

**MINUTES**  
**FREEPORT TOWN COUNCIL MEETING #13-23**  
**TOWN COUNCIL CHAMBERS, 30 MAIN STREET, FREEPORT**  
**TUESDAY, JUNE 20, 2023**  
**6:00 PM**

The Vice Chair called the meeting to order at 6:03 pm.

	PRESENT	ABSENT	EXCUSED
Councilor Chair Daniel Piltch, 25 Quarry Lane			X
Council Vice Chair, John Egan, 38 Curtis Road	X		
Councilor Matthew Pillsbury, 36 Todd Brook Rd	X		
Councilor Chip Lawrence, 93 Hunter Road	X		
Councilor Darrel Fournier, 3 Fournier Drive	X		
Councilor Jake Daniele, 264 Pownal Road	X		
Councilor Edward Bradley, 242 Flying Point Road	X		

**FIRST ORDER OF BUSINESS:** Pledge of Allegiance

Everyone stood for the Pledge of Allegiance

**SECOND ORDER OF BUSINESS:** To waive the reading of the minutes of Meeting #12-23 held on June 6, 2023 and to accept the minutes as printed.

**MOVED AND SECONDED:** To waive the reading of the minutes of Meeting # 12-23 held on June 6, 2023 and to accept the minutes as presented. (Daniele & Lawrence) **VOTE:** (6-Ayes)(0-Nays)(1-Excused -Piltch)

**THIRD ORDER OF BUSINESS:** Announcements (15 minutes)

- Please be advised that Nathan Nye Street (from Main Street approximately 420 feet westerly) will be closed on June 24 & 25 for the Maine Oyster Festival.
- The new and renewal application for the Senior Citizens Tax Stabilization Program should be available sometime in August 2023 from the State. No further information is available at this time. Residents can go to the Freeport Assessor's Page: <https://www.freeportmaine.com/assessor> to sign up with their email addresses to get updates from the assessing department as soon as they are made available by the State. When the new application is available, the assessing office will send a copy by email to everyone who signed up.
- The Town's Climate Action Planning process is underway and there are many opportunities for residents and businesses to get involved and shape the Plan! If you missed the first Community Workshop for this project in May, you can view the event materials and participate in virtual versions of the workshop activities on our website: <https://www.freeportclimateaction.org/pages/community-workshop> We invite you to share your ideas, priorities, and concerns with us by taking our survey, visiting the interactive display in the Library lobby, or reaching out to Meddy Smith, our Sustainability Coordinator at [msmith@freeportmaine.com](mailto:msmith@freeportmaine.com).

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- Our popular Summer Reading programs for kids and adults begins on June 12. We have lots of great prizes and challenges in store! Please visit [freeportlibrary.com](http://freeportlibrary.com) for more information.

**FOURTH ORDER OF BUSINESS:** Information Exchange (15 minutes)

Councilor Bradley: Fireworks will occur in Freeport on the evening of July 4<sup>th</sup>. We were told at the last meeting that because there was no location that it would be impossible to do it. The key to this was Pine Tree Academy's willingness to donate the use of their site to launch the fireworks. They were the site for half the fireworks for L.L.Bean's 100<sup>th</sup> anniversary. L.L. Bean agreed to keep their \$5,000 in play and brought the contractor back in. Much work and many hands went into making this possible. The town agreed to continue its \$5,000 support. That left us \$5,000 short of the cost of the event. The Chamber raised the remaining \$5,000 in donations. He read off the contributor's names. It will be after the L.L. Bean concert at approximately 9:30 pm. It will be visible from a dedicated parking space called Howard Place. The only caveat with Pine Tree is there will be no public viewing from the detonation site, all viewing will be from Town.

Vice Chair Egan: He shared a plaque that was received from a community group called Lifting Our Voices in recognition of our adoption of the Proclamation for Breaking the Silence and calling attention to the insidious pervasive problem of domestic violence. This group raised funds and community awareness and a whole bunch of community engagement. This is a plaque that they sent back to us for our participation in that.

**FIFTH ORDER OF BUSINESS:** Town Manager's Report (15 minutes)

Recent development at the State level regarding L.D. 2003 "An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions" changes the implementation date of this new law to January 2024 for Freeport instead of July 1, 2023.

These new standards would allow for additional dwelling units on properties. They would give incentives for affordable housing. They would make sure requirements to make sure we follow best practices for fair housing and it would encourage the addition of accessory dwelling units. There's a lot that goes into it. We were supposed to have it implemented by July 1<sup>st</sup>. Many municipalities were coming up against the clock, so within the past two weeks the State changed the deadline. The Planning Board has been talking about different pieces. They just had a workshop with the Town Attorney last week to better understand some of the impacts.

The Planning Board will continue to discuss part of this at their regular meetings. For more general information the State of Maine Department of Economic and Community Development has provided this guidance document [DECD\\_LD\\_2003\\_digital- Feb 2023 update website\\_0.pdf \(maine.gov\)](#)

Public Works needs to perform some maintenance work on the Burnett Rd bridge. The maintenance work consists of replacing the decking that vehicles drive on. The work will require Burnett Rd to be close to all traffic for one day. Date is TBD based upon the arrival of materials. As soon as a date is confirmed, we will get notice out to the public. Councilor Bradley will be the outreach for The Farm and the Thomas Means Club.

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The Freeport Fire Rescue Department took delivery of the new pumper tanker this week with a dozen members participating in the orientation by the factory trainer. Operator trainings will begin shortly. The pumper/tanker is being outfitted with the tools and equipment necessary meet the NFPA standards.

The Oyster Festival is occurring this weekend. Visit Freeport is putting this on. We've tried to get the word out about the closure of Nathan Nye, which is something the Council previously approved. They are still looking for volunteers.

We will have fireworks on the Fourth of July. We will be closing Howard Place. That's the municipally owned parking lot behind the Gap. We will be closing it the day before to restrict regular traffic in there, just pedestrians. Due to construction on the bridge, we want to encourage viewing from downtown. You will not be able to view from Pine Tree Academy, it will be gated and barricaded. There will be a flyer we hope will get circulated. We will be doing public outreach to people in the vicinity of Pine Tree Academy.

Fourth of July - There will be a parade. Michelle Barker (Bath Savings) generously continues to coordinate this event for Freeport. In addition, L.L. Bean Summer in the Park schedule was just announced! A special thanks to Michelle at Bath Savings and L.L. Bean for organizing events for our community.

**SIXTH ORDER OF BUSINESS:** Public Comment Period – (30 Minutes)  
(Non-Agenda Items Only)

Paula Bowie: She thinks we are going to fast with the electric car thing and all this Electricity Maine. We need to take a step back and see both sides of the story.

Susan Platt: She too is concerned with the electric cars being put to us. She doesn't know how soon we want to have that done, but she thinks it needs more time. WE are not ready for electric cars. If she wants to take off and go 300-400 miles up the road, she wants to make sure she has some way to charge her car up and not be stuck on the side of the road. The expense of it to have to switch to something like that at this point in her life is concerning her. She's not ready for an electric car. She doesn't think she should have to buy one.

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

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ITEM # 119-23                      To consider action relative to adopting the June 20, 2023 Consent Agenda.

Vice Chair Egan reviewed the items on the Consent Agenda including generous donations and the appointment of Kim Anderson True to the Complete Streets Committee which just had their meeting just before the start of this Council meeting.

**BE IT ORDERED:** That the June 20, 2023 Consent Agenda be adopted.  
**MOVED & SECONDED** (Egan & Bradley) **VOTE:** (6-Ayes)(0-Nays)  
(1-Excused – Piltch)  
(Council Chair Piltch) (5 minutes)

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COUNCIL MEETING #12-23  
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ITEM # 120-23 To consider action relative to amending the Town Council schedule to add August 15<sup>th</sup>, 2023 as the Bustins Island Annual Meeting.

This is to confirm the schedule for the Council to convene on Bustins Island in August. That is one of his favorite meetings of the year and a chance for us to interact with the Village Corporation of Bustins Island.

**BE IT ORDERED:** That the Town Council schedule be amended to add August 15<sup>TH</sup>, 2023 as the Bustins Island Annual Meeting. **MOVED & SECONDED** (Pillsbury & Lawrence) **VOTE:** (6-Ayes)(0-Nays)(1-Excused – Piltch)

(Town Manager, Caroline Pelletier)(10 minutes)

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*Note: For item 121-23 through item 124-23 the Public Hearing was held on June 6, 2023.*

ITEM # 121-23 To consider action relative to the acceptance of State Funds for fiscal year 2024

Before we vote on the budget of spending, we have to accumulate all of the sources that we're going to use to pay for that budget. One of them is a recitation of additional funding sources that are not from general taxation. There is a listing on the agenda that is self-explanatory. This is accepting State or grant funding that may come in. The State for FY24 projects 1.2 million in Municipal Revenue Sharing which is what the Council has before them in the budget. It's kind of a formality that we're taking an official vote to accept State funds that are coming our way to offset the burden of taxation on our Operating Budget.

Councilor Bradley: There are other funds that we have used to reduce the property tax impact that aren't listed here, for instances the ARPA funds. Was that previously accepted? Is that why it's not in here. The ARPA money was accepted as Federal Funds. They were brought to you specifically. These are standard annual normal funds that we see throughout every year. ARPA was an exception.

**BE IT ORDERED:** That the following categories for State Funds be accepted for fiscal year 2024. **MOVED & SECONDED** (Fournier & Daniele) **VOTE:** (6-Ayes)(0-Nays)(1-Excused – Piltch)

- 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)
  - 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
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ITEM # 122-23            To consider action relative to the Operating Budget for Winslow Park for Fiscal Year 2024.

Just a reminder that Winslow Park operates somewhat as an Enterprise within town government, so they raise their own funds and spend their own budget, generally within their means. One of the methods they use for that is taking reservations and leasing out Harb Cottage, of which they make regular improvements based on that income stream. This is a vote to approve their budget planning process. The Council did not decipher and put this together, but it is part of overall Municipal function.

Councilor Pillsbury: he is the Council Liaison for Winslow Park. They are incredibly fiscally responsible. This is all self-funded and they have adequate Reserves and managing expenses and growing revenue.

**BE IT ORDERED:** That \$404,865 be approved for the Winslow Park budget from July 1, 2023 to June 30, 2024 and \$23,000 be approved for the Harb Cottage budget from July 1, 2023 to June 30, 2024. **MOVED & SECONDED** (Lawrence & Fournier) **VOTE:** (6-Ayes)(0-Nays)(1-Excused – Piltch)

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ITEM # 123-23            To consider action relative to the adoption of the Fiscal Year 2024 Operating Budget for the Town of Freeport.

This is the result of enormous amount of work and revisions. We had at least two public hearings and six meetings where we went through the Operating Budget. It has been through quite a process. It does result in a modest tax increase to the overall mill rate. The town's portion of the overall mil rate is 23% of the tax bill. Our increase on the town budget has a much smaller impact on the overall mill rate because the town's Operating Budget is only 23% of the overall tax bill. It's roughly 6.4% projected but there is good reason to think that with adjustments in valuation and potentially some additional funding coming through that it will go down. He'll highlight for historical purposes that the mill rate was decreased in this community for 10 years in a row starting in 2010. The last two years it was kept flat and it's not a surprise that we would have to absorb a modest increase. A substantial portion, over 50%, of the increase is due to pay adjustments and step increases and benefits in order to attract and retain our highly qualified staff and fill all our positions. The other bulk of the remaining increases are a result of our activity in adding some positions to get more things done with town government. Those are the two big drivers for the increase.

Take note that the uses of the Town Operating Budget are on the top half of that box and the sources are on the bottom. A little over half of the overall Operating Budget is what we raise from property tax collection. We have significant other sources that help defray that cost. He wants to highlight the \$850,000 we are putting back into the Operating Budget to reduce tax bills that come from the efficient operation of this town government. That's a dollar amount the Finance Director works hard to preserve. It's a reflection of our fiscal responsibility to manage whenever we can during the fiscal year having unspent funds or undesignated funds that we plow back into the budget the following year to keep taxes modest.

Councilor Fournier: He was concerned when we started the process with the 7% increase. He's pleased we got to this point. Some cuts were made and people are disappointed. He hopes the lesson we learned is that it's important to maintain our pay scale.

**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, 2023 to June 30, 2024 Municipal Budget. **MOVED & SECONDED** (Daniele & Lawrence) **VOTE:** (6-Ayes)(0-Nays)(1-Excused – Piltch)

General Government	\$	2,261,195
Protection and Enforcement	\$	3,882,175
Health and Welfare	\$	54,000
Human Service Agencies	\$	39,000
Community Center Building	\$	45,600
Public Works/Solid Waste	\$	2,775,550
Library	\$	612,220
Unclassified	\$	3,131,645
Debt Services-Local	\$	70,300
County & Transit Tax	\$	1,525,142
Bustins Island	\$	300,600
Abatements	\$	25,000
<b>Total Appropriations</b>	<b>\$</b>	<b>14,722,427</b>
<b><u>FY 2024 Estimated Revenues</u></b>		
Non-Property Tax	\$	2,087,500
Intergovernmental	\$	2,461,500
Charges for Services	\$	388,000
Licenses and Permits	\$	527,700
Fines and Forfeitures	\$	13,300
Miscellaneous	\$	240,000
<b>Total Estimated Revenues</b>		<b>\$5,718,000</b>
Amount Transferred from Undesignated Funds	\$	850,000
Amount to be Raised by Taxation	\$	8,154,427
<b>Total Revenues</b>		<b>\$14,722,427</b>

ITEM # 124-23 **BE IT ORDERED:** That the following appropriations be made for the capital items/projects listed below, and that the capital budget for FY 2024 be adopted, as presented on the agenda, totaling \$3,039,750:

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Police	New Patrol and Changeover Equipment	120,000
	Taser Replacement	50,000
	HarborMaster Boat	180,000
Fire	Positive Pressure Fans	20,000
	Brush Truck Refurb	15,000
Rescue	Rescue Replacement (Rescue 3)	450,000
	Public Safety Security	16,000
Public Works	Truck Chassis Replacement, Plow & Wing (Truck 4)	250,000
	Snowblower Replacement	86,000
Solid Waste	Scales	25,000
	Loader Tires	20,000
	Electrical Supply/Generator	10,000
Comprehensive Town Improvements	Mallett Drive/Durham Road Reconstruction	450,000
	Mallett Drive Boulevard Study	50,000
	EV Chargers	25,000
	Wayfinder Signs	25,000
	Flying Point Road Rehabilitation	400,000
	Hunter Road Field Dugouts	26,750
	Concord Gully Brook Watershed Restoration	25,000
	Sewer District Matches	60,000
Municipal Facilities	Computer Upgrades -Townwide	100,000
	File Digitization	15,000
	Harbor Master Building Upgrades	30,000
	Furniture	20,000
	Town Wharf Repairs	7,500
	Revaluation Reserve Fund	7,500
	Gazebo/Bandstand at Memorial Park	100,000
	PW Expansion Project & Building Repairs	312,000
	Red Light Upgrade	30,000
	Public Safety Building Planning	45,000
Cable Television	Equipment and other improvements (Channel 14)	4,000
	Equipment Replacement - (Channel 3)	25,000
Boards and Committees	Ordinance Work	40,000
<b>Total FY 2024 Capital Budget</b>		<b>\$ 3,039,750</b>

**BE IT FURTHER ORDERED:** That the following amounts be appropriated from the Reserve Funds to provide for items approved, as presented on the agenda, totaling \$3,039,750:

Police Reserves	\$	350,000
Fire Reserves	\$	35,000
Rescue Reserves	\$	466,000
Public Works Reserves	\$	336,000
Solid Waste Reserves	\$	55,000
Public Infrastructure Reserves	\$	1,061,750
General Administration Reserves	\$	122,500
Building Reserves	\$	544,500
Cable Television Reserves	\$	29,000
Other Reserves	\$	40,000
<b>Total FY 2024 Capital Transfer from Reserves:</b>		<b>\$3,039,750</b>

**BE IT FURTHER ORDERED:** that the following appropriations be made for the items and projects listed below and that the Destination Freeport TIF budget for FY 2024 be adopted, as presented below, totaling \$324,000:

Sidewalks	45,000
Town Hall Site Improvements - Phase II	50,000
Snowblower Replacement	86,000
Freeport Economic Development Corporation	143,000
<b>Total FY 2024 Destination Freeport TIF Budget</b>	<b>324,000</b>

**BE IT FURTHER ORDERED:** that the following appropriations from ARPA Funding be made for the items and projects listed below, totaling \$119,500:

Transportation Study	10,000
Meetinghouse Arts Support	20,000
Farmer's Market Support	1,500
Marine Conservation Corp	18,000
Downtown Visioning Project Matches	40,000
Downtown Visioning Engineering Contractor	30,000
<b>Total FY 2024 ARPA Funded Projects</b>	<b>119,500</b>

**MOVED & SECONDED** (Bradley & Lawrence) **VOTE:** (6-Ayes)(0-Nays)  
 (1-Excused – Piltch)

(Finance Director, Jessica Maloy)(30 minutes)

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ITEM # 125-23      To consider action relative to a bid award for a new Loader Mounted Snow Blower for the Public Works Department.

Councilor Fournier: He is pleased that they are going with a hydraulic operated snowblower as opposed to a mechanically operated snowblower. The reason for that is he works where they have a mechanically operated snowblower that has been broken for a year and parts are just coming in for this. It will be more efficient and require less maintenance. He thanked Mr. Gibson.

Earl Gibson, Public Works Director: This allows us to do our winter time clean up. This is the piece of equipment that is significantly large and sits where the front bucket of the front end loader would normally be. It goes straight down the street with a dump truck next to it. It can fill the dump truck in 13



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seconds. We won't have to wait on arrival as it is already sitting in Lewiston. He'll notify them tomorrow that we will take it.

**BE IT ORDAINED:** that the bid for a new Loader Mounted Snow Blower be awarded to Viking Cives of Lewiston Maine in the amount of \$171,547.00. **MOVED & SECONDED** (Pillsbury & Lawrence) **VOTE:** (6-Ayes)(0-Nays)(1-Excused – Piltch)

*Note: \$172,000.00 was included in the FY24 Public Works Capital Budget for the purchase of a new Loader Mounted Snow Blower. This will be a saving of \$453.00. The funds for this award may not be disbursed until July 1, 2023.*

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ITEM # 126-23            To consider action relative to a bid award for a new Plow Truck Chassis Tandem.

This is one of our plow trucks. This is the truck we will be changing the gear out on, so he will be coming back to the Council in about 3-4 weeks with another one where we're going to take the gear off of one of our old trucks to put on this truck. First, we have to get this truck here before we're allowed to do that. This is a pretty good savings.

He believes the \$92,000 will be enough to cover the gear swap.

This is a test. This is the truck we are trying to put a body and the other gear on. He hopes it works. Hopefully we'll get more life and some savings. That's in contrast to buying a whole new chassis and all the gear, so we're saving.

**BE IT ORDAINED:** that the bid for a new Plow Truck Chassis Tandem be awarded to Freightliner of Maine of Westbrook, Maine in the amount of \$157,736.00. **MOVED & SECONDED** (Fournier & Lawrence) **VOTE:** (6-Ayes)(0-Nays)(1-Excused – Piltch)

*Note: \$250,000.00 was included in the FY24 Public Works Capital Budget for the purchase of a new Plow Truck Chassis Tandem and the transfer of our current plow gear to a new truck. The funds for this award may not be disbursed until July 1, 2023.*

*The remaining balance of \$92,264.00 will be used at a later time to have our current plow gear changed over to our new truck.*

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ITEM # 127-23 To consider action relative to a bid award for a new Ambulance.

Chief Conley: The price of these come in astronomical. They had to make tough choices with costs. It will be Ford white with a red belt.

**BE IT ORDAINED:** that the bid for a new Ambulance be awarded to Autotronic in the amount of \$432,324.00. **MOVED & SECONDED** (Lawrence & Fournier) **VOTE:** (6-Ayes)(0-Nays)(1-Excused – Pilch)

*Note: The funds for this award may not be dispersed until July 1, 2023.*

Motion to adjourn at 6:50 (Bradley & Lawrence)(6-Ayes)(1-Excused-Pilch)

**END OF AGENDA (Estimated time of adjournment 8:30 PM)**

	<b>OUTSTANDING OR UPCOMING ACTION ITEMS</b>	<b>INITIATED ON</b>	<b>PROPOSED BY</b>	<b>ADDITIONAL INFORMATION</b>
#1	Review of Town fee schedule this year	1/4/2022	Councilor Pillsbury	Tasked for April 2023
#2	Explore new fire rescue substation in District 2		Councilors Fournier & Bradley	