

**MINUTES**  
**FREEPORT TOWN COUNCIL MEETING #12-19**  
**FREEPORT COMMUNITY CENTER**  
**TUESDAY APRIL 23, 2019**  
**7:45 p.m.**

	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
John Egan, 38 Curtis Road	x		
Scott Gleeson, 23 Park Street	x		
Eric Horne, 62 Pine Street	x		
Henry Chip Lawrence, 93 Hunter Road	x		
Douglas Reighley, 2 Harbor Ridge Road	x		
Sarah Tracy, 2 Pettingill Road	x		
Tawni Whitney, 56 Baldwin Road	x		

Following two workshops, Chair Tracy called the meeting to order at 7:45 p.m. and took attendance. All Councilors were in attendance along with the Town Manager, Peter Joseph.

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

Everyone stood and recited the Pledge.

**SECOND ORDER OF BUSINESS:** To waive the reading of the minutes of Meeting #11-19 held on April 2, 2019 and to accept the minutes as printed.

**MOVED AND SECONDED:** To waive the reading of the minutes of Meeting #11-19 held on April 2, 2019 and to accept the minutes as printed. (Reighley & Horne) **VOTE:** (7 Ayes)

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

- Tomorrow is **Freeport Free Movie Day at the Nordica Theatre**. Donations for the Freeport Lioness-Lions Club will be collected. Proof of residency is required.
- **The Freeport Community Library's Annual Book Sale** is taking place from May 4-9<sup>th</sup>. They are accepting books through May 3<sup>rd</sup>. This year there will be a Preview Night for the Book Sale on May 3<sup>rd</sup> from 5:00 – 8:00 PM and there will be a \$10 cover fee for the preview night.
- **Plans are underway for this year's Memorial Day Parade!** The parade will be on Monday, May 27<sup>th</sup>. If you have ideas on how to improve on past parades and remembrances, or know of civic groups that can participate, please contact Johanna Hanselman at 865-4743 x120.

**FOURTH ORDER OF BUSINESS:** Information Exchange

Councilor Reighley reported that he and Councilor Horne attended the Traffic and Parking/Active Living meeting where they have been considering to combine the two committees It was decided to not continue

that discussion. A lot of good work has been done by this group. Often in the past, Traffic and Parking was a reactionary committee but now there will be more planning involved and actual listening to what Active Living is pursuing in shaping how the Ordinance will look. The Ordinance will be presented for further discussion in Traffic and Parking at their May 7 meeting and from that time it will come forward through Ordinance and into Council and then a public comment period so the Council will see a revision in that. A proposed change before us was the elimination of the Active Living Committee. That will not be part of this. It has been a good process and he believes Traffic and Parking will grow out of this and the Town will be better for the changes you will see.

Councilor Horne agrees it was a positive process and GERALYN Campanelli and Doug Leland put a lot of effort into the discussions they had. He does not believe that anything that came up from the committees will be left behind. Eventually there is a lot of synergy that will come together. It is just a matter of time. A revamp of Traffic and Parking, as Rod Regier said, is probably long overdue and it will be great to get it off the ground. It was a good process and good working with everybody on that.

Chair Tracy asked what the guiding factors were for not joining the two committees. Councilor explained that it was felt too much would be left behind and there is so much important work going on in both places, they wanted to be sure that if a revamp were to occur, the bugs need to be worked out before we start folding in more responsibilities from basically occupying an entire committee right now. In Councilor Reighley's opinion, there was a sense of not willing to give up their own turf situation. In this Ordinance change it will indicate that Traffic and Parking is very willing to move forward and make significant changes. Chair Tracy thanked them for their work which required extra participation and attendance.

Councilor Lawrence advised that he attended the shellfish Commission meeting last Thursday. They are going ahead with a Quahog Study off Winslow Park to determine whether not digging them during the winter will help the harvest grow. Digging them in the winter appears to be killing them when they are dug up and put back. They die from the cold.

**FIFTH ORDER OF BUSINESS:** Town Manager's Report

Mr. Joseph reported:

He is pleased to announce that Freeport's Town Clerk, Christine Wolfe, has earned the prestigious Certified Municipal Clerk (CMC) designation from the International Institute of Municipal Clerks. The CMC designation not only requires significant and pertinent experience in a municipality, but a Municipal Clerk must attend extensive education programs as well. The attainment of the CMC designation required a tremendous amount of time and dedication on Christine's part and represents a significant achievement. Congratulations Chris!

**Public Works Department News:**

Posted roads have been lifted. Public Works crews will be repainting crosswalks and street symbols as weather permits. Please be aware that they will place orange cones around crosswalks and street symbols once they are painted, so it is safe to assume that orange cones mean the paint is wet and you should drive accordingly!

The Public Works Department has shifted to their annual "summer hours" which are from 6 a.m. to 4:30 p.m., Monday through Thursday.

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There was a bill submitted to fund research efforts at the University of Maine on Brown Tail Moth control. There is a request from towns in Cumberland County to put money in that, too. We have it in our Operating Budget that we will talk about soon. It came up in the workshops and at this time of the year everybody appears to be talking about what is going on with Brown Tail Moths.

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

There were no public comments provided. The Council moved on.

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

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ITEM # 58-19                      To consider action relative to adopting the April 23, 2019 Consent Agenda.

**BE IT ORDERED:** That April 23, 2019 Consent Agenda be adopted. (Reighley & Gleeson)

Chair Tracy reviewed the items on the Consent Agenda for members of the public. She commended Kathleen Damon for her participation on the Active Living Committee.

VOTE: (7 Ayes)

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ITEM# 59-19                      To consider action relative to the addition of “Section XII Exceptions” to Chapter 22, Design Review Ordinance. This section is related to government signs and signs otherwise required by law. PUBLIC HEARING.

**MOTION:** To open the Public Hearing. (Whitney & Reighley) **VOTE:** (7 Ayes)

Chair Tracy explained that the gist of the changes exempts signs erected and maintained by a governmental entity pursuant to and discharge of a governmental function or signs otherwise required by law ordinance or government relation from a Design Review Ordinance standard or governmental relation from Design Review Ordinance standards. The Council has approved budget money in last fiscal year for a sign designed to be able to communicate with our residents. A changeable sign that is electronic is not consistent with the current standards of the Design Review Ordinance. The Town of Freeport has basically said it does not want electronic signs downtown mostly for aesthetic reasons. However, for purposes of governmental communication to our own residents, particularly for example our last October storm, we need to communicate with people to let them know shelters are available, etc. We have allocated money for a sign which is tasteful and it will go through the Design Review process. We are going to exempt it from the Design Review Ordinance and this change is designed for that purpose.

Mr. Joseph advised that every other sign that is not exempted which we have never reviewed such as street signs, speed limit signs and parking signs, there is a specific exemption in several sections of the Sign Ordinance that relates to governmental signs, traffic control signs, etc. so it is lifted off the same exact language that is in the Sign Ordinance. Chair Tracy noted that we currently do not review traffic signs, etc. and that is a current violation of our Design Review Ordinance so we are bringing our current practice in compliance with our own laws and regulations.

**MOVED AND SECONDED:** To close the Public Hearing. (Whitney & Reighley) **VOTE:** (7 Ayes)

**BE IT ORDERED:** That the addition of “Section XII Exceptions” to Chapter 22, Design Review Ordinance be approved. This section is related to government signs and signs otherwise required by law. (Whitney & Gleeson) **VOTE:** (6 Ayes) (1 Nay-Horne)

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ITEM # 60-19                      To consider action relative to amendments to Chapter 34, Winslow Park Ordinance.

**BE IT ORDERED:** That a Public Hearing be scheduled for May 7, 2019 at 6:30 pm in the Freeport Town Hall Council Chambers to consider amendments to Chapter 34, Winslow Park Ordinance.

**BE IT FURTHER ORDERED:** That copies be distributed equally between the Town Clerk’s Office, the Town Manager’s Office and the Freeport Community Library for inspection by citizens during normal business hours and the notice be placed on Freeport’s local cable channel and the Town’s website. (Gleeson & Reighley)

Chair Tracy advised that the Council is setting this for Public Hearing and it seems like a general clean-up. We will be discussing this in detail at the next meeting. Mr. Joseph agreed that this is just to get consistent with the current practices. The last re-write was done in the 90s and there are a lot of things that have changed. It is housekeeping for the most part. Councilor Reighley advised that this ordinance revision has been brought before the Ordinance Committee and moved forward by them.

**VOTE:** (7 Ayes)

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ITEM # 61-19                      To consider action relative to approving a new Special Amusement Permits.

**BE IT ORDERED:** That a Public Hearing be scheduled for May 7, 2019 at 6:30 pm in the Freeport Town Hall Council Chambers to discuss approving a new Special Amusement Permit application for the following:

Stars and Stripes Brewing, 8 Varney Road

**BE IT FURTHER ORDERED:** That copies be distributed equally between the Town Clerk’s Office, the Town Manager’s Office and the Freeport Community Library for inspection by citizens during normal business hours and the notice be placed on Freeport’s local cable channel 3 and the Town’s website. (Horne & Reighley)

Chair Tracy noted this is just setting it for public hearing. No questions were raised by the Council.

**VOTE:** (7 Ayes)

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ITEM 62-19 To consider action relative to receiving public input on a request for TIF funding from Arts and Cultural Alliance of Freeport.

**BE IT ORDERED:** That the public input session be opened. (Lawrence & Reighley). **VOTE:** (7 Ayes)

Chair Tracy explained that the Arts & Cultural Alliance of Freeport (ACAF) has requested \$133,000 in funding for and Arts and Cultural Center to be located at the First Parish Church on Main Street in Freeport. That is part of our Capital Budget but because it was proposed later in our process, Councilor Reighley proposed that we have a public input session on this particular item and also due to the magnitude of the request. In our next item we will be deliberating on this item as part of our Capital Program for FY 2020. For this item, we will take public input and then we will close this session and move to deliberation on this and all the other items that we need to decide for purposes of the Capital Program. She explained that she received the package of e-mail comments yesterday. She provided directions for members who wished to speak tonight.

Councilor Reighley mentioned it is unfortunate that the Council did not get this information in our packets before our meeting. Chair Tracy mentioned it is duly noted.

Hannah Gathman introduced Jane Bradley, President of the Arts & Cultural Alliance of Freeport who made a few introductory remarks about their request for the application of TIF funds to renovate the main floor of the First Parish Church as an Arts and Cultural Center. Over the last year, since the issuance of the Plan, ACAF has been working hard toward the implementation of the goals with assistance from its Board of Directors and the Council's help with hiring their Cultural Coordinator, they targeted a number of objectives in establishing an organizational structure to undertake strategies and action items recommended in the Plan to bring those objectives to fruition. One of the action items is the creation of an Arts and Cultural Center in the downtown that would include gallery space for visual arts, workshop, meeting and practice space for arts and cultural education and a mid-size performance space for theater, music and other arts and cultural events which the 500 seats Performing Arts Center at the High School is either ill suited or unavailable because of school functions. A downtown arts and cultural center brings together the creative talent of our community and provides access to that talent to Freeport citizens and visitors. It is a place where outside talent can be brought to us. It can house music, drama, art gallery, film and after school arts programs and theater plans for our students and entertainment of all kinds for all ages. We do have things like that happening in Freeport but they are occurring insularly and in disparate locations. A thriving arts and cultural center makes it happen in a community place. A center of this kind can be the vehicle and driving force for the realization of all four community goals that were identified after the year of study that went into the Cultural Plan. The First Parish Church of 40 Main Street once renovated, would provide a venue ideally suited as an Arts and Cultural Center. ACAF is deeply grateful for the efforts of the church's leadership to promote this mission of such a center and help make it a reality. It is located across the street from the Historical Society and across the parking lot of the Community Center. It is sitting squarely within the zone that this Town created and carved out as its Arts and Cultural District. The building is a Town treasure and a monument to Freeport's history. The Destination TIF funding is money collected for arts and culture undertakings in the Arts and Cultural District and those funds are already held by the Town for this purpose and if allocated, will carry no impact on the Freeport taxpayer. They understand that this is a significant undertaking and is not without risk. It is consistent with the goals identified by this town when it established the Destination Freeport TIF and is consistent with FEDC's Vision 2025 and the Freeport Cultural Plan. She asked the Council to join them in this investment in Freeport's future.

Eric Smith, a Trustee of First Parish Church provided 230 years of historical information on the church.

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It is listed on the National Register of Historic Places and is a work of art in its own right. Their congregation has had multiple opportunities to sell the building and move out of the center of town but each and every time they have voted to remain and preserve a community space on Main Street in the midst of a commercial district. They are looking at what is next for Freeport, the same as everyone is. Their gathering space sits largely empty six days a week. Over the last few months of conversation and negotiation, leaders of ACAF have become trusted partners helping to shape a new vision for this space. They recognize in this group the same passion for serving the community that has permeated the congregation for generations. They have not entered into this relationship lightly. They are prepared to entrust the use and care of their building to ACAF and its mission. They are energized by this space being claimed by the community it has always served and are open for the space to be used by all forms of art and expression. They want this effort to succeed and it needs a bold commitment from the town and community.

Keith McBride, Director of FEDC mentioned the workshop they had with the Council in March and the Council emphasized downtown as a real priority. FEDC agrees with that as far as economic development strategy goes for the future. He mentioned he provided a copy of a draft of a Vision Statement for downtown in a copy of a support letter that went out to the Council, which is a work in progress. While there is a many-faceted approach to downtown, part of that will be arts and culture entertainment and attractive events which will be critical to improving the downtown. There are a lot of studies on arts and culture and in a survey done on the Rangeley Lakeside Theater that hosts similar events mentioned by Mrs. Bradley, and not including the admission for each event, patrons spent about \$33 in the local community to local businesses. Isolating out the non-Franklin County residents, that number jumps up to over \$46 per person per event. That is real economic impact when you start multiplying it times 100 or so guests per event and multiple events per week, per month and the math goes on. A similar study in Portland was done and concluded similar numbers, about \$28 per event not including their admission to the event and when you take out Cumberland County residents, that number jumps up to about \$41 per person per event so that is real dollars coming in and would make a real impact in Freeport looking at restaurants and other local businesses. The second thing that led them to the conclusion that this should be a part of their strategy is that there is already overwhelming community support. He knows the Council will have to read through a lot of e-mail and support letters which the Arts and Cultural Alliance do when talking about issues during the Cultural Planning process and many of the folks are here tonight. The Town's Comprehensive Plan is very clear about the impact of arts and culture which he read. The fact that there is a TIF that exists, that a Council once approved, which states a clear funding priority for arts and cultural projects is extremely unique. While travelling, he has never seen anything like that. It provides a funding mechanism for the advancement of an Arts and Cultural District in the downtown. He read the goal that was included. He and his Board President, Mary Davis were happy to take questions on the continuing economic development impact.

David Webster, Chair of the Venue Search Committee of the Arts and Cultural Alliance of Freeport, explained that they have considered over thirty buildings and storefronts in Freeport. They considered building a new facility but at \$400 a sq. ft., they realized they would need to renovate existing space and understood they would need to make compromises. First Parish Church Leaders asked if ACAF would consider their building as a possible community center for the arts since it had been used as a community center historically. Over months of discussions, and then negotiations, it became clear that they could secure a long-term lease and have control of the Main Street level, just like any landlord/tenant lease agreement. They could address the physical constraints that challenged the use of the building as an arts space in the past and that they would be able to make independent artistic decisions. They are now in the process of preparing a memorandum of understanding, setting forth the terms of a lease. Both parties want to ensure a successful transition. They feel the commitment of the Town Council is critical to this success.

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The church representatives have demonstrated tremendous vision being willing to consider significant change to the non-historic parts of their building in order to see the building used by the Freeport community.

Mr. Webster displayed PowerPoint images for the audience and explained them. He then explained that ACAF presented a budget request for \$144,000 as a 50% match of their barebones overall project budget. The Council challenged them to determine if they could reduce the total budget or do the renovations in phases to reduce the TIF request. If they could not do either, they were asked to explain why. ACAF responded to those questions in writing. Over the past few weeks they met with their consulting contractor and several arts venue professionals and consultants. No one thought the budget was bloated. Several thought it was thin. The message from all was clear that they should not cut the budget. Do everything they can to get the renovations right, even if they have to go out and raise more money. Do it once and build it right so they can make each public experience a good one. People will then return and tell others to come.

In response to the Council's questions, ACAF has revised their TIF request to total \$133,000 which represents one-half of their construction costs budget totaling \$266,000. As stated in their letter, their total project budget remains \$288,000 with ACAF absorbing the difference. The Council's investment is important. Its strong investment in this project will signal to foundations, businesses and individuals that the Freeport leadership is serious about revitalizing downtown. They are told that a number of the funding sources that they will approach understand the effectiveness of leveraging creative economy strategies. To gain their attention, they need to show them that Freeport knows and values this as well. ACAF has the history of delivering. They believe they can deliver on this and can do this with the Town Council's support.

Mr. Webster, as a private citizen and taxpayer, remembered a dozen years ago when there was a reassessment done because revenue was down in the downtown. Taxes were reassessed and the downtown tax base went down but his taxes went up. He does not want to see that happen again so he is investing with the Council in revitalizing the downtown as a taxpayer as well as a member of the ACAF Board.

Speaking in favor of ACAF's request and urging the Council to grant TIF funds were:

Maddie Vertenten, Freeport resident and member of the School Board as well as the ACAF Board  
Bob Stevens, Freeport resident and former Town Councilor  
Mary Berry, member of the Visual Arts in Freeport  
Scott Miller, Treasurer of ACAF and representing choral interests  
Kathleen Sullivan, Freeport resident  
Chalmers Hardenberg, playwright and actor  
Sally Smith, Freeport resident  
Jim Cram, Freeport resident and Freeport Historical Society Director  
Tom Saliba, South Freeport resident  
Jonas Warner, Freeport businessowner  
Guy Quartrucci, South Freeport resident  
Peter Warren, Freeport resident and builder  
Judy Lloyd, member of Freeport Players  
Peregrine Starr, Freeport resident

Mr. Webster requested that everybody here that is in support of this proposal to please stand up. Everyone in the room stood. Chair Tracy noted that the support is noted. She thanked everybody for their

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comments. They were moving and she appreciates that everybody took the time to come out and voice their perspective and experience with this proposal.

**BE IT ORDERED:** That the public input session be closed. (Lawrence & Reighley) **VOTE:** (7 Ayes)

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ITEM # 63-19 To consider action relative to the proposed Capital Program for FY2020.

**BE IT ORDERED:** That the proposed Capital Program for FY2020 be approved, as amended. (Egan & Horne)

Chair Tracy passed out an outline of the various items the Council needs to consider tonight. If Councilors think there is something missing, they are welcome to add to the list. She mentioned that we have a Capital Improvement Plan we have been considering since February. We have had numerous meetings and workshops on this Capital Improvement Plan. It has ten articles related to various sectors of our Capital Budget. We have talked with department heads and have had a public hearing on all of the proposals so it has gone through a fairly substantial vetting process but there are some significant outstanding components that have been requested by community groups and other proposals that Councilors have made which, in order to be incorporated into the Capital Program if we so desire, would need to be proposed and approved in the form of an amendment. The ultimate goal tonight is to approve the Capital Program as amended. We should address at the outset whether there are other things that are not on this list that should be considered.

The list she passed out is a list designed to capture the changes to the budget, one way or another that she is aware of. The first one is in Article IX that the Freeport Historical Society has requested \$20,000. The subset bullets underneath the request itemizes that there has been discussion at past meetings of the Town participating in an annual membership that would not be part of the Capital Budget but would be an Operating Budget item. She feels it should be discussed tonight. There has also been discussion of a one-time funding for the Historical Society through the Capital Budget process.

In Article IX, we also have an item called the PPI Grant Match for Route One South Bike/Ped Trail in the amount of \$50,000. At our last meeting on April 2 we had a discussion with the Town Engineer, Adam Bliss, where we discussed other options for accomplishing the goals of this grant. The grant's goal is to articulate the Town's commitment to active living and alternative forms of mobility with respect close to the Cousins River Bridge, which MDOT is currently entertaining renovations to that bridge. We and the town of Yarmouth have asked MDOT to consider adding a multi-use active living path as part of that bridge renovation and there has been a suggestion by MDOT that there needs to be some community commitment making sure it is not a bridge to nowhere. At the last meeting we discussed having our Town Engineer, rather than funding a consultant, to look at what we can do in that area and maybe take it in house and study an active living bike/ped path to the Y. Mr. Bliss indicated that he feels he can accomplish that so we removed that item from the Capital Budget at our last meeting.

The next page of our budget has amendments that have not yet been proposed but are sort of on the table entitled DESTINATION TIF VILLAGE IMPROVEMENT. The first one is an item that we have heard significant testimony on tonight- the April 2 ACAF proposal for funding an arts and cultural performance space at the First Parish Church on Main Street in Freeport. The original proposal was a funding request for \$144,000 which was subsequently modified in response to a Council request to re-evaluate and that modification brought the request down to \$133,000. Under this item we would need to discuss the funding amount and potential conditions associated with it should we decide to move forward.

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The second major item is for the sidewalks between Main Street and Middle Street which is basically the sidewalk between Sherman's and Mediterranean Grille. That is a Capital item proposed in the budget in the amount of \$45,000. We typically undertake one sidewalk improvement project per year as part of our ongoing maintenance and upkeep of our downtown district. One item to discuss is that we defer that project until the subsequent year and bump all of them down one year.

The last item under this section is a proposal that was raised by Councilor Horne to install median buffers in the Lower Main Street area between Shaw's Plaza and the railroad bridge which enters into town. Our Town Engineer estimated that each buffer would cost approximately \$8,000 which covers the cost of cutting the edging pavement, and actual trees, plantings, grass and dirt that is associated with that. We will undertake a discussion regarding that proposal. Finally, are there any other amendments to the Capital Budget. Is there anything we should have on the table that is not on this list? Mr. Joseph questioned if the tree median buffer would be most appropriate. It is outside of the TIF District so that may be a Comprehensive Town Improvements fund item in Article VI.

Ms. Maloy was not aware of any other change or removal. Councilor Egan mentioned discussing at the committee level field improvements on the Pownal Road Football Field. He asked if it was below the level of the Capital Budget and is the reason it is not on this list. Chair Tracy noted that it is going to be a \$10,000 investment split three ways between the Town, the school and the Grid Iron Football Club. It doesn't even hit our Operating Budget but it is a good thing not to forget.

Chair Tracy explained that we already have addressed the PPI Grant match and removed it so we can cross that off. She suggested discussing the Freeport Historical Society's request of \$20,000 first. She disclosed that her husband, Alan is on the Board of the Freeport Historical Society and her parents, Edward and Jane Bradley are on the Board of the Arts and Cultural Alliance of Freeport. Those family members serve in a volunteer capacity and do not benefit financially from the activities but it places them in a worse financial position and by extension, her in a worse financial position. She does not consider it a conflict but it is important to disclose and does not consider it to color the funding requests impartially. If anyone has a sense of discomfort around her participation in these votes, please let her know. Councilor Lawrence disclosed that he is on the Board of the Freeport Players and is in the Chorus. He does not feel it will color his judgment. The Historical Society participated in the beginning of this budgeting process indicating that they had a significant adverse revenue adjustment as a result of the Town's decision to decrease the parking leasing requirements in the Town of Freeport. It was a significant source of revenue for them. They asked that we consider abridging some of that revenue hit. It is not all of the revenue hit, by any stretch. She has had discussions with Jim Cram, Executive Director, and learned that some major businesses and community members participate in a membership level of \$5,000. She would propose that we, as the Town, signify the value the Society brings to our town, and that the Town participate in ongoing funding to make sure that it is an ongoing resource. The Society is the custodian of significant historical Town documents. In recognition of that service as well, she proposed that we consider an Annual Membership. It would be helpful if Councilors could weigh in.

Councilor Horne noted he supports the request and it makes sense to do \$15,000 and sign up for a \$5,000 Annual Membership from there on. Councilor Gleeson noted that because of the direct result of the Parking Ordinance change for this year only, he would support the \$15,000 contribution to offset just this year, and also would support the \$5,000 Annual Membership. Councilor Reighley supports the \$5,000 membership and the \$15,000 to reach a total of \$20,000. Chair Tracy explained that the Council has agreed to an Annual Membership and a one-time Capital funding, but she has an overarching concern about the expenditures we are considering in the Capital Budget this year. It is complimented by a loss of revenue from the loss of our tenant, Abercrombie and Fitch at the Bartol Library Building. She has worked hard to try to identify areas where we can reduce the budget and believes we are all working hard

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to do that. She doesn't take a particular position on the amount of one-time funding for the Historical Society but feels we should provide one-time funding through the Capital Budget. She is open to discussion on what that funding should be. She suggested tabling it and moving on to the other items to see what the whole slate is and then we can make a full amendment at the end.

Moving on to the Destination TIF Village Improvements, she proposed deferring the funding of the sidewalk on the southwest side of School Street which was proposed in the amount of \$45,000 until FY 2021. She also proposed bumping all the other sidewalk projects by a year. They are something we contract out so there is no particular need, other than we need to be good managers of our infrastructure. She walked the sidewalk this afternoon and found it not in disrepair. It is not unsafe and not particularly well-travelled. Mr. Gibson agrees with Chair Tracy and feels we can get another year out of that sidewalk and fully supports bumping everything else out a year. There were no concerns raised with this proposal.

Chair Tracy suggested taking the Arts & Cultural Alliance's request which has been modified to \$133,000 to fund an arts and cultural center at the First Parish Church. The Alliance removed \$22,000 from the budget which reflected \$20,000 for a Program Director and \$2,000 for office equipment and supplies. What remains is what was included in the April 2<sup>nd</sup> letter from David Webster and that is an itemized budget. It includes mostly the structural components of the project. It still includes furniture for conference and workshop space at a \$5,000 level. It reflects a commitment of approximately half if you don't factor in the office supplies and the salary. Councilor Reighley had historical questions about supplying funds for the Track and Field project which Chair Tracy answered.

Councilor Egan noted he is 110% in favor of this allocation from the TIF to support this effort. This is exactly what repositioning the downtown community is about. \$133,000 is a tiny investment for the community to make for something that will last a long time. In terms of how our allocation matches up with the rest of the budget in terms of being 50%, that is an extremely modest renovation budget if we want to consider an allocation against the total project, we would have to value all the improvements that are sitting in that beautiful building which would be considerably higher. The convincing argument made by Mr. Smith the last time he spoke and again this evening, reaffirmed his commitment to this personally. So many times, an arts group, led by very similar and motivated leaders in a community in their first tackle, is to go and buy a building. This group has aligned a partnership with a 200+-year old organization that already has the building. He feels it is a fantastic opportunity for the Town to leverage that. The third thing we have heard from numerous people tonight about strong support inside this Town for the arts that Freeport knows and identifies itself as an arts community. He hopes that the center at 40 Main Street is a way for us to show outside of Freeport that we are an arts community. He feels this is exactly what the TIF was designed to do. It would be a harder ask if it was in the Operating Budget but being in the TIF Budget, it makes it easier for him. As Mr. McBride pointed out, how many TIF agreements have arts and cultural written into them as an expressed use. He does not know how the Council could ignore that and say that we would do everything else but this. Lastly, he feels the group widely represented by a room full of people this evening, is the cross section of unofficial leaders and advocates in this community and they bring horsepower. The budget is articulated and is informed and knowing that Peter Warren who is a highly respected builder, is an excellent advocate and expert on their team gives him confidence that they know what they are doing and this is well thought out. He thanked Mr. Webster for his encouraging presentation to wrap it all up. He is strongly in support and encouraged his fellow Councilors to vote for this.

Councilor Horne advised that he is 100% in favor of this proposal. He pretty much agrees with what Councilor Egan said, but would add that as we think about Freeport's future, we are sort of looking at some start-up costs here and he views it in the light similarly with the Historical Society. We have two cultural assets in our town and they have weathered all the iterations of our town. He feels it does

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represent a start-up scenario where we are booting our identity and have the energy and excitement of our townspeople behind this project. It is a huge opportunity for us and one of the comments that stuck with him is the notion that the church has held out for a long time but how much longer will they hold out, and are we going to have something we don't really want to look at on Main Street and have walked away from something that is a huge opportunity. He agrees with Councilor Egan and recognizes that it is expensive but in the scheme of things, we will look back and say this was a good investment. That is where he stands.

Councilor Gleeson pointed out that he would support this proposal 100% with the \$133,000. He thanked Mr. Webster for responding in four days with an extremely detailed response. If we look at what other communities are doing, Cumberland had to just build a million dollar Performing Arts Center which the voters voted for. This is where things are going. Freeport is struggling with the change in retail and he feels it is important to get ahead of it and that we have things to offer people that come here other than shopping. He feels that shopping will always be here in some form. He was on the Council when it gave \$100,000 for the track. When he sees the stands filled with people he has never seen before, having that happen is really inspiring. We have a train and we have a track and field and can argue that the track and field brings in more people than the train to Freeport. He is hopeful that this will do the same thing and he feels it will be great for downtown. It is his district and he is happy that it is being proposed to go there. They have his support.

Councilor Whitney explained that she also supports this proposal. She chose to live in Freeport over the surrounding towns because of its downtown. It was not because of the stores but because of the history that she felt here. Saving this church would help to preserve that history and the Arts and Cultural Center is a perfect fit. Not everyone could go in there. A restaurant could not go in there and be open for church on Sunday mornings. That is an excellent fit for those reasons.

Councilor Reighley mentioned that his personal position has always been that growing up in a small community where we raised all our money for cultural events was the structure he would like to see followed in this particular case. He happens to be an elected individual to this town so he listened to his constituency and his constituency overwhelmingly supports this so his vote then would also be to support because he is a representative. His personal opinion is set aside but he would ask that they do start their fundraising and if they over subscribe on fundraising, maybe they would consider returning back to the Town moneys that it is giving them through this TIF so we could use it for other things.

Councilor Lawrence noted he loves the idea. He performed at the church when it was a church. He also performed at the FPAC. He loves the idea and feels it is great. The ask is pretty high and he would like to see some way to recoup some of it. Maybe make it some sort of revolving credit thing so we can grow from here. This is the start of something big in Freeport. That is where he is but feels this is great and supports it. He will go 105%.

Chair Tracy advised that she supports the project as well. She feels it is exciting. She has had significant heartburn since it was proposed because she is continuously reminded that this community does not have non-ending dollars. We have a significant fixed income community that is very sensitive to tax adjustments and we want to keep them here. We have an obligation on the Council to be fiscally responsible. She has been comforted by a couple of points. One is the TIF which is funding that is set aside for arts and cultural purposes specifically. If we were not to spend it, it could not go back to our residents. It stays in an account waiting for another appropriate expenditure and this is exactly what this was designed for. The second thing is that the partnership between the two organizations feels like a little bit of Yankee fiscal responsibility. It is not trying to be too much. It is a modest commitment, even though it is big for us. The third piece is that the group has agreed to fundraise privately and through

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grants for the remainder of the money. It shows significant community investment and is not just asking for a handout from the Town. With those things in mind, she supports the proposal. She has some discomfort with the lack of fully formed plans but that is not the fault of the Alliance of Freeport. It is the fault of our budget which has driven this at a much quicker pace than they might have otherwise operated. They have done a really good job of putting together a persuasive presentation several times to address the concerns of the Council but at the same time we don't have fully engineered drawings, a business plan or a lot of things that we may normally request for an expenditure of this amount. She spent some time thinking about conditions she feels would be appropriate to be attached to the funding for discussion and consideration.

The first one is a submission on an informational basis of detailed design and construction plans for the First Parish Church Arts and Cultural renovations. This is not implied to give the Council any design input other than to the extent we want to say and ACAF wants to take into account. It would not give us veto rights but would ensure that funding is conditioned upon industry standard architectural plans, some of which we have seen for the first time tonight. She would envision that there might be something more detailed that would come with more time and finalization of the process. That would be the first condition for the funding but she would support approving the funding tonight.

The second is a submission on an informational basis of a detailed business plan demonstrating how ACAF and other arts and cultural organizations will recruit and attract visual and performing arts events and other cultural events to the Arts and Cultural Center to improve the vibrancy of Freeport's downtown district and the diversity of its arts and cultural offerings. We heard a lot of testimony about that and Chair Tracy does not doubt the intention but it is important to formalize that and put it into a business plan so the effort and funding the Town provides is based on a good foundation.

The third requirement is that each dollar of funding that is distributed by the Town of Freeport be matched by private donations or other third-party funding so that to the extent she credits the representations that this is an exciting project and people will want to participate financially but if there is a lack of participation from the rest of the community, the Town's contribution would be reduced accordingly. Each dollar the Town spends needs to be matched by the outside world.

Finally, this is a sort of a Nervous Nelly condition and Chair Tracy is not wed to having this condition but proposes it for this session and certainly does not want it to impede the success of the project. This condition is that the lease between the Arts and Cultural Alliance of Freeport and the First Parish Church contain an assignment provision that requires the lease to be assigned to the Town of Freeport if two conditions are satisfied: 1) ACAF ceases to be a going concern or ceases to operate the Arts and Cultural Center at the First Parish Church and 2) the Town of Freeport at the option of the Town Council, elects to accept the assignment of the lease. Chair Tracy is mindful that the Town is investing a significant amount of resources into the renovation of a space that it does not own and cannot recover if something goes wrong. She wishes the best for ACAF and has no doubt about the sincerity of efforts. If for some reason they go away or decide to do something different; it strikes her that we might want some recourse of the Town's option to be able to find a way to achieve the mission of the investment. It is just a concept.

Councilor Horne asked how long a term is the lease? He mentioned that he agrees with the Nervous Nelly condition. Mr. Smith advised that they do not have a lease but have agreed to terms so the next step is to come up with a memorandum of understanding that they would then take to craft a lease. This consideration has been part of the conversation. What happens should ACAF decide to walk away but the terms they are discussing is a ten-year lease with multiple ten-year options to renew. The renewal not to be reasonably refused if that is ACAF's desire, so obviously they know that this is a start-up and there will need to be adjustments at some point. Also built into this is a five-year check-in at which point there

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is an out for ACAF. There is an out for the church but the out for the church leaves the church on the hook for the remainder of the value of the capital expenses. He understands the concern Chair Tracy is expressing. He would caution that this agreement as he said, has been worked out really being seen that ACAF as the trusted partners for this partnership between the congregation and entrusting the use of it building to essentially the community leaders that are represented by ACAF. He does not know how that would change were he to take back to the congregation that suddenly the Town government has written in its own option to assume the lease of the church building. They separated themselves from the Town back in 1834 and he is not sure any of them are eager to go back. Mr. Webster advised that he remembered the renewals of being ten years and also a five-year check-in. As a good will understanding across the table, is if they have issues and concerns, they are going to bring them up because if both parties are willing, they can always re-contract. It is the good will of this partnership that is making it work but the solemnness of the lease is what will protect the relationship in the future. He does not have a legal opinion regarding the involvement but understands Chair Tracy's concern in regards to making an investment and then not getting a return on the investment if something goes south. It changes the dynamic but he appreciates that she is trying to be prudent. They feel as though the investments to the infrastructure, such as changing the altar and sacristy into a stage, is going to cost money and they can't extract that out but the lighting and sound are things ACAF will be able to recoup in part although they would be depreciated over time. As a 501C3, if they had to disband, the law would require that they disburse that to another 501C3, so you could have the lease, but it is unclear to him what happens to the assets. It is partially yours and you would get the lights and the sound but the infrastructure we build, the walls etc., if they leave early and they were to sell the building, the depreciated value would recoup to ACAF. They have a lot of faith in each other.

Councilor Reighley asked Mr. Smith if the church has an endowment so if ACAF were to go away, they wouldn't be hurt. Mr. Smith noted that they have a protected income stream and invested funds. They also have giving from their members. He does not believe they would be hurt financially if ACAF left at the five-year window but it would cause them to go back to the drawing board to say what is the place we have in the town now if it's not an arts center. They are capable of staying where they are and maintaining the building as they have for the last 124 years. The issue for them is it the best use of the building. They see that there is the potential for a much bigger community benefit. In Councilor Reighley's opinion the fourth condition is really not necessary.

Chair Tracy withdrew the hypothetical condition. She would say that this take more the form of an informal request but in the lease negotiations between ACAF and First Parish Church, that there be a provision in that lease that if ACAF ceases to be a going concern or ceases to operate the Arts and Cultural Center at the church, that the First Parish Church continue to use the space as an intended arts and cultural center, however, either with somebody else or itself available to the community for a period of ten years from the start of the lease for a limited period but would basically allow the Town to recoup some of the intent.

Edward Bradley pointed out that we all understand the interest. When you talk about assignability and requirements for either of the parties to do something in the future to protect your interest that adds a complication to the negotiation and to the way each organization thinks, it makes it hard to encompass that. If you are worried about the money, if ACAF were to discontinue and decide it could not operate, ACAF would still have the economic interest in the fixtures, pieces of equipment they purchased to make this work. The lighting system could be picked up and moved anywhere, drapes, things of value that ACAF could assign to the Town and agree if ACAF were to leave, they would take the value of that and replenish the TIF Fund with the value of those things without taking the relationship between the parties and creating a complication to that which would occur at some event in the future if the Town were to be inserted into it. That is his suggestion to protect the Town's interest and financial investment that is being

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made, recognizing that the cost of that is going to be, according to Chair Tracy's other suggestion, met by ACAF dollar for dollar before the Town's money comes out and there will be a leveraging of the Town's money by ACAF's money to acquire these rather expensive pieces of the infrastructure that will make the church function as a theater.

Chair Tracy understood and mentioned they have roughly \$75,000 in equipment, but the intent is not so much to recoup the money but to recoup the function of the investment which is that the Town is pledging money to be an arts and cultural space. That is what people get excited for and what private citizens are donating to. It is to recoup the investment for the community so she modified it so it is not a condition. She hasn't inserted the tone. She is asking the parties to consider a way for the First Parish Church to continue the mission for a period of time should ACAF cease. That is just a proposal and she guesses that the proposal that recoups the equipment doesn't get there for her but maybe it does for other Councilors. Mr. Bradley could not imagine Mr. Smith running an arts and cultural center through his congregation and he can't imagine the Town running one through its Council. If ACAF can't do it with all they bring to the table and all their commitment, it is likely that it doesn't work. He left it at that.

Mr. Smith appreciated Chair Tracy taking it out of the conditions and putting it in as a request. He mentioned that he can't tell what the congregation will do in five years but one of the things he heard repeatedly in public comments is that people are looking for that space with or without the equipment and one of the things ACAF is bringing is this fully loaded, ready to go performing space in this proposal. If they simply had the investment in the building that opened up the space that created the flexibility, which they heard it doesn't currently have, they would still have a lot more opportunity for choirs for performing groups to come in. They would have to bring their own equipment and they could rent lights, etc. but that space would now exist in town the way it doesn't now and it wouldn't be going away.

Chair Tracy explained that this is similar to the track and field facility where the school and facility were asked to commit to making the facility available to the residents as a condition of the grant of the money. This is essentially the same concept, which is: should that cease to be an arts and cultural facility for whatever reason ACAF can't pull it off, that the space be made available to the community in recognition of the fact that it was part of a community investment to make it happen in the first place. It is not a condition. She is not saying for a long period of time. She is saying for as long as it is owned by the church, so there would not be an impediment to sale of the building should the church decide it wants to go that route. As long as the church owns it, it will honor that local commitment. Mr. Smith advised that that is an easy commitment to make because it is the commitment they have been making for the last 124 years- that the building will be available to the community.

Chair Tracy advised that No. 4 is no longer a condition and it would be in the form of a request. She asked if there are any concerns from ACAF on the three other conditions. As a reminder it is the submission of a detailed design/construction plan, submission of a business plan and a requirement of a match of the funding by the Town of Freeport before it is distributed.

Hannah Gathman noted she is curious that the third condition to make sure that the funds allocated by the Town are matched by private or other municipal or state fundraising which are already part of their campaign plan. She wondered if Chair Tracy has any thoughts on how logistically that would work in terms of how the allocations will be made, what schedule. She is thinking of cash flow because they feel that 50% commitment says a lot and motivates a lot of people and that would still be the case. Part of it is to get dollars in the bank to get contractors moving. They will be fundraising and planning to get lead gifts on the private side as well. Chair Tracy's conception of it is the minute they need a distribution, say \$5,000, if they can demonstrate there is a commitment for private funding for \$5,000, they get the Town money. What doesn't happen is they get the Town money to frontload the project and then raise the rest

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of the money to finish it out. For matching funding, it can be on a rolling basis. She doesn't believe the full amount needs to be committed before there will be \$1 of funding by the Town. Ms. Gathman clarified in that scenario, the funds would still be pledged by the Town because in many cases that would be an important part because many foundations offer matches if there is already a gift out there. They would consider that a pledged gift coming in as they raise funds. Chair Tracy agreed.

David Webster wanted to clarify commitment because his experience has been that individuals and organizations might commit over 2, 3 or 5 years so if they have a commitment for \$25,000 over three years, he would prefer to use that commitment to download that \$25,000 in order to go rather than having to divide it up to \$7,000 a year. Chair Tracy mentioned that as long as they have a written commitment by a donor for \$25,000, that would release the Town funding even if the private funding is over a period of years. Mr. Webster noted that that sounds reasonable. Chair Tracy explained that she wants to ensure that there is enough money to actually complete the project successfully. She added that if Mr. Webster runs into issues, the Town Council operates twelve months out of the year and he can come back.

Councilor Reighley asked Mr. Webster if his contractors will be willing to accept payments over three years. Mr. Webster explained that he has not negotiated with a contractor and they probably would not accept payments over three years. He is hoping that they will receive enough money that they can go out into the future for several years and ensure the success of the organization. Councilor Reighley is hoping they will even have money to give back to the Town. Chair Tracy mentioned her experience with the track and field project again and that with written commitments, there were local funding institutions willing to frontload the funding to bridge the construction gap.

Chair Tracy has outlined three conditions. Councilor Horne feels the three conditions appear reasonable.

The first condition is a submission on an informational basis of detailed design and construction plans for the First Parish Church arts and cultural renovations.

The second condition is a submission on an informational basis of a detailed business plan demonstrating how ACAF and other arts and cultural organizations will recruit and attract visual and performing arts events and other cultural events to the Arts and Cultural Center to improve the vibrancy of the downtown district and the diversity of its arts and cultural offerings.

The third requirement is that each dollar of funding that is distributed by the Town of Freeport is matched by commitment for private donations, or third-party funding.

Councilor Egan had a question on the first condition. He asked who would be reviewing the design and construction plans. Chair Tracy explained that the plans could be reviewed by the Council and the Town Engineer. She does not envision that the Council has to have substantive input. It is ensuring that the group has gone through the exercise of developing the requisites for industry standard documents to go through an appropriate renovation process. Councilor Egan asked if they would need those to get a building permit and Chair Tracy noted that yes, they would.

Councilor Egan referred to the second condition and mentioned that the Council has already seen a significant amount of detailed information in their plan and in their launched activity and he would expect that the Council will be seeing something very similar to that in terms of articulating how they are going to attract opportunities, acts, events, etc. He asked Chair Tracy if there is a review process she envisions with that condition or is it that that the plan is submitted. Chair Tracy explained that her proposal is that the plan is submitted and the exercise is undertaken. She would expect that a lot of the groundwork has been done but that it all be in one place and submitted as part of a responsible planning process.

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Mr. Joseph mentioned that a condition for the release of the funding could be obtaining the appropriate Town building permit and State Fire Marshall's review of those plans. That could be timed as the last step in the process, the Town is aware of it, the building permit is issued with the check essentially so you can hand it over to your developer. Mr. Webster agreed that they are going to have to have plans drawn up and approved both by the Town and the Fire Marshall. Probably the first fundraising they will want to do is pay for the plans. If you make the requirement the approval of the plans, you will not be matching our initial effort. They have to do that and it is an investment they are involved with.

Edward Bradley pointed out that in principle everything Chair Tracy is proposing makes sense and ACAF knows what it has to do. The problem is with the timing of the money. He asked if there is a way the Town could put a small amount up front so they can meet these conditions without going through hoops. Chair Tracy offered to rewrite it and it would have to be in a motion.

She suggested moving to the last item on the agenda which she articulated under the TIF but now is under Article VI, Comprehensive Village Improvements. Councilor Horne advised that we talked about this at our last meeting. The cost is \$8,000 for a single island in a paved roadway not used by cars. There are twelve of these potentially at a cost of \$96,000 but he is proposing we do three at a cost of \$24,000. Mr. Bliss knows how they can be spaced between Shaw's and the bridge. Councilor Horne noted that the State will be coming in this month to do a preliminary inventory of trees and then they are going to help us apply for grant money for plantings so there may be grant dollars available to do plantings in those islands. Councilor Reighley having just driven down from Falmouth, suggested that we do a better study on this project rather than investing money this year. He saw the sad condition of the Falmouth islands. He doesn't think we need to get rid of 12 inches of concrete here and suggested seeing how they hold up in Falmouth first. Chair Tracy mentioned her hope is to do two islands and L.L. Bean might be willing to do a third. Mr. Joseph has not yet reached out to them. Chair Tracy proposed starting with two since they will be coming out of the Capital Budget, not the TIF and work on trying to get the third one privately funded.

Councilor Reighley pointed out that the Council is looking at a significant increase in the mil rate. Ms. Maloy advised that in terms of the Operating Budget, the Council is looking at a 54 or 56 cent increase if everything passes that is proposed. The mil rate is \$15.05 now so the increase would bring it to \$15.60. Chair Tracy explained that Freeport and Windham are significantly lower in terms of the mil rate than all the surrounding towns so there is some room to invest.

Councilor Gleeson mentioned that the Council has talked tonight about how we are changing Freeport. He feels these islands are a good thing for Freeport but we need salt-resistant trees. He would support two or three islands but would prefer three. Councilor Horne is pushing for three. Chair Tracy suggested doing a poll of two or three:

Egan-3  
Lawrence 2  
Horn-3  
Tracy-2  
Gleeson-3  
Whitney-2  
Reighley-0

**MOVED AND SECONDED:** To approve the construction of two islands for a beautification project. (Reighley & Horne) **ROLL CALL VOTE:** (6 Ayes) (1 Nay-Reighley)

Chair Tracy referred to Article IX, Boards, Committees, Community Groups and Other Requests. This will be a motion to do a one-time funding amount for FY 2020 for the Freeport Historical Society through the Capital Budget which also recognizes there was majority support on the Council for a \$5,000 Annual Membership that will be addressed in the Operating Budget.

**MOVED AND SECONDED:** To provide a one-time funding amount of \$15,000 for FY 2020 for the Freeport Historical Society through the Capital Budget and recognizing that a \$5,000 Annual Membership will be committed through the Operating Budget. (Reighley & Horne) **ROLL CALL VOTE:** (7 Ayes)

**MOVED AND SECONDED:** To remove \$45,000 from the DESTINATION TIF FREEPORT VILLAGE IMPROVEMENTS which reflects the FY 2020 sidewalk for School Street on the southwest side and defer the various sidewalk projects from FY 2020 and bump them one fiscal year down. (Tracy & Reighley) **ROLL CALL VOTE:** (7 Ayes)

**MOVED AND SECONDED:** To fund the Freeport Arts & Cultural Alliance's request for \$133,000 for the purpose of developing a multi-use performance and arts activity center also known as an Arts & Cultural Center at the First Parish Church on Main Street subject to three conditions.

The first is that any distribution beyond an initial amount of \$50,000 be conditioned upon obtaining the requisite State and Local approvals including a Town building permit and a State Fire Marshall approval.

Condition 2 is any distribution of money beyond the first \$50,000 would be conditioned upon a submission on an informational basis of a detailed business plan demonstrating how ACAF and other arts and cultural organizations will recruit and attract visual performing arts events and other cultural events to the Arts and Cultural Center to improve the vibrancy of Freeport's downtown district and the diversity of Freeport's arts and cultural offerings.

The third requirement is that each dollar of funding distributed from the Town of Freeport be matched by commitments for private donations, grant funding or other third-party funding. (Tracy & Reighley) **ROLL CALL VOTE:** (7 Ayes)

**MOVED AND SECONDED:** To amend Article VI which is Comprehensive Town Improvements in the Capital Budget to include \$16,000 for two median buffers with trees and plantings in the Lower Main Street area, location to be determined in hopes for private funding for a third median buffer. (Tracy & Horne) **ROLL CALL VOTE:** (7 Ayes)

Ed Bradley from FACA mentioned he understands the \$50,000 advance in a sense for the two initial purposes but asked if it is Chair Tracy's intent that they have to raise \$50,000 before the Town spends \$50,000. That is the way the third section would read as he understands it now. Chair Tracy advised that that is how she envisioned it. There would be \$50,000 distributed, but there would be a commitment for a

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matching \$50,000. Mr. Bradley noted they can't spend any of the \$50,000 for architects, permitting or any of the advance work until they have raised a similar amount from the private sector and asked if that is Chair Tracy's intention. Mr. Joseph advised that he heard it was dollar for dollar. Mr. Bradley mentioned that in the abstract it sounds reasonable but to start a campaign of the nature and size that they are going to have to start, they are going to need to do a substantial amount of planning and articulating and publishing their position. It will take them time to go out and raise that money which eliminates the possibility of using any of the money the Council voted for to do any of the preliminary things they need to get going. It is a mechanical impasse for them. Chair Tracy noted they have Board participation and people who were supportive tonight. The implication is that the project is crippled by asking for a dollar to dollar match but the concept is there be an equal commitment from the private sector before the Town starts expending money and there be skin in the game by the group as well since the Town is putting its funding forward in good faith. That is the intent. She pointed out that if there is a request for a \$10,000 distribution, then there be a demonstration that there is a matching commitment from the private sector for \$10,000.

Councilor Egan feels the Council could move an initial \$10,000 disbursement so they can get going and the dollar for dollar match is in place.

**MOVED AND SECONDED:** To amend the third condition that a requirement is that after the first \$10,000 of Town funding, each dollar of funding distributed by the Town must be matched by commitments dollar for dollar by commitments for private donations, grant funding or other third-party funding. (Tracy & Egan) **VOTE:** (7 Ayes)

**MOVED AND SECONDED:** To adopt the amendments as previously articulated and voted and adopt the entire Capital Improvement Program reflecting those amendments. (Tracy & Whitney)

Ms. Maloy advised that the total Capital Plan will be \$1,206,725. The original amount was \$1,137,725.

**ROLL CALL VOTE:** (7 Ayes)

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ITEM # 64-19                      To consider action relative to the annual appointment of Nicholas Adams as Freeport Code Enforcement Officer, Electrical Inspector, Plumbing Inspector and Building Inspector.

**BE IT ORDERED:** That the annual appointment of Nicholas Adams as Freeport Code Enforcement Officer, Electrical Inspector and Plumbing Inspector effective through June 30, 2020 be confirmed.

**BE IT FURTHER ORDERED:** That the annual appointment of Nicholas Adams as Freeport Building Inspector effective through April 30, 2020 be confirmed. (Reighley & Gleeson)

Mr. Joseph wanted it reflected on the record that he responded to the Council's criticism last year of bringing four separate motions over three meetings for this appointment and reflected it in one motion with two parts.

**VOTE:** (7 Ayes)

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ITEM # 65-19 To consider action relative to signing the Regional School Unit #5 Budget Validation Referendum Election Warrant for June 11, 2019.

**BE IT ORDERED:** That the warrant for the Regional School Unit #5 Budget Validation Referendum Election Warrant for June 11, 2019 be signed. (Whitney & Gleeson) **VOTE:** (7 Ayes)

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A 2-minute break was taken.

**OTHER BUSINESS:**

1. Presentation of Operating Budget

Finance Director, Jessica Maloy presented the FY2020 Operating Budget proposed on slides and explained each item. Discussion followed. On May 7 there will be a Council workshop. On May 15 there will be public sessions. June 18 is the target date for budget adoption at the regular Council meeting.

Ms. Maloy mentioned that earlier in the meeting she mentioned a 54 or 56 cent increase on the mil rate but she has 52 cents here.

**MOVED AND SECONDED:** To adjourn at 11:08 p.m. (Horne & Reighley)  
**VOTE:** (7 Ayes)

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Respectfully submitted,

Sharon Coffin, Council Secretary