we could sub out the mining to MCOG if the

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planning board wants to go that route. There is some money for LD 2003 which Jay will apply for. Dates for a joint select board/planning board work session are being discussed.

12. Other Business:

Motion to approve Anna Webber as a Sestercentennial Committee appointee by: Wayne Kirkpatrick

2nd by: Martha Johnston-Nash

5-0

Jay brought up MMA annual elections for vice president and executive committee members. He read aloud the nominees and noted the board can authorize the town manager to sign.

Motion to let the town manager sign the above by: Wayne Kirkpatrick

2nd by: Martha Johnston-Nash

5-0

Linda talked to the Masons about doing a chicken barbecue fundraiser for the sign.

Martha asked about the 235 bridge. Jay emailed last week and assumes they are designing an open bottom culvert.

13. Public Comment:

Greg Grotton thanked Jay for the new Common benches and said they really look good. Jay said there are two more to put in. Adam said we can order more.

Ellen Harrison came to ask for around \$300 to repair about a 20' crack on the tennis court and have another pickleball court. In answer to Adam, she said they were in touch with Maine Tennis who recommended the right stuff to use, and their volunteers would do it. There is also a V-shaped trowel they would like. There are other cracks to repair if this is successful. Adam asked to send information on the material. Jay would like it to go before the recreation committee as it comes out of their funds. Ellen said the head told Catherine to take the ball and run with it.

14. Committee Reports:

a. Broadband

John Gibbons said they still don't have the kickoff meeting schedule yet, but Randal said he'd send candidate dates very soon. They expect from it the final details on where the fiber is going, so they can start to publicize it to the town, as well as the additional tasks that Tidewater wants from them as the new

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ombudsman committee. Tidewater asked the committee to help staff their Union Fair booth to emphasize cooperation between them and the town.

b. Green Space

Adam acknowledged Heather Jackson's email that the committee is working on a recommendation. She asked about a date for the report. Adam said Jay would say the sooner the better as they have to vet it through the lawyer and ideally this would be on the November ballot.

Greg Grotton had a public comment: we have a new resident in town from South Korea, the new pastor at the United Methodist Church. He said he has been a breath of fresh air the last few Sundays and encouraged people to welcome him to Union.

c. Sestercentennial

Martha said they had a meeting last night. They talked with the co-chairs of the Waldoboro Sestercentennial. Argy brought a contract she developed with the Union Historical Society. In answer to Adam, Jay didn't think a town entity could enter into an agreement without the town entering into an agreement, and he was not sure it was needed. He suggested a verbal agreement and will discuss with Roger. Martha said they had more members and great cookies. The next meeting is August 21 at 6:00 p.m. Martha added they have wooden nickels and hats to sell.

d. Ambulance Advisory – None.

15. Select Board Reports:

Linda spoke to someone who would like speakers to face the camera (on Town Hall Streams). Adam said we can move the podium up and have microphones which have to be turned on and off all the time. Jay noted speakers are addressing the board. Greg Grotton and Adam brought up format, saying they can see more on a computer than on a phone.

Wayne said they had a ceremony for Kevin on Friday, a somber moment especially the last call. The fire department had some good ideas before Kevin passed away. They will be having open houses to revitalize the department. He noted we have only five firefighters on the roster from Union at the market.

Martha said before covid they were planning to do an open house at the public works building. Jay noted we've been in it for three years. She brought up a hole in Clarry Hill Road which she's had complaints about. Jay will address it with Matt.

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Adam noted Chief Soule's memorial, which was the same time as the pie social. He hoped the department makes positive changes from the transition. He is waiting for the meeting with LCI.

Jim thinks the fire department has run well the last couple of years with Jesse in charge. The sign money is up to \$8,200 (from Stacey).

Wayne said at the next Excelsior Engine Company meeting, which is not until the first Monday of the month, he will ask if they'll donate the other \$4,000 to get that sign done. Since it was their sign and it's an upgrade, it would be a great thing and they have donation money.

Jim suggested that the fire department offer CPR/lifesaving courses free to Union residents every three months or so. They might get more people to serve. Wayne said with Jesse interim fire chief a lot more of that will happen, there will be time to set it up, it's definitely worth having. He will mention it to Jesse.

16. Adjourn:

Motion by: Martha Johnston-Nash
2nd by: Wayne Kirkpatrick
5-0

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Sherry Abaldo
Secretary