



TOWN OF FREEPORT

TOWN COUNCIL MEETING #12-24

JUNE 18, 2024

6:00 PM

Town Hall, 30 Main Street, Freeport, Maine
Virtual Meeting Link: <https://us02web.zoom.us/j/87106073025>
Telephone: 1 (312) 626-6799 Webinar ID: 871 0607 3025

Agenda

FIRST ORDER OF BUSINESS: Pledge of Allegiance

SECOND ORDER OF BUSINESS: Roll Call

THIRD ORDER OF BUSINESS: To waive the reading of the minutes of Meeting #11-24 held on June 4, 2024, and to accept the minutes as printed.

FOURTH ORDER OF BUSINESS: Announcements (15 minutes)

FIFTH ORDER OF BUSINESS: Information Exchange (15 minutes)

- 22 Main Street Committee Report

SIXTH ORDER OF BUSINESS: Town Manager's Report (10 minutes)

SEVENTH ORDER OF BUSINESS: Public Comment Period – (15 Minutes)
(Non-Agenda Items Only-In person attendees)

SEVENTH ORDER OF BUSINESS: To take action on the following items of business as read by the Council Chairperson:

ITEM # 163-24 To consider action relative to adopting the June 18, 2024, Consent Agenda.

BE IT ORDERED: That the June 18, 2024, Consent Agenda be adopted.

ITEM # 163A-24 To consider action relative to a liquor license renewal for Freeport Oyster Bar.

BE IT ORDERED: That a liquor license renewal for Freeport Oyster Bar, located at 43 Main Street, Freeport be approved.

COUNCIL MEETING #12-24
JUNE 18, 2024

ITEM # 163B-24 To consider action relative to awards from the Dr. Gould Trust Fund.

BE IT ORDERED: That 8 individuals receive awards totaling \$506.53 from the Dr. Gould Trust Fund during the period February 22, 2024 – May 18, 2024.

ITEM # 163C-24 To consider action relative to the resignation of Warren Graver from the Police Advisory Committee.

BE IT ORDERED: That the resignation of Warren Graver from the Police Advisory Committee be accepted.

(Council Chair Egan) (5 minutes)

ITEM # 164-24 To consider action relative to the Repeal and Replacement of Chapter 16, Floodplain Management Ordinance. PUBLIC HEARING

The Chair opens the Public Hearing
The Chair closes the Public Hearing

BE IT ORDAINED: That the Repeal and Replacement of Chapter 16, Floodplain Management Ordinance be approved.

(Code Enforcement, Nicholas Adams) (10 minutes)

ITEM # 165-24 To consider action relative to proposed amendments to Chapter 21 Town of Freeport Zoning Ordinance and to the official Zoning Map to be consistent with the proposed changes to the Freeport Floodplain Management Ordinance. PUBLIC HEARING

The Chair opens the Public Hearing
The Chair closes the Public Hearing

BE IT ORDAINED: That proposed amendments to Chapter 21, Town of Freeport Zoning Ordinance and the official Zoning Map to be consistent with the proposed changes to the Freeport Floodplain Management Ordinance be adopted.

(Town Planner, Caroline Pelletier) (10 minutes)

ITEM # 166-24 To consider action relative to amendments to Chapter 25 Town of Freeport Subdivision Ordinance to be consistent with the proposed changes to the Freeport Floodplain Management Ordinance. PUBLIC HEARING

The Chair opens the Public Hearing
The Chair closes the Public Hearing

BE IT ORDAINED: That amendments to Chapter 25 Town of Freeport Subdivision Ordinance to be consistent with the proposed changes to the Freeport Floodplain Management Ordinance be adopted.

COUNCIL MEETING #12-24
JUNE 18, 2024

(Town Planner, Caroline Pelletier) (10 minutes)

ITEM # 167-24 To consider action relative proposed amendments to Chapter 65 Town of Freeport Shoreland Zoning Ordinance necessary to be consistent with the proposed changes to the Freeport Floodplain Management Ordinance. PUBLIC HEARING

The Chair opens the Public Hearing
The Chair closes the Public Hearing

BE IT ORDAINED: That proposed amendments to Chapter 65 Town of Freeport Shoreland Zoning Ordinance necessary to be consistent with the proposed changes to the Freeport Floodplain Management Ordinance be adopted.

(Town Planner, Caroline Pelletier) (10 minutes)

ITEM # 168-24 To consider action relative to setting a Public Hearing to discuss amendments to Chapter 21 Freeport Zoning Ordinance, Section 201. General Restrictions regarding lots transected by two or more Zoning Districts boundaries.

BE IT ORDERED: That a public hearing be set for July 2, 2024, at the Council meeting starting at 6 pm in Town Council Chambers, 30 Main Street, Freeport to discuss amendments to Chapter 21 Freeport Zoning Ordinance, Section 201. General Restrictions regarding lots transected by two or more Zoning Districts boundaries.

(Assistant Town Planner, Cecilia Smith)(10 minutes)

ITEM # 169-24 To consider action relative to setting a Public Hearing to discuss the Repeal of Chapter 45, Newspaper Vending Devices on Public Streets and Sidewalks of the Freeport Code of Ordinances.

BE IT ORDERED: That a public hearing be set for July 2, 2024, at the Council meeting starting at 6 pm in Town Council Chambers, 30 Main Street, Freeport to discuss the Repeal of Chapter 45, Newspaper Vending Devices on Public Streets and Sidewalks of the Freeport Code of Ordinances.

(Town Manager, Sophia Wilson)(10 minutes)

ITEM # 170-24 To consider action relative to setting a Public Hearing to discuss a Special Amusement Permit renewal for Buck's Naked BBQ.

BE IT ORDERED: That a public hearing be set for July 2, 2024, at the Council meeting starting at 6 pm in Town Council Chambers, 30 Main Street, Freeport to discuss a Special Amusement Permit renewal for Buck's Naked BBQ.

COUNCIL MEETING #12-24
JUNE 18, 2024

(Town Clerk, Christine Wolfe)(5 minutes)

ITEM # 171-24 To consider action relative to amending the Town Fee Schedule.

BE IT ORDERED: That the Town Fee Schedule be amended as proposed.

(Code Enforcement Officer, Nicholas Adams) (10 minutes)

ITEM # 172-24 To consider action relative to adopting a revised Social Media Policy.

BE IT ORDERED: That a revised Social Media Policy be adopted as presented.

(Town Manager, Sophia Wilson)(10 minutes)

ITEM # 173-24 To consider action relative to adopting a revised Complete Streets Policy.

BE IT ORDERED: That the Complete Streets Policy be adopted as presented.

(Complete Streets Committee Chair, Elizabeth McDonald) (10 minutes)

ITEM #174-24 To consider action relative to leasing a portion of Town-owned property located at 3 South Freeport Road (also known as Dunning Boat Yard) to Carter Becker, d/b/a Falls Point Marine, Inc. from July 1, 2024, through June 30, 2025, with the leased area used for private boat yard and marine services and the remaining portion open and welcoming for public use and enjoyment.

BE IT ORDERED: That the Town Manager be authorized to execute an agreement with Carter Becker, d/b/a Falls Point Marine, Inc, for the period July 1, 2024, through June 30, 2024, on such terms that are substantially similar to those presented.

(Town Manager, Sophie Wilson) (10 Minutes)

ITEM # 175-24 To consider action relative to the acceptance of State Funds for Fiscal Year 2025.

BE IT ORDERED: That the following categories for State Funds be accepted for fiscal year 2025.

1. Municipal Revenue Sharing
2. Local Road Assistance
3. State Aid to Education (including Federal pass-through funds and property pass-through funds and property tax relief)
4. Public Library State Aid per capita
5. Civil Emergency Funds (Emergency Management Assistance including Federal Matching Reimbursement Funds for this purpose)
6. Snowmobile Registration Funds
7. Tree Growth Reimbursement
8. Veterans Exemption Reimbursement
9. Business Tax Reimbursement
10. All other state funds not included in items 1-9

COUNCIL MEETING #12-24
JUNE 18, 2024

ITEM # 176-24 To consider action relative to the operating budget for Winslow Park for Fiscal Year 2025.

BE IT ORDERED: That \$422,420 be approved for the Winslow Park budget from July 1, 2024 to June 30, 2025 and \$28,400 be approved for the Harb Cottage budget from July 1, 2024 to June 30, 2025.

ITEM # 177-24 To consider action relative to the adoption of the Fiscal Year 2025 Operating Budget for the Town of Freeport.

BE IT ORDERED: That the following appropriations be made to the several departments for purposes named, that the following revenues estimated be adopted, and that the following amounts to be raised by taxation, said action for fiscal year July 1, 2024 to June 30, 2025 Municipal Budget.

FY 2025 Appropriations

General Government	\$ 2,551,200
Protection and Enforcement	\$ 4,279,700
Health and Welfare	\$ 115,500
Human Service Agencies	\$ 155,850
Community Center Building	\$ 45,600
Public Works/Solid Waste	\$ 2,958,750
Library	\$ 642,470
Unclassified	\$ 3,398,050
Debt Services – Local	\$ 69,900
County and Transit Tax	\$ 1,538,238
Bustins Island	\$ 307,800
Abatements	\$ 25,000
Total Appropriations	\$ 16,088,058

FY 2025 Estimated Revenues

Non-Property Tax	\$ 2,242,000
Intergovernmental	\$ 2,508,000
Charges for Services	\$ 370,450
Licenses and Permits	\$ 533,225
Fines and Forfeitures	\$ 13,050
Miscellaneous	\$ 415,000
Total Estimated Revenues	\$ 6,081,725

Amount Transferred from Undesignated funds	\$ 825,000
Amount to be Raised by Taxation	\$ 9,181,333
Total Revenues	\$ 16,088,058

ITEM # 178-24 To consider action relative to the adoption of the Fiscal Year 2025 Operating Budget for the Town of Freeport.

COUNCIL MEETING #12-24
JUNE 18, 2024

BE IT ORDERED: That the following appropriations be made for the capital items/projects listed below, and that the capital budget for FY 2025 be adopted, as presented on the agenda, totaling \$1,740,000.

Police	New Patrol and Changeover Equipment	65,000
	Dispatch Upgrade	32,000
	Bullet Proof Vests	25,000
	Body/Car Cameras	250,000
	Audio Recording Equipment	24,000
Rescue	Rescue Equipment – Patient Training Simulator Mannequins	30,000
Public Works	Truck Chassis Replacement (Truck 7)	250,000
	Pickup Crew Cab & Plow Replacement (Truck 1)	65,000
	Forklift Replacement	25,000
Comprehensive Town Imp.	Gateway and Corridor Planning	150,000
	Mallett Drive Shared Use Path	300,000
	Wayfinding Signs	25,000
	Flying Point Road Rehabilitation	80,000
	Concord Gully Brook Watershed Restoration	25,000
Municipal Facilities	Computer Upgrades	30,000
	File Digitization	10,000
	Town Wide Flooring Upgrade	30,000
	Furniture	15,000
	Town Wharf Repairs	7,500
	Revaluation Reserve Fund	7,500
	Library Roof Replacement	120,000
	PW Vehicle Lift	33,000
	Red Light Upgrade	30,000
	Library Public Computers	12,000
	Public Safety Building Planning	60,000
Cable Television	Equipment and other improvements (Channel 14)	4,000
	Equipment Replacement (Channel 3)	35,000
Total FY 2025 Capital Budget		\$1,740,000

BE IT FURTHER ORDERED: That the following amounts be appropriated from the Reserve Funds to provide for items approved, as presented on the agenda Item #174-24, totaling \$1,740,000:

COUNCIL MEETING #12-24
JUNE 18, 2024

<u>Reserve</u>	Amount (\$)
Police Reserves	396,000
Fire Reserves	0
Rescue Reserves	30,000
Public Works Reserves	340,000
Solid Waste Reserves	0
Public Infrastructure Reserves	580,000
General Administration Reserves	74,500
Building Reserves	280,500
Cable Television Reserves	39,000
Other Reserves	0
Total FY 2025 Capital Transfer from Reserves:	\$ 1,740,000

BE IT FURTHER ORDERED: That the following appropriations be made for the items and projects listed below and that the Destination Freeport TIF and Concord Gully Brook TIF budgets for FY 2025 be adopted, as presented below, totaling \$267,325:

<u>Destination Freeport TIF</u>	Amount (\$)
Sidewalks	45,000
Economic Development Activities	177,325
Total FY 2025 Destination Freeport TIF Budget:	\$ 222,325

<u>Concord Gully Brook TIF</u>	Amount (\$)
Lower Main Street Study	45,000
Total FY 2025 Concord Gully Brook TIF Budget:	\$ 45,000

(Finance Director, Jessica Maloy)(45 minutes)

SEVENTH ORDER OF BUSINESS: Public Comment Period – (15 Minutes)
(Non-Agenda Items Only-Virtual attendees)

OTHER BUSINESS:

1. Climate Action Plan – Next Steps for Council (Chair Egan)(10 minutes)

END OF AGENDA (Estimated time of adjournment 10:00 PM)

COUNCIL MEETING #12-24
JUNE 18, 2024