

MINUTES
FREEPORT TOWN COUNCIL MEETING #17-19
FREEPORT TOWN HALL COUNCIL CHAMBERS
TUESDAY JULY 9, 2019
6:30 p.m.

	PRESENT	ABSENT	EXCUSED
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		

Chair Tracy called the meeting to order at 6:33 p.m. and took attendance. She noted that Councilors Horne and Lawrence are excused this evening. All other Councilors were in attendance along with 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 #16-19 held on June 18, 2019 and to accept the minutes as printed.

MOVED AND SECONDED: To waive the reading of the minutes of Meeting #16-19 held on June 18, 2019 and to accept the minutes as printed. (Reighley & Gleeson) **VOTE:** (5 Ayes) (2 Excused-Horne & Lawrence)

THIRD ORDER OF BUSINESS: Announcements

Chair Tracy announced:

- The first **Thursday evening summer concert series at Winslow Park** starts July 11 at 6:30 p.m. and features the Coastal Winds Band. They entertain with fun popular tunes, traditional bandstand pieces and the music of the season.
- Available at the **Freeport Community Library**, Freeport Conservation Trust has donated two State Park Passes this year which are available for Freeport residents. Friends of the Library have donated passes to the Portland Museum of Art, the Children's Museum and Theatre of Maine, Maine Wildlife Park and Maine Maritime Museum. For more information, stop by the Front Desk.
- **Nomination Papers will be available July 29th for the November 5, 2019 Municipal Election** for the following offices: Councilor-At-Large, one seat, Councilor-District One, one seat, RSU5 Board of Directors, two seats, Sewer District Trustees, two seats, Water

District Trustee, one seat. Nomination papers are due back to the Town Clerk's Office no later than 6 p.m. on Wednesday, September 11, 2019. For more information, call Freeport Town Clerk, Christine Wolfe at 865-4743, Ext. 123 or e-mail: cwolfe@FreeportMaine.com.

- **Come learn how to recycle** and how to share your knowledge with your neighbors. Ecomaine's Katrina Venhuizen will be training potential recycling silver bullet volunteers on Wednesday, July 10 from 6-7 p.m. at the silver bullet located behind the Fire and Police Station. She will share effective techniques to help recycling silver bullet users and will answer questions about what can and cannot go in the recycling containers.

FOURTH ORDER OF BUSINESS: Information Exchange

Councilor Egan reported that about twelve minutes ago he attended an Ordinance Committee meeting to discuss recommending to the Council a definition of "complete streets" for the Traffic and Parking Committee, thanks to Doug Leland, which encourages consideration of multi-users in highway and DOT planning. He pointed out that he received a considerable amount of communication from constituents on both cannabis and recycling. Those issues are still bouncing around the community significantly. One in particular was about removing the container from specific locations had several people suggest that we should put some signage up at those locations to advise that it is coming so people can plan and know where they can go with their recycling should the container they are in the habit of using is removed.

Mr. Joseph feels this was a great suggestion and signs were ordered immediately following the Council's decision. They should be coming in any day now and then they will go up. Adam Bliss and Suzanne Duplissis special ordered them and being the middle of the summer, it will take a week or two. Councilor Egan noted that a particular business owner wanted to make sure it was a Council decision to move those and not a business decision so there wouldn't be potential negative action against the business owner. Chair Tracy feels that is fair and that anyone who follows the news, will know that it was a Council decision.

Councilor Reighley advised that on the first Tuesday he attended the Traffic and Parking Committee meeting and it may be the last time it will be referred to as Traffic and Parking. The Committee is looking forward to the decision that they will make regarding the change in Ordinance. He also has had some constituency input on cannabis, recycling and waterfront noise.

Chair Tracy advised that the Council has made some decisions regarding removing the silver bullets at the North Freeport Store and the South Freeport location on August 1st. The silver bullet at the Police Station and the Public Works Station will remain with the intention that they will be removed in a year. All recycling will then be directed to the Transfer Station. In the meantime, there may be other discussions about how Freeport structures its recycling. It is not the end of the discussion but it is the direction the Council decided on after months of discussion and two decisions but that is how it will go for now.

Chair Tracy mentioned the cannabis issue and that we have some medical marijuana growers who are permitted under the Medical Marijuana Law to grow. They are growing in Freeport but are not selling. They do distribute it to their clients. They have requested that Freeport consider allowing them to grow in the recreational marijuana market but again it would not be a store. It would be allowing them to grow in a private facility marijuana destined for a recreational market. Right now, Freeport has banned all forms of recreational marijuana whether it is growing, testing, stores, etc. Their request is that the Council

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consider allowing growing. If it were allowed, they still would not be able to open a store. It would go to another town where it could be sold. It would not be sold recreationally in Freeport. That is an issue that will come before the Council in the future but we are still talking about that internally amongst Council leadership.

Councilor Reighley mentioned that the Maine Municipal Association has a workshop coming up in August regarding medical marijuana. He asked if it would be beneficial for the Council to attend that workshop and then discuss the issue afterwards. Chair Tracy agreed that the Council may want to do that and then the question is who deals with the issue. It may be something if the Council so chose, refer it to the Ordinance Committee which would allow more time to examine. She felt it was a good suggestion and it would be factored into the analysis about how to bring it up and when to bring it up. She requested that Mr. Joseph ensure that all Councilors get a notice of that meeting. The notice was only sent to her and Vice Chair Gleeson. Mr. Joseph agreed.

Chair Tracy mentioned the last issue that was discussed was airboat noise. With the advent of summer and the advent of a particular airboat before the hours of 5 in the morning, the Council has received a lot of feedback on this particular issue. Mr. Joseph explained that this was talked about last summer and during the fall. There were complaints about noise from airboats that were brought up by residents. This is not related to purely shorefront. The noise travels inland for a pretty good distance as well. He was directed by the Town Attorney to an opinion that the State issued in 2005 quoting a law that bans the Municipal regulation of watercraft noise. It is expressly prohibited in State Statute for the Town to regulate watercraft noise. The Attorney General's office agreed that it was their current interpretation and they confirmed that. In 2018, they confirmed that State Law had not changed so they were of the opinion that Municipalities were prohibited from enacting regulation in addition to the State's Noise Regulations for boats. They have had some meetings with Marine Patrol who is in conversation with Inland Fisheries and Wildlife, the warden service. The State Law on boat regulations falls under Inland Fisheries and Wildlife but Marine Patrol would be the enforcement agency that would write tickets or enforce it here in Freeport on the salt water. Mr. Joseph was advised last winter by Marine Patrol that they did not consider airboat noise fell under the State's Watercraft Noise Law. Mr. Joseph had some conversations with the Town Attorney to try to set up a meeting with the appropriate State officials with the two groups. One says it is covered under the State Law and the second group says it is not covered under State Law. He is hoping to accomplish this in the next few weeks. He will report back on that meeting whether agreement can be reached between the various State agencies or direction to the Town on how to pursue potential enforcement. Chair Tracy noted that Mr. Joseph is also advising Representative Gideon and Senator Carson about the status of the issue. Representative Gideon has put a staff member on this issue. As of now, we are stuck in limbo and there is nothing we can do until we get a little more clarity. She apologized to residents experiencing disturbances but assured them that the Council is working on it.

FIFTH ORDER OF BUSINESS: Town Manager's Report

Mr. Joseph reported:

He offered a thank you to Freeport Middle School's Science Students in Miss Brown's class who volunteered to stencil lobsters on the catch basins through our town. That is a visual reminder that storm water drains end up in the river and then Casco Bay. He thanked the students and hopes it will bring awareness to the fact that if you dump something in a parking lot or on Main Street, it ends up in the ocean.

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He thanked the Town employees who were involved in the Independence Day Celebration. He mentioned the Building and Grounds and Public Works Crew that set up beforehand to the Public Safety employees who worked some double and triple shifts at the end of the week into the weekend. There were a bunch of events on the Fourth. Police and Fire did a great job with traffic control getting people to vacate the town center after the fireworks. He knows a lot of people put in heavy hours last week and he wanted to thank them. Everything went off without a hitch. They have suggestions on what can be done better next year.

We have a changeover that will be going on in the next one to two weeks with our Video on Demand and Streaming Website. Some may find this completely seamless but others might notice it. It will change to FCTV3freeportmaine.com. He is expecting the changeover to be pretty smooth.

Regarding recycling, Mr. Joseph has been working with the Sustainability Committee with some of their recommendations. We have brought on a part-time, very temporary seasonal intern for this summer to help with an educational program at the silver bullets and teach residents what can and cannot go into recycling containers. We are doing expanded signage, which we talked about earlier, at the containers closing and also the ones that are going to stay about what can and cannot go into the containers. He thanked the Sustainability Committee who put a lot of work into that. He asked residents to say hi to the summer intern, Kayla. She will be bouncing around between the silver bullets.

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

MOVED AND SECONDED: To open the Public Comment Period. (Gleeson & Reighley) **VOTE:** (5 Ayes) (2 Excused-Horne & Lawrence)

Joyce Veilleux explained that she is a member of the Aging in Place Committee and now that Freeport has the AARP designation, there are multiple funding sites that are now open for projects that will further the availability and services for our older residents. Freeport projects an image of active living with lots of outdoor activities available. The older population and those with limited mobility have not benefitted from many of our Town projects. Exercise is very important to all ages. We need to make sure that some of our Town trails are worked on so that people with a slow, unsteady gait, with walkers or wheel chairs can enjoy the many beautiful areas in our Town. Trails need to be level and pavement is best for wheels. They should be shorter in length with seating available at regular intervals and the seating should have arms to make standing easy. There are many small things that can be done. She asked the Council to talk to the Active Living Committee, the Hunter Road Fields Committee and any other committee that is working on trails and outdoor spaces to look at how they can make the outdoors easier for us when we get less mobile. Tegan Barber is a resource person currently working at the Freeport Community Center. She is here as an Americore volunteer until January, 2020. She has been working with the AARP group and she can help any of our committees find funding and put packets together. She is planning on talking with our Planning Board tomorrow night in looking at how we can make housing units accessible and affordable for those who want to downsize and stay in Freeport and have mobility issues. She knows that we are all busy with life but someday we will all be older and retired and she knows she wants to age here in Freeport and be able to enjoy our outdoor spaces even if she needs a walker or wheel chair. She feels if we start now, we can make this happen by the time we get there.

Peter Anzuini of South Freeport Road pointed out that we are starting to have temporary signs along the right-of-way for political events that probably won't happen for twelve months. He believes there is a 30-day limitation based on the Ordinance. He heard discussions about the airboat noise. He explained that they are clambers that use them to get to the flats so that is part of their business. He is all in favor of

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getting rid of the bullets and is aware that people are abusing them. His only concern is with the selection of which ones the Council kept and which ones are going to be pulled. He is not sure this is well understood. He would like it clarified. Chair Tracy explained the rationale for the Council in selecting the ones that they kept and that they were trying to minimize winners and losers.

MOVED AND SECONDED: To close the Public Comment Period. (Reighley & Gleeson) **VOTE:** (5 Ayes) (2 Excused-Horne & Lawrence)

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

ITEM #111 -19 To consider action relative to adopting the July 9, 2019 Consent Agenda.

BE IT ORDERED: That the July 9, 2019 Consent Agenda be adopted.
(Reighley & Gleeson)

Chair Tracy pointed out there is one item on the Consent Agenda that is worth noting. She read: To consider action relative to a donation of \$1,470 from the proceeds of the Art Show and Sale to go towards the Freeport Heat Assistance Fund. Councilor Whitney took it upon herself to put on a local art show in the vacated Bartol Library Building. It was a success and one of the benefits was collecting money for our Heating Assistance Fund. It was a very nice job and well done.

VOTE: (5 Ayes) (2 Excused-Horne & Lawrence)

ITEM #112-19 To consider action relative to amending the Town Council Meeting Schedule for July, 2019.

BE IT ORDERED: That the Town Council meeting schedule be amended moving the July 16, 2019 Town Council meeting to July 23, 2019. (Whitney & Reighley)

Chair Tracy mentioned that this is trying to space things out a bit. Councilor Egan explained that he will be on vacation and unavailable on the 23rd.

VOTE: (5 Ayes) (2 Excused-Horne & Lawrence)

ITEM # 113-19 To consider action relative to Special Amusement Permits.

BE IT ORDERED: That a Public Hearing be scheduled for July 23, 2019 at 6:30 pm in the Freeport Town Hall Council Chambers to discuss approving Special Amusement Permit applications for the following:

- Cadenza, 5 Depot Street, Freeport
- Gritty McDuff's, located at 187 Lower Main Street, Freeport
- Harraseeket Inn, 162 Main Street, Freeport
- The Lobster Cooker, 39 Main Street, Freeport
- Buck's Naked BBQ, 568 US Route 1, Freeport

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. (Gleeson & Reighley)

VOTE: (5 Ayes) (2 Excused-Horne & Lawrence)

ITEM # 114-19 To consider action relative to amendments to Chapter 43, Public Peddlers' Ordinance, Article II-General Provisions, clarifying license issuance timeline and procedures to be used in addressing abandoned, relinquished or forfeited locations.

BE IT ORDERED: That a Public Hearing be scheduled for July 23, 2019 at 6:30 pm in the Freeport Town Hall to discuss amendments to Chapter 43, Public Peddlers' 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 3 and the Town's website. (Egan & Gleeson)

Mr. Joseph provided an update to Councilors on the four public peddler locations assigned by lottery every year. Chair Tracy added that this year the two locations behind Starbuck's are very close and are on top of each other and the two vendors sell exactly the same food. She would like to see in this Ordinance the option for the Council, for a good cause, to relocate spots if there is a conflict like this. We do have other Town property downtown that is just as desirable that would spread out some vendors and help both of them not to fail. Obviously, that was not under consideration when Traffic & Parking was in charge of this. When they were deciding on the locations, that wasn't in play. It was not part of the consideration. She would like the Council to have the power to be able to address that if it is a one-time only situation and have it set in Ordinance.

Mr. Joseph noted it was not in the proposal and the direction was not under consideration by the Clerk or him. He advised that Staff can develop some language and bring it to the Council for inclusion at the Public Hearing. Chair Tracy liked that suggestion but noted the Council can decide to adopt it or may decide it doesn't want that power. She wants the situation put on the table.

VOTE: (5 Ayes) (2 Excused-Horne & Lawrence)

ITEM # 115-19 To consider action relative amendments to the Chapter 2, Administrative Code, Section 614, Traffic and Parking Committee including comprehensive revisions to the charge of the committee and changing the name and purpose of the committee from Traffic and Parking Committee to Complete Streets Committee.

BE IT ORDERED: That a Public Hearing be scheduled for July 23, 2019 (or the date of the next Town Council Meeting) at 6:30 pm in the Freeport Town Hall to discuss amendments to the Chapter 2, Administrative Code, Section 614, Traffic

and Parking Committee including comprehensive revisions to the charge of the committee and changing the name and purpose of the committee from Traffic and Parking Committee to Complete Streets Committee.

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. (Reighley & Gleeson)

Mr. Joseph updated the Council and noted it makes sense to do a comprehensive rewrite like this and the intent is that a lot of members will continue on it with a moderately different focus. This has been a standing committee for the Town for many years and this would not eliminate what they are currently doing but will add some substantial new functions. This is not out of the blue. It is current material that the Traffic and Parking Committee currently deliberates on and takes action on. For notable changes, there is membership change, not just a charge change, at-large representatives which is a significant change from the District. They are proposing to go back to At Large. That is a substantive membership change and to focus on comprehensive and complete streets practices which are slightly different than just looking at the traffic and parking concerns. The Town Engineer, at the request of the Council, is planning to do a presentation prior to the public hearing. It will be a 10-minute or less graphical presentation on what Complete Streets is to echo his words to educate the public and the Council. He suspects Doug Leland will be there along with Mr. Bliss to answer questions about the proposed changes.

Councilor Reighley mentioned that when we talk about walk paths and accessibility for seniors, this is all part of the direction and shift from the belief of Traffic and Parking being pretty well closed to the expansion of Complete Streets which mean footpaths, cycle paths, everything that has to be included in this and it has taken a lot from the Active Living Committee and incorporating that into this new definition of "complete Streets" even in the discussion of membership. This committee will send recommendations to the Appointments Committee as to what they are looking for potential staffing. This is a forward-looking design and approach. It has been six months in the works and it is something we will be very proud of. Chair Tracy thanked everyone for their work on this.

VOTE: (5 Ayes) (2 Excused-Horne & Lawrence)

ITEM # 116-19 To consider action relative to approval of a Parking Lease between the Town of Freeport and Brewer South Freeport Marine for parking spaces in the Brewer Lot adjacent to the Town Wharf for 2020 through 2023.

BE IT ORDERED: that the Parking Lease between the Town of Freeport and Brewer South Freeport Marine for parking spaces in the Brewer Lot, adjacent to the Town Wharf, for 2020 through 2023 be approved. (Whitney & Gleeson)

Mr. Joseph explained where the lot is located. Chair Tracy has a requested change. It is in Paragraph 6 where it currently reads: If Tenant shall default in the performances of its obligations hereunder, Landlord may terminate this Lease. Chair Tracy advised that the Tenant is us. She would like the concept added that: *If we default in the performance of its obligation after notice and an opportunity to cure, Landlord may terminate this Lease.* Whatever reasonable opportunity we think is appropriate is fine but it could be a situation where we don't realize we have defaulted and all of a sudden, we are out for whatever

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is left of the lease. She thinks we should be on notice that we are potentially under default before it happens.

MOVED AND SECONDED: That the lease be amended to read that If we default in the performance of its obligation after notice and an opportunity to cure, Landlord may terminate this Lease. upon agreement by the other party. (Tracy & Gleeson) **VOTE:** (5 Ayes) (2 Excused-Horne & Lawrence)

Councilor Reighley pointed out that this appears to be a significant increase over a four-year period of time. Mr. Joseph explained that we have had multi-year leases in the past and the rent currently is \$10,000 and from his memory, it has been \$10,000. He is not sure when it was changed. Two years ago, the owner went from a multi-year lease and asked us to do year-by-year leases. The current year just started July 1 and the Council appropriated the money. The reason this is in front of the Council is because it is a multi-year obligation and it definitely needs approval because this money has not yet been appropriated. Mr. Brewer has been advising that he intends to raise the rent by about \$1,000 per year over the next several years. It seemed fair to Mr. Joseph but if the Council has objections, we could hold off and renegotiate that. Mr. Brewer did advise that he could give us six-months-notice if he wasn't going to renew for the following year but that really leaves a lot of people on the waterfront with no place to park. That was the tradeoff, if we want a multi-year lease, the rent is going to go up over the next four years.

Vice Chair Gleeson asked what the market rate of the lot is. Mr. Joseph advised that he could find the evaluation of the lot. Right now, it is assessed as a parking lot and storage lot. Vice Chair Gleeson asked if there was any discussion of a plateau. Mr. Joseph advised that there was not but Mr. Brewer has been communicating that he thought the \$10,000 a year rent was low for at least three years now. If we go to a single year lease instead of a multi-year lease, his intent is still to offer to us at \$1,000 more per year. That is what we are being offered. Councilor Egan asked if there has ever been any consideration to the Town purchasing the lot. Mr. Joseph was not aware of any. They wanted to leave their options open. Mr. Joseph offered to ask about purchasing the lot which has 25 parking spaces. Chair Tracy is not opposed to asking if Mr. Brewer would have any interest in selling the lot but feels the Council should sign the lease. She asked Mr. Joseph to communicate that the Council was concerned about the rate of increase and while we believe the owner should get a fair return for his investment, we hope that he will be mindful that it is taxpayer dollars and we hope we are getting to a place where he thinks it is fair and this rate of increase would not continue. She clarified that the Council is authorizing as amended, the Town Manager to sign this lease.

VOTE: (4 Ayes) (1 Nay-Egan) (2 Excused-Horne & Lawrence)

TABLED:

ITEM #110-19 To consider action relative to the following Victualer Licenses.

BE IT ORDERED: That the following Victualer Licenses be approved pending receipt of State food license and/or Police Chief approval and/or Fire Chief approval and/or Code Enforcement approval and/or receipt of Real Estate and/or Personal Property taxes and/or payment of license fee:

3. South Freeport Village Market, 97 S. Freeport Road

The Council did not remove this from table.

OTHER BUSINESS:

1. Discussion of support for Portland asylum seekers.

Chair Tracy explained that the City of Portland has received approximately 300 or more asylum seekers from the southern border of the United States. They are currently being housed in the Portland Expo. The City of Portland is working on finding more permanent housing for them as they need to leave by the middle of August. At the last meeting, we took up the issue as to whether the Town of Freeport wanted to consider assisting in some way and we had a wide-ranging discussion about the possibilities which included the use of taxpayer dollars. The general sentiment of having a tax impact was not something the majority of the Council was interested in. We discussed the possibility of using funds that were budgeted for but not used. We talked about having a public/private partnership where the Town participated in having matching funds for private fundraising. We talked about the resources that Freeport Community Services has brought to bear that is not the Town but is a Town supported entity. They have been providing clothing and other items of assistance to the asylum seekers who are in the Expo. We have reached out to the Freeport Housing Trust and directed staff to take a look at all the resources that are available and consider some of our options. Johanna Hanselman provided a memo that is in the Council's packets, which Mr. Joseph explained.

Chair Tracy explained that e-mails have been received from residents both for and against providing financial support for this particular matter. She invited residents to come to the podium, identify themselves and limit their comments to 3 minutes.

MOVED AND SECONDED: To open the Public Comments. (Reighley & Gleeson)
VOTE: (5 Ayes) (2 Excused-Horne & Lawrence)

Maura Pillsbury, Freeport resident, urged the Town and its residents to do as much as can reasonably be done to help the asylum seekers. The country is facing a humanitarian crisis and these people are knocking on our doors. She noted it is legal to seek asylum under international law and these people are here. They have had a long dangerous journey and she met some of them over the Fourth at Fort Williams Park. She noted they are asking for our help because they have nowhere else to turn and she hopes we will embrace them. She has been working with some resources in Portland as well as Social Service Agencies. The greatest need is housing and where are they going to go.

Abdi Iftin explained that he immigrated from Somalia five years ago and advised that we should be proud that people want to come to Maine and join our community. We should be welcoming and try to help them find places to stay and work.

Ralph Turner of District 4 noted that everybody wants to do the best they can, given their own circumstances and what they are able to do. Charitable giving is a personal thing. He pointed out that 80,000 school children in Maine don't know where they will get three meals a day and he considers it a humanitarian crisis. If helping people seeking asylum is important to some, he feels those people should dig deep into their pockets and do what they can for those people personally. He encouraged people to join him and work to provide funds to get food to the kids. It is a personal thing. Money that has been taxed and put into the Town to be used within the Town for whatever purpose, he does not feel it is

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appropriate for somebody to unilaterally determine that their charity is more important than his charity and use public money for that purpose.

Peter Anzuini of South Freeport explained that when he and his family immigrated to America, they waited in line five years and they were thankful to their neighbors who had immigrated and helped them get started once they were legally allowed to come into America. Americans have always helped their neighbors and most Americans do not look kindly to politicians that use people's struggles or misfortunes to grandstand themselves. He will contribute to the causes that he feels represents his values but does not believe that the Town Council should give away Freeport tax money for use by Freeport non-governmental organizations. He proposed that the Council leave charity to individuals, religious and cultural and social organizations funded by their members.

Chris Milite of South Freeport Road asked Mr. Joseph what the total outstanding indebtedness to any entity of the Town of Freeport is at this time. Mr. Joseph advised that our obligated budget is about \$11M a year give or take so that has been appropriated by the Council for expenditure over the next year. The long-term debt is only a few percentage points of that \$11M budget. He offered to get the exact number after the meeting. Mr. Milite invited Councilors to travel from the corner of South Freeport Road to Pine Street, over to the end of South Freeport Road and U.S. Route One and look at the condition of one road. It is his opinion that the roads in Freeport are substandard and it would be an appropriate place to start spending \$20,000. He finds it disturbing that public officials politely disregard the violation of our laws when it suits their purposes. He does not feel that non-citizens of our country should be making U.S. policy. It is up to the American people and its elected officials. He has nothing against helping legal immigrants but does not feel that it should be with public money by the Town of Freeport.

Michelle Peacock noted she and her husband recommend that the Council do not take action to support Portland's misguided social policies. She feels the Town's government should be focusing on boat noise, recycling, etc. She does not feel it is the role of our government to parcel out our taxpayer money to other town's charities. If we have a surplus of cash, it should be returned to the Town's residents. We can't be the world's welfare supplier. It is not right and it is not sustainable.

Melanie Sachs of 84 Kelsey Ridge pointed out that the Town of Freeport has allocated in this year's budget \$39,000 for social service agencies and there is more than that in terms of support for Freeport Community Services. This community had many times decided in the rationale for that support with taxpayer dollars is to fill needs that the Town cannot to support those in need, however that is defined. Some of those allocations are for regional organizations such as Through These Doors which is a domestic violence agency located in Cape Elizabeth and Portland that provides a service that the Council and the Town felt was necessary to provide. She explained what Cape Elizabeth has decided to do. She pointed out that there is an apartment available at Maplewood and it would not be jumping the line for anybody but is their effort to provide what is the critical need for this population which there is not an avenue right now to do. Freeport Housing Trust has offered this apartment as one solution to help one family move from The Expo to longer term housing. The Council could decide to assist Freeport Housing Trust which has donated tens of thousands of dollars to this very community to stave off homelessness through their rental assistance program. The Council could choose to do something like this and invest in a Freeport entity that is offering to try and help this situation. She urged the Council if it is going to have a fundraiser, to have a clear entity to be the recipient of those funds for that one apartment to do our part to help this situation as we have helped so many other situations within this town.

Joyce Veilleux of District 2 advised that she is not for using public funds. Those are property tax monies that were raised according to the Constitution of Maine for the Town to use to provide a vast array of services for the people of Freeport. She cannot find any verbiage anywhere that would allow the Council

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to take funds raised by property taxes and make a supplemental or other kind of appropriation or gift of this kind to Portland. She supports having a fundraiser and is confident that the Council will find that Freeport residents are very giving. She is confident that Freeport residents have already given a large sum out of their own pockets and the locally owned businesses have already given. The giving is already happening but it is happening on an individual level and individual business level. She would volunteer to work at a run or whatever type of charitable fundraising event but does not want the use of her tax money used for other purposes.

Maddie Vertenten of Bartol Island Road urged the Council to consider what Melanie Sachs has asked them to consider and find a way to yes, calling on the generosity of our townspeople and investing as leaders of our Town. As the granddaughter of a World War II immigrant whose children have hugely contributed to the economy of our country and our state, she bristles at the notion that we should not have any portion of our taxes go towards those who are in need. We are as a town evolving and changing away from primarily retail space and bringing in more workers, provide more housing with low-income housing included. We should be investing in the increasing diversity of needs our State has right here in Freeport. We should be leaders and she asked our leaders to find a way forward.

Guy Quartrucci of District 3 found it offensive to suggest that Freeport taxpayers fund a problem that Portland has invited on itself. This is inappropriate political engagement and not Freeport's issue. His household donates food, clothing, household goods, etc. regularly which is their choice to make. Freeport financing Portland is further enabling those damaging practices. To make a financial contribution on behalf of Freeport taxpayers with taxpayer money is fully out of line. Charitable giving is a very personal decision and the Council making that decision for him is not appropriate.

Andrew Arsenault, Freeport resident backed up what Mr. Quartrucci said and noted that our tax dollars should not be shipped into Portland. They are our tax dollars and should go to someone in Freeport that needs it. This is Portland's problem and they need to straighten it out in there. The government needs to figure out a way to let them work so they can take care of themselves. He does not feel it is the Council's decision. People can choose to give from their personal pocket.

Chris Milite noted that our federal taxes are contributing to many elements of the border crisis so it is not like we are denying the government the money it needs for those expenditures.

Ralph Turner mentioned that in support of what Melanie Sachs suggested, the non-profit that seeks to provide food for children is Full Plates, Full Potential so if the Council would like to consider making a donation in that direction, it would be more palatable.

Maura Pillsbury noted she supports Melanie Sachs' suggestion for Freeport Housing Trust and hopes the Council will consider it.

MOVED AND SECONDED: To close the Public Comment Period. (Gleeson & Reighley) **VOTE:** (5 Ayes) (2 Excused-Horne & Lawrence)

Chair Tracy thanked everyone and noted it is a difficult and charged issue. People feel differently and all of those points of view can be reasonable depending upon where you put your priorities. She appreciated that the discussion has been civil and that the comments have been thoughtful and that residents have spent their time to come out and present their ideas to the Council.

The Council will now start the discussion but she wanted everyone to be mindful that they received comments by e-mail and from people in their daily lives. The Council also represents its constituents and

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what they believe to be the interest of their constituents so they are taking all of those pieces into account as they make their decision. However, everybody comes out is how everybody comes out. She opened the meeting up to comment but did not feel she needed to direct the discussion. We obviously heard two sides of the coin in various different forms and we also have the notions discussed at our last meeting.

Councilor Reighley noticed that in our Town there is not any real Facebook page and he would like the Council to look at the example that the Yarmouth Community Network Facebook page has. They have done a solicitation requesting whatever aid they would want to do going through the various different channels. That is out there and it is one of the greatest ways to get exposure into this situation. He recalled his family hosting two families from the Hungarian Revolution. They lived in their house and did not speak Hungarian but someone in the community did so they were able to communicate. They adapted and went forth and became very strong contributing members to this country. Refugee situations are unique and the laws we have created were meant to match situations. In this particular case, we don't have a real match and so we are in a quandary. What do we do and what can we do? Where we talk about keeping our money in town to do certain projects, we have projects that we approved in Freeport which we do not necessarily have to do. He mentioned the \$15,000 electronic sign and two landscape islands on Route One to improve the visibility scenic wise and it was \$16,000. He mentioned that money could be redirected into the refugee situation and noted that each and everyone of us has to ask what is the better value? There are a lot of people here tonight that have a lot of heart invested in this and he does not know that the Council has a solution tonight but will listen and come up with something.

Councilor Whitney mentioned that as a former social worker it has always been a privilege for her to be in homes of families that are experiencing a crisis. She and her husband took in foster children that were living separately from each other particularly around the holidays so that they could be together. She started a program called The Neighbor Brigade and helps out families in crisis in Freeport. While she started it personally, they now have 361 volunteers and the program is now called Freeport Friends and is doing great. It has been a privilege as a Councilor to continue to do good work and asked the Town Manager if she could use the Bartol Library for fundraisers. She was fortunate to raise more than a thousand dollars from an Art Show she recently sponsored. Regarding Freeport Friends, she is currently on the phone with a Mom here in Freeport who is living in a house that is being condemned and she is being forced to leave. She works full time and has three kids here in town. Freeport Friends helps with some food insecurities but she cannot find her a place to live. If she has to leave Freeport, it would be a huge disruption to her children and herself. For her giving up an apartment in Freeport when she knows of people in town who need it, is hard for her. She has helped other people get housing in Freeport. It is challenging but she has the energy to make sure they stay here. She is willing to put her energy behind this refugee program but is not in support of putting out tax dollars behind it. She never thinks about using Freeport's tax dollars. She would be happy to host another event and Freeport Friends could put the word out there to get donations in kind otherwise but she would not like to spend taxpayer dollars on this.

Councilor Gleeson mentioned he will remain consistent. At the last meeting he brought up concerns about using taxpayer funds. He still does not think it is a good idea. He referred to Councilor Reighley's comments about trying to substitute the electronic sign and he looks at it a little differently. Those are capital improvements that are directly improving our town and this is an entirely different use of the money. If that was being thrown out there, he would not support removing the barriers for the electronic sign. He feels everybody on the Council supports trying to help with this situation but he agrees with everyone that charity is a very individual thing. He does not feel the Council should use taxpayer funds. He would be very open to holding a fundraiser event and feels the Town could support a Go Fund Me Page that is secure and people could be assured that their money is going 100% to that cause. The way to go with this is individual contributions and he will stick with the feeling that we should not be using taxpayer money for this.

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Chair Tracy agrees that it doesn't feel right to use our taxpayer funds and just give it to another municipality but believes there is a way to support our values through other means. We have supported residents through FCS in finding housing. We have a heating assistance fund through FCS and we also have a Town fund. We have in various forms used taxpayer funds to support people in need. Consistent with that she feels we can find a way to essentially be a host. Find a way to help someone in need in this particular instance and while it certainly is not 80,000 people who are food insecure, she understands the magnitude is different. It is a pressing need. These people are here and they need a place to live. She could see a way in trying to facilitate housing in our community for one family but it could be a message that we are a welcoming community and we do care. Personally, she would be open to exploring that but fiscally she doesn't know what that means. It requires more due diligence. She could see a scenario where it doesn't mean anything financially. It might be just saying the town will provide a backstop until money can be raised privately to fund a year's worth of housing. It could be a limited amount of funds if the Council would support that. She would like to explore that but feels we need more information and we need to do more due diligence. She is hearing a pretty broad sentiment that we should not have a tax impact from this so it is duly noted. She feels we can be creative and use our position as leaders of the community to help facilitate finding a solution. She would hope that if we had a crisis, our surrounding communities would come and help and they have. That is what we do, we help each other. Consistent with that theme she would be supportive of exploring this idea of maybe finding a way to facilitate some limited housing in our community, taking into account that people who are legitimately waiting in line should also be taken into consideration. We have to figure that out a little better and then it would be money spent in our community because they would be here and part of our community.

Councilor Egan concurred with Councilor Gleeson and he thinks the most important part of our position publicly as elected officials for the Town is to demonstrate leadership and it doesn't have to be with a checkbook. It has to be with what Chair Tracy just said about our values. He thinks that is an important part and it can go a long way. He would contribute his time to organize those kinds of events and feels we could use our mouthpiece up here to help organize those particular events that could draw the generosity of this community out and people can make those individual decisions that we heard about earlier about whether they would support a fundraising effort to assist this population. He pointed out that there are small instances where some of the Town's expenditures and some of the School District's expenditures are helping those in need and not everyone of those people live in Freeport. The RSU5 has a quiet backpack food program for those kids that don't have enough to eat.

Vice Chair Gleeson advised Mr. Turner that this is a dangerous rabbit hole we can go down when he suggested that he would love for us to donate to that cause, and his cause is wonderful, versus this cause. Once we start going with this town-sponsored with taxpayer money, at what point do we judge which cause we donate our taxpayer money to. He worries about precedent setting. If we are going to be a host sponsor of a house, does that mean we exclude a Freeport family first because we have chosen this particular issue.

Chair Tracy heard majority support for the Town helping to support a fundraising effort of some sort so we need to figure it out. It will be something we will work on over the next couple of weeks and we will figure out what to propose with Staff assistance. We have a staff member who has volunteered to help organize and Councilors who indicated their willingness to help. We will create a subcommittee and will ask those people to get together and start putting together a small proposal for Council consideration at the next meeting. She did not hear majority support for exploring the housing issue. She will just see if there is an avenue that won't involve a large expenditure of taxpayer money where the Town could facilitate that and what the implications are. It may be that there is not majority support for it at the end but as one Councilor, she will do that.

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Councilor Reighley mentioned family units and perhaps we can find out a little more about how they plan to do a breakout with the refugees that are here now. Kristina Egan and GPCOG has gotten involved with this and she might have more insight that we can find out from her. In fundraising, he mentioned that local Fire Department blockade Main Streets to collect monies with their boots on the ground. This is just a thought. Chair Tracy noted that this is not an easy issue and she knows that many individuals in the community have already donated time and resources to supporting this population of people and we will try to find a way to support them within the guidelines of the discussion tonight. We will probably take it up two weeks from now in some form.

2. Discussion of request from Freeport Housing Trust for Town Council review and potential amendment of C3 Zone of the Freeport Zoning Ordinance, Section 401.

Chair Tracy explained that the Council has a letter in our packets from Matthew Peters, Executive Director of the Freeport Housing Trust. He has proposed modifying the minimum land area per dwelling unit in the C3 Zone and the proposal is to bring it down to 3,630 square feet. Currently it is 7,000 square feet. She understands the purpose of the request is to basically bring that district to the C3 Zone into alignment with other zones in the downtown area which have a smaller minimum land area per dwelling unit. It would allow a little denser housing development in those areas for the purpose of focusing development in areas that are already developed. There is not a ton of detail around this proposal but she proposed referring this to the Planning Board for discussion and evaluation and hopefully, some more input from the Freeport Housing Trust about the impact of this proposal.

Councilor Reighley noted that this would make it easy for developers to convert our parking lots into housing. Chair Tracy explained that the letter does not provide a lot of detail about what the impact may be. She asked Councilor Egan if he knew about the history of this proposal, Councilor Egan did not recall if it was just to the C3 Zone but the idea of taking the already developed areas and dramatically increasing the density to allow for a higher concentration of housing units on small footprints was the goal and he believes this is what the effort of this request is. Councilor Reighley feels as long as it matches up with all that zoning area and not just to satisfy the need of the Freeport Housing Trust.

Chair Tracy noted it definitely matches up with V-I, VC-2 and VC-3. There are some other zoning districts that they are not requesting to be amended. It doesn't bring everything into alignment but that seems to be the majority number. Councilor Reighley asked if the Council could ask the Planning Board to bring it all into alignment. Chair Tracy mentioned that the Council could certainly ask Planning to consider the issue but she didn't feel they should be directed to have some certain outcome. There may be a reason Freeport Housing Trust is not requesting that kind of density for those areas. She feels it would be good to get a Zoning Map in color. Mr. Joseph explained where C3 starts and ends.

Chair Tracy recommended referring this to Planning since zoning is their special expertise and ask them to look at it and decide if it is a smart move and provide a recommendation to the Council.

Andrew Arsenault noted that Freeport Housing Trust has a couple of sections on Varney Road as well as Maplewood Terrace. He asked if this would bring them into compliance or will it allow them to increase density. Obviously, they have a lot of units in the area. He would like to better understand what their reasoning is and will this allow them to increase density on the land they already have. He wants to know what the goal was for them to do this. Chair Tracy directed Mr. Joseph to communicate to Freeport Housing Trust those questions should be answered.

3. Consideration of power purchase agreement (PPA) proposal from Revision Energy.

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Councilor Egan explained that at the last meeting the Council had a conversation and heard from two representatives from Revision Energy about an opportunity for the Town to make a decision on where it will get its electric supply to specifically focus on engaging to buy renewable energy instead of the standard offer we get from the public utility. The opportunity includes a way to save a lot of money and an opportunity to purchase that renewable generation asset after a significant amount of time has gone by which in this case is eight years at a minimum whereby the tax opportunities for an investor to maximize the opportunities for renewable generation have been essentially monetized and allows the Town to purchase in conjunction with what appears to be a joint opportunity with the Sewer District. The two entities would be able to purchase that renewable asset at the earliest in year 8 but could extend longer. The term PPA which is in the proposal we have stands for Power Purchase Agreement and that is essentially we buy our electricity from a public utility today for the Town's meters. This proposal in front of us would shift a significant portion of that electricity purchase to a different entity who would be selling us power generated by the sun. He believes the size of the array that we would be purchasing electricity from is approximately between 85-90% of what the Town consumes through its electric meters today. The way for a municipality to go "solar," there are two pathways. The Town could buy and install an array at its own capital cost through a vendor or it can make use of tax benefits that are available through owners of renewable generation that are not available to the Town. The Town does not have a federal tax obligation and the tax incentives are not able to be used by the Town. He feels that is money on the table and having an investor who can use those tax advantages purchase and sell power to the Town at a significant discount for a period of eight years is a compelling reason to look at what is called the Power Purchase Agreement or Third Party Arrangement. We are not making a Capital decision here. We are not purchasing a capital asset. We are not deciding to buy a certain array. We are engaging in a sale of energy contract. In some places of this country, you can go right through your electric bill to buy renewable generation that may be a few years off in Maine. This is a way particularly in 2019 for the Town to offset its electricity consumption. This particular purchase would be entirely renewable solar energy. This is also a way for the Town to save approximately \$152,000 in its electricity costs for the next eight years. If you take that savings and apply it to what is a predicted purchase price in Year 8, the capital investment which could be presumed in Year 8 would then lead to the opportunity for the Town to have free power because the only asset that is generating 90% of the Town's electricity.

Councilor Reighley asked if the Council needs to sign anything or make a motion tonight. Councilor Egan noted that time is of the essence but the Council is not under pressure to sign something tonight but we also should be considering that we are giving signals to work in conjunction with the Sewer District. The opportunity requires us to participate together because of the size of the array. The Sewer District or the Town acting individually does not have enough demand to take up the load that is available from the proposed array. The array is already permitted and designed and approved by the landowner who will host it. The goal is before the end of 2019.

Chair Tracy mentioned that the Sewer District has asked Competitive Energy Services to do an analysis on this option versus other options but she is not fully aware of what the request was. Mr. Joseph advised that timing wise, the Sewer District does expect to act on this next week and after their Board meeting, they will meet with us and share information they like. The next Council meeting is a week after their Board meeting so nothing official can happen unless the Sewer District agrees with this.

Councilor Egan feels it is important to note that the analysis that CES is going to do for the Sewer District, although the exact numbers are going to be different because the Sewer District's participation in the overall array is roughly 60% and the Town is 40% but Mr. Sampson advised that it is one-third to two-thirds, but the ratios would remain the same and we might have to adjust the math but any value conclusions CES makes about the opportunity for the Sewer District, once we adjust for the size of

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participation within the solar array, the same conclusions would apply to the Town's decision. That is why the opportunity to see the CES report will be directly applicable to our decision.

Vice Chair Gleeson noted he is supportive of this proposal but asked on a large farm such as this, is the PPA the best way to go or is it just to build the thing and own it, with interest rates so cheap. He asked which is the best way to go. Councilor Egan explained the difference is that the PPA is essentially using your power bill to make installment payments on a capital purchase. We would be using our currently budgeted same dollar amount capacity to buy electricity from this farm and that investor/owner would be using that revenue to pay down the loan they used to finance it. There are two significant variables. They are also bringing in a lot of equity. They are bringing in cash the Town does not have to outlay because they are using that cash to purchase the tax benefits. The other significant element is that the power purchase rate of what they are going to sell us electricity for is 40% discount on the value we would get for the solar. They will be selling us power relative to what we are paying today. If we owned the array, we wouldn't be paying anybody that but we would have had to outlay the full price of the project. Mr. Sampson noted it would be similar to leasing a car. Chair Tracy asked if we would be better off buying the car and it is a capital outlay. Councilor Egan advised that the entity leasing us the car is also going to sell us gas at \$1 a gallon. Chair Tracy feels the Council needs to do a little more due diligence on what the alternative is before we make any decision.

Mr. Sampson explained that the value of this PPA is the upfront savings of roughly \$20,000 a year. If the Town purchases recs, they would expect it to be a little under \$16,000 a year upfront. Another benefit municipalities seen through PPA is that they can avoid taking on more debt. There is no upfront costs and they don't have to go through the process of taking on additional debt and can see immediate savings.

Chair Tracy noted that we would be investing in a solar array in the Town of Fairfield but that is different than driving down and seeing the solar array somewhere in Freeport. It is important to note that because this amount of the project is close to the Town's electricity usage, it probably makes for another solar project within the bounds of Freeport. It may generate electricity but we wouldn't need it for our load. If we were trying to be fiscally responsible, at this point, unless our load changes a lot, they are a little bit exclusive.

Councilor Reighley noted one element that has dropped out of this is the participation by RSU5 and we could still end up having a solar array in Freeport and going towards RSU5 and we might become a power broker. Chair Tracy mentioned she could not support taking on that kind of liability just to sell it to RSU5 but it is a possibility. Councilor Egan mentioned there is a number of ways to add more renewable generation in a community without necessarily having it directed to the Town's meter. Legislation that was recently signed allows for community solar participation so there could be an array on the roof of the Public Works Building that the Town participates in a very small manner but there are other subscribers into that solar array such as homeowners or businessowners in the community who could buy a share of that and the Town would be hosting it on their roof. Mr. Sampson agreed that it was exactly right. They are always excited to work with their municipal and other non-profit customers on any opportunities even if the array is not located in the Town. They could do solar events and ribbon cuttings that could be located in the Town and linking up things with the website. They can provide more information on this.

Mr. Anzuini asked if the information on the proposal is available to the public. Chair Tracy noted it is available and he can find it on the table. He wants to make sure the public is aware of the true costs and the paybacks and what happens to the savings. Councilor Egan advised that the predicted purchase price in Year 8 if we were to reserve for the savings is approximately \$326,000. He pointed out where this information is located.

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Mr. Sampson explained that if future Councils decide not to buy out, they would have other opportunities to buy out, but eventually if they reach the 25-year term limit on the PPA, they can choose to either extend it, buy out at that time or could have the investor remove the project at no cost to the Town.

Chair Tracy wanted everybody to understand that if we are not buying the recs from the solar facility, yes, we are hosting and making a solar facility available and it is good for the environment but we are not buying solar energy. We are just buying energy from a solar facility. The recs are the removable component being retained by the investor and potentially sold to someone else or maybe they are keeping, we don't know. We can buy recs so we have renewable energy. We can do that but our price changes a little. It would be \$16,000 per year versus \$20,000. Mr. Sampson advised that right now recs are about \$10 per rec which is 1,000 kilowatt hours or one cent per kilowatt hour. Chair Tracy noted there is a difference. We would not be able to say we are powered by solar electricity unless we buy the recs. We could say we facilitate solar electricity but there is a difference. She is not saying it isn't good for the environment because it is. If we don't buy the recs, we have to be careful about what we are saying. She mentioned that if we owned a solar array ourselves on the Public Works Building, it means we own the electricity. We are not peeling off recs to sell to somebody else. In that scenario we are powered by solar electricity. She wants us to be clear about what we are doing.

Mr. Sampson offered to provide information to the Council on the range of environmental claims. He will get more information on the group of investors that Aligned Climate Capital manages that are interested in investing in clean technology. He worked with them on two projects in Maine.

Chair Tracy asked when Mr. Sampson could provide a draft PPA, should the Town decide to move forward on this. He advised that they are now working on it and could send it along this week. Chair Tracy feels it will be relevant to the Council's decision.

Councilor Reighley mentioned he is not voting tonight but wants to continue to go forward with this and he is very enthusiastic and the likelihood of the Council completing this is going to take place in two weeks. Vice Chair Gleeson agreed the Council should go forward with the formal PPA. Chair Tracy agreed that she would like to see the PPA and the information on the recs and any information Mr. Sampson can provide on Aligned Climate Capital.

Mr. Joseph advised that the Council needs to see the CES report as it becomes available from the Sewer District. It is still not a done deal. Chair Tracy understands that the Council and the Sewer District has to make the same decision. Mr. Sampson explained that it would most likely be two PPA agreements but the buy-out would have to take place in the same year. Mr. Joseph feels the Council should be present at next Monday's Sewer meeting. He feels the Council should do this since it is the smartest financial move but we can't bind eight years from now a Council to make a capital purchase. Councilor Egan pointed out we are not bound by the PPA. It is an option. If we have in eight years an agreement to go ahead with it and over at the Sewer District, they like buying their energy, then we have to reconcile that. In no way would the owner of the array force one or the other entities to step forward to purchase. Mr. Joseph explained that we can step out in 25 years. Chair Tracy asked if the Town and the Sewer District could not agree in Year 8 to step out, but in 25 years is the Town able to make its own decision? Mr. Sampson advised that he feels it would have to be done in concert as well. If the Town is the one that wants to step out of the agreement or end the agreement but the Sewer District wants to continue it, the agreement would end because the Town wouldn't have an agreement to keep going or to buy out so whoever chooses to end the agreement can end the agreement. Mr. Joseph clarified that to continue from 25 to 40 would mean agreement from both parties and Mr. Sampson agreed.

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Vice Chair Gleeson asked if the eight cent is locked in for life? Mr. Sampson advised that there is a small escalate on that but it would be unlikely or impossible to ever exceed it. Councilor Egan mentioned the Utility is contemplating a 10% increase right now. Mr. Sampson explained that if utility rates go up, the value of that solar electricity on your bill rises so the delta increases. The PPA rate is not indexed to the utility rate. It has a 2% annual escalator. Mr. Joseph noted there is exposure for any amount of consumption not covered at the PPA rate so we have a fixed amount buying per year. If we use 100 kilowatt hours, 5 kilowatt hours more or even 2 kilowatt hours more, we pay the utility rate at the time for any overage over the PPA block. It is straight up metering. Mr. Sampson agreed.

Mr. Sampson was thanked for coming this evening.

MOVED AND SECONDED: To adjourn at 9:14 p.m. (Reighley & Whitney) **VOTE:** (5 Ayes) (2 Excused-Horne & Lawrence)

Respectfully submitted,

Sharon Coffin, Council Secretary