

MINUTES
FREEPORT TOWN COUNCIL MEETING #06-20
FREEPORT TOWN HALL COUNCIL CHAMBERS
TUESDAY, MARCH 3, 2020
FOLLOWING CITIZEN OF THE YEAR ANNOUNCEMENT

<u>ROLL CALL OF MEMBERS:</u>	PRESENT	ABSENT	EXCUSED
John Egan, 38 Curtis Road (Chair)	x		
Eric Horne, 62 Pine Street	x		
Henry Lawrence, 93 Hunter Road	x		
Daniel Piltch, 25 Quarry Lane	x		
Douglas Reighley, 2 Harbor Ridge Road	x		
Sarah Tracy, 2 Pettengil Road	x		
Tawni Whitney, 56 Baldwin Road (Vice Chair)	x		

At 6:30 p.m. Chair Egan advised the public that the regular Council meeting would be started after recognizing this year's Citizens of the Year.

Councilor Lawrence recognized Maryellen Carew and Sam Hunneman as this year's Citizens of the Year. They were presented with a plaque and a hat. Sharing accolades were Sue-Ann Williams-Lindgren, Ellen Ebert, Elizabeth Guffey and Connor Carew. Also sharing their thoughts were Councilor Reighley and Chair Egan. Ms. Carew and Ms. Hunneman thanked their nominators, Town Councilors and Freeport. A 25-minute reception followed with refreshments.

At 7:05 p.m. Chair Egan called the meeting to order and took the role. All Councilors were present.

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 #05-20 held on February 25, 2020 and chaired by Vice Chair Whitney to accept the minutes as printed.

MOVED AND SECONDED: To waive the reading of the minutes of Meeting #05-20 held on February 25, 2020 and to accept the minutes as printed. (Reighley & Tracy) **VOTE:** (7 Ayes)

THIRD ORDER OF BUSINESS: Announcements

- **Homestead Exemption Reminder** - Homeowners are eligible for up to a **\$25,000** reduction in their permanent residence's property valuation. If you have owned a home in Maine for 12 months prior to April 1st, you may apply for this program. If you haven't previously applied for the homestead exemption, **in order to receive this exemption for FY2021, you must apply by April 1, 2020.** Forms are available at the Tax Assessor's office or on [the state's website](#). If you have any questions, contact the Tax Assessor's office at 865-4743 x140 or x105.
- **Chewonki Owl Night will** take place on Wednesday, March 11, at the Freeport Community Library from 6:00 – 7:00 PM. Chewonki will bring nature into the library with live native owls. Come see and learn all about these amazing Maine animals. Adult supervision is required for children under age 11. This event is free and open to the public.

COUNCIL MEETING #06-20
MARCH 3, 2020

- Councilor Reighley announced that this morning the Complete Streets Committee met and continued their discussion on the formulation of the policy on the Complete Streets. It will be thorough in detail when they get done with it. One of the things they are concerned about is that they were asked, after the fact, to do something about the treed islands on U.S. Route One south. The sense was it was seeming like they were asked like the horse but the cart was in front of them. If we could maybe clean these things up in the future, referring to committees before it is a decision by Council that should have been involved with committee structure. That is a request.

FOURTH ORDER OF BUSINESS: Information Exchange

Councilor Tracy announced that we will be having an Ordinance Committee meeting tomorrow morning at 7:30 a.m. and will be continuing their discussion on Short-term Rentals. The meeting is open to the public if people wish to attend. Mr. Joseph added that Street Regulations is also on the agenda.

FIFTH ORDER OF BUSINESS: Town Manager's Report

Mr. Joseph reported:

COVID-19 Update

Mr. Joseph requested that Chief Jordan present a brief update on what Town officials are doing to educate themselves and prepare for any cases of COVID-19 in the region.

Chief Jordan advised that one of the first things they did with assistance from Mr. Joseph was place links to the Maine and United States CDC websites on the Town's web pages. Those sites will have the newest information and will prove to be most beneficial. The Maine CDC recommendation is the recommendation he would give everyone in the community which is:

1. To eat well
2. Get plenty of sleep
3. Get a flu shot if anyone hasn't already
4. Wash your hands and use a hand sanitizer using warm to hottish water for one minute.

Freeport Fire/Rescue will be operating as directed by Maine EMS and our receiving hospitals. Maine EMS released two publications this evening at 6:11 p.m. to show us where we are headed with this from a clinician standpoint. Additional information will be gathered tomorrow morning in a meeting with GPCOG where others will be meeting. It will be followed up on Thursday with a telephone conference from Maine EMS at 11.

Councilor Tracy mentioned that we have talked in the past about how to communicate with our residents and we have a temporary electronic sign. She asked what are the other ways we are able to communicate to the entire population. Chief Jordan feels there is value in communicating through the school department's e-mail list but we are not at the point without some direction from our regulatory groups and we are not at a point where we can give anymore advice than what we have given from a CDC website. He cautioned putting dated stuff out there. Certainly, people can call him at the station. Mr. Joseph mentioned that we take guidance on what to do when someone dials 9-1-1 and is fairly sure there will probably be a protocol established state-wide that these people will have to follow. That will be out of our hands. It is set by Maine EMS.

COUNCIL MEETING #06-20
MARCH 3, 2020

Councilor Tracy mentions that it feels that we don't have a good way in talking to our citizens en masse. People can come to us through social media. She feels that moving forward it would be helpful to know how other towns and cities are able to communicate with their residents and what mechanisms are needed should we need to push something out. Chief Jordan advised that we could push it out Code Red which is the reverse 9-1-1. He would save that for something down the line where we could give them everything in one shot where we need to get information that is pertinent and timely and has a bit of a more emergency feel to it. He offered to ask questions when he is in his meeting tomorrow morning.

Compost Bins

Compost Bins are still available for purchase at the Freeport Recycling Facility for \$55 per bin.

Sale of 20' Police Boat

Per Town policy, Mr. Joseph notified the Town Council of the proposed sale of the 20' Maycraft center console Police Boat. During last year's capital program discussion, we discussed retaining the 23' center cabin Harbor Master's boat, selling the 20' center console Police boat, and purchasing a smaller aluminum utility boat that could be useful in situations where the Harbor Master's boat was not the appropriate vehicle to use. When we were pricing out aluminum boats, we were offered \$8,000 trade-in value on the 20' Police boat, which we passed on. We were more recently approached with an offer of a brokered sale from Casco Bay Yacht, where the boat is stored, for \$15,000, of which the Town will net \$13,500, which he plans to accept.

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:

ITEM # 42-20 To consider action relative to adopting the March 3, 2020 Consent Agenda.

BE IT ORDERED: That March 3, 2020 Consent Agenda be adopted. (Egan & Reighley)

Chair Egan reviewed the items on the Consent Agenda for members of the public.

VOTE: (7 Ayes) (0 Nays)

ITEM # 43-20 To consider action relative to the proposed Capital Program for FY2021.

BE IT ORDERED: That a Public Hearing be scheduled for April 7, 2020 at 6:30p.m. in the Freeport Town Hall Council Chambers to discuss the proposed Capital Program for FY2021.

BE IT FURTHER ORDERED: That copies be distributed equally between the Town Clerk's Office, the Town Manager's Office and the Freeport Community

COUNCIL MEETING #06-20
MARCH 3, 2020

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 & Horne)

Finance Director, Jessica Maloy explained that this is just a standard process to set a public hearing.

VOTE: (7 Ayes) (0 Nays)

ITEM # 44-20

To consider action relative to setting a public hearing for March 17, 2020 to discuss amendments to Chapter 34, Section 16(a) "Camping Reservation System" of the Winslow Park Administrative Policies Ordinance.

BE IT ORDERED: That a Public Hearing be scheduled for March 17, 2020 at 6:30p.m. in the Freeport Town Hall Council Chambers to discuss amendments to Chapter 34, Section 16 (a) "Camping Reservation System" of the Winslow Park Administrative Policies 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. (Whitney & Reighley)

Town Manager, Peter Joseph noted that we have been over this several times at the Ordinance Committee and here. Winslow Park Commission has reviewed this more than several times.

VOTE: (7 Ayes) (0 Nays)

ITEM # 45-20

To consider action relative to setting a public hearing for March 17, 2020 to discuss amendments to Chapter 49, Section 7 & 10 of the Freeport Towing Ordinance.

BE IT ORDERED: That a Public Hearing be scheduled for March 17, 2020 at 6:30 p.m. in the Freeport Town Hall Council Chambers to discuss amendments to Chapter 49, Section 7 & 10 of the Freeport Towing 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. (Piltch & Reighley)

Chair Egan pointed out that this item has an attachment in our packets and we will be having a public hearing on that on the 17th.

Councilor Tracy asked Mr. Joseph if he did a comparison for market rates for towing. Mr. Joseph noted that it is in process right now. His understanding was to move the language forward and have the cost

COUNCIL MEETING #06-20
MARCH 3, 2020

analysis available for Council review prior to enacting the final Ordinance. Councilor Tracy explained that the Council wants to know in enough time to deliberate and not be surprised about that. She asked if the analysis would be available before the 17th and not just get it in the packet. Mr. Joseph did not feel it would be available before the packets next week and if that doesn't work, the date should be pushed back. Councilor Tracy feels it makes sense to push the March 17th date back. She proposed bumping it one meeting back with the recognition that it is not affecting any active company in town so we can get the materials. The question is the market rate and he may be even charging too little.

MOVED AND SECONDED: To amend to change the date of the public hearing to April 7, 2020 in the Freeport Town Hall Council Chambers at 6:30 p.m. (Piltch & Reighley) **VOTE:** (7 Ayes) (0 Nays)

VOTE ON WHOLE ITEM WITH APPROVED AMENDMENT: (7 Ayes) (0 Nays)

Chair Egan suggested taking Item #46-20 out of order and move it later on the agenda before we set the public hearing because the Council has not yet had a chance to have a conversation about the public hearing that was held last week and we have a significant item on our agenda for later on. His perspective is that before we determine a public hearing date, maybe we should have a conversation about whether everyone is ready to have that public hearing date set. He would like to entertain a motion if someone is so inclined to take that item out of order and move it to the end of the agenda.

MOVED AND SECONDED: To take Item #46-20 out of order and move it to the end of the agenda. (Reighley & Horne) **VOTE:** (7 Ayes)

ITEM # 47-20 To consider action relative to the following Public Peddler renewal application.

BE IT ORDERED: That the following Public Peddler renewal be approved pending receipt of all required documentation for licensure.

1. Adam Morse d/b/a Underdogs on the Run (Tracy & Horne)

Vice Chair Whitney asked if the location has changed. Last year it was in front of the Bartol Library. Mr. Joseph advised that the location recommended by the Complete Streets Committee is the location the carts were initially in last year which would be two spots behind Starbucks, one by the Train Station and one out here. They were strongly opposed to any additional cart locations on Main Street because of walkability issues. That has been communicated to the applicants that that is where they will be.

Councilor Reighley advised that the Complete Streets Committee determines the sites for the peddler carts and then it is a lottery system. If they are drawn at the same time, they have the option to choose one of the other sites out there. We have sites that are not filled. Mr. Joseph noted we have two applicants. One is a renewal and the other is a new application. People will be making conscious decisions to locate themselves to other businesses. Councilor Tracy mentioned she received feedback that the location in front of the Bartol Library Building was perceived to not be an ideal location. From her perspective, if the Council is approached again, she is not necessarily sure the Council would reach the same decision. Mr. Joseph mentioned he does not have a vote but after talking to several Councilors, he will pass that message along.

VOTE: (7 Ayes) (0 Nays)

ITEM # 48-20 To consider action relative to the following new Public Peddler application.

BE IT ORDERED: That the following new Public Peddler be approved pending receipt of all required documentation for licensure.

1. Dale Baker d/b/a Dale's Dogs (Horne & Lawrence) **VOTE:** (7 Ayes) (0 Nays)
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ITEM # 49-20 To consider action relative to the Fiscal year 2021 tax due dates and interest rates.

BE IT ORDERED: That one-half of the fiscal year 2021 committed taxes for real estate be payable on November 16, 2020 with interest at the rate of .74 per month or 9% per annum, to be charged from November 17, 2020 and that the second half of the fiscal year's 2021 committed taxes for real estate be payable on May 17, 2021 with interest at the rate of .74 per month or 9% per annum, to be charged from May 18, 2021.

BE IT FURTHER ORDERED: That the fiscal year 2021 committed taxes for personal property be payable on November 16, 2020 with interest at the rate of .74 per month or 9% per annum, to be charged from November 17, 2020.

BE IT FURTHER ORDERED: That an interest rate of 0% per month or 0% per annum be established for overpayment and/or pre-payment of taxes. (Lawrence & Reighley)

Finance Director, Jessica Maloy explained that annually the State of Maine publishes what the maximum interest rate that can be charged on overdue taxes. As a governing body, it needs to be adopted at the local level and management's recommendation has historically been and typically is to match what the State allows the Council to collect for overdue taxes. This is the Council's authorization stating that you agree.

VOTE: (7 Ayes) (0 Nays)

Chair Egan explained that public comment will not be taken on the next two items. They are just chances for the Council to discuss items.

Councilor Horne suggested making a motion to go into Executive Session before we have a public discussion about the TIF. He has questions and if it gets to the point where we are talking about information that is sensitive to any kind of negotiation, he is personally uncomfortable speaking at any great length in a discussion format.

MOVED AND SECONDED: To go into Executive Session after we have had the benefit of a presentation. (Horne & Tracy) (No vote)

COUNCIL MEETING #06-20
MARCH 3, 2020

Before voting, Councilor Piltch noted the Council received new materials tonight and asked if there will be a presentation on the new materials? Mr. Joseph mentioned that he and Bean staff will present some of the information that has come up. If there are legal questions the Council would like to have with the Town Attorney prior to deliberating and hearing the presentations, it is not inappropriate to take that out of order in that fashion. Councilor Piltch pointed out there are three things: presentation, executive session and deliberation and that is the order he would suggest doing it in.

Mr. Joseph pointed out that procedurally the Capital Program is scheduled next.

MOVED AND SECONDED: To take up No. 2 first and move No. 1 on the Capital Program discussion to the end of the night. (Tracy & Reighley) **VOTE:**
(7 Ayes) (0 Nays)

Mr. Joseph explained that the Council does not need to deliberate publicly or say anything other than just listen. He will lead off and then will ask the Bean folks to comment on particular specifics and then consult with the attorney and then back out and go to deliberation.

Information was distributed to the Council and Mr. Joseph noted that these are a few options for the Council to consider during deliberation. Conversations between Town staff, FEDC staff and L.L. Bean staff are included in four major items here. These are presented as options for consideration, not recommendations from either side, but are in response to concerns or questions that were raised either by the Council or the public at the meeting. One, the \$500 in the first sentence is supposed to be \$500,000 but the possibility of moving trail expenditure and stream bank restoration expenditure for between \$800,000 and \$1M, we are not in agreement on that, out of the CEA into the Development Program which would put the ability for the Town into the driver's seat and to what extent those upgrades get done either the stream work or the trail, there would be consideration of leaving some amount of money behind in the CEA for the trail work that would recognize the value of the easement that L.L. Bean would give over their property to the Town. Obviously, this would need a little fleshing out; we are not yet there. We are thinking in the \$100,000 to \$200,000 range but neither side will commit to that. We've asked Freeport Conservation Trust to get us some estimates. The total would net us an advised cost of \$9.2M for the CEA giving L.L. Bean credit for the cash value.

The second option we talked about is front loading money into the Development Fund to the Town, extending the payback to L.L. Bean slightly to accomplish that and even in that scenario increase the total CEA back to \$10M that we talked about, it still puts additional value and financing costs on L.L. Bean and Jean will give the Council some numbers for its consideration. In Mr. Joseph's opinion, it only makes sense if there are definite items that we need to finance. We talked about the reality of timing for when money will become available in the TIF. We didn't really talk about it at the public hearing. It will be in the 3-5 year horizon, maybe a year earlier than that at best. We heard a lot of public requests and suggestions of items to be included. It does not make sense to include items that are earlier than the three-year horizon because there will not be guaranteed cash there. If we pursue a front-loading discussion, we would maybe have money available between 3-5 years, maybe as early as two years unless we are willing to talk about bonding. He feels there is some reluctance to look at that on our end. If we don't front load it, we are only looking at 15-year horizon items there. This is something to think about.

We did look at the cost to reduce stormwater. There is not a significant opportunity for reduction in the overall proposed \$8.5M cost. Jean can provide the models we looked at and explored. Jean Sanders displayed the original proposal as well as a revised proposal. She noted that due to the project's cash flow, there will be a net cost to the company under any scenario they can come up because L.L. Bean is paying for the project up front and won't be reimbursed for 20-25 years depending on how it works out. She

COUNCIL MEETING #06-20
MARCH 3, 2020

explained what is in it for the company if it is left with the net cost even after receiving a full Credit Enhancement Agreement. After discussions with Mr. Joseph and FEDC, they determined that the proposal on the right makes the most sense for the Town and the company. The revised proposal front loads the cash flow to the Town in the first ten years and would return an additional \$914,000 in the first four years in absolute dollars. On the net present value basis, the proposal gives the Town an extra \$302,000 in today's dollars while costing L.L. Bean \$340,000. Their money would be paid back later on in the project. They looked at different ways to work the numbers. She displayed slides showing other options. They are recommending the first scenario at this point and they are looking for the Council to give the Town Manager its thoughts on if the proposal is acceptable and if not, she would like to know what the Council would like to see.

Councilor Tracy asked what the Town would get each year. She is looking at the revised proposal on the first slide. Ms. Sanders explained that in absolute dollars in new tax, the Town would receive an extra \$914,000 in the first ten years over the original proposal. She answered more questions for Councilors. Councilor Tracy asked Ms. Sanders for the schedule that shows what each year under the revised scenario would be going to the Town and to L.L. Bean. Ms. Sanders offered to get it printed for the Council.

Mr. Joseph mentioned that these are models. Chair Egan asked if Ms. Sanders can describe what the borrowing looks like for the company. She responded that financing is not in place but they are working on it. They are willing to incur some costs.

Mr. Joseph noted that the question has been asked, what does this do to solve or remove from the list of impaired stream Concord Gully Brook? He doesn't have a good answer but the impervious cover in the watershed on the five corporate campus parcels we are discussing is approximately 88 acres. The total watershed for Concord Gully Brook is approximately 561 acres. The property in question is approximately 16% of the total watershed. Of the 561 acres, 100 acres is impervious and includes some stuff north and west of here but not the entire downtown that goes into Frost Gully Brook. Mr. Bliss showed us a map last week and includes public roads, public parking lots, Town facilities and many private parking lots, etc. It is the most impervious area in town.

Chair Egan pointed out that from details the Council has heard, this is a step up in the level of treatment is not just one step. The proposed plan would be a substantial improvement of stormwater for that 29%. Mr. Joseph agreed and noted that we could ask Adam Bliss to provide details on the difference between the standards when that was built and today's standards.

Councilor Tracy asked Keith McBride where he is on FEDC's perspective. Mr. McBride advised that he is ready to talk about their priorities and how Economic Development can be a part of this TIF and what FEDC sees as an important role for them, the Council and the other organizations in Town relative to downtown. He will be here next week for a workshop with the Council and to talk about their budget requests for Destination TIF. He will give details next week. Councilor Tracy asked him if there is any scenario where any of his recommendations would alter the contents of the CEA or are the ideas focused mostly on the Town Development Fund. Mr. McBride noted that in the Town Development Fund is where they are located but told the Council that they looked at the slides showing the ramp up of increase in funds as development comes on line. Mr. Joseph talked about how the taxation time period pushes it back a year further. When you are funding things with TIF into the future, your Operating Plan is one year, the Capital Plan is 5, 10, 15 and TIF can go even farther beyond that. For things we want to fund this year, it is hard to look at a TIF and wait for 4-5 years for accrued value in a Municipal Development Fund to say, this is how we are going to get it done. He will be glad to talk to the Council about their Economic Development priorities. They are looking forward in the future after the Destination Freeport TIF expires and after the Park Street TIF expires and how they are going to continue their activities and

COUNCIL MEETING #06-20
MARCH 3, 2020

how this can play a role in that. He doesn't believe there will be funding for their programs as well as all the ideas they heard last week within the next 3-5 years. There is not enough value coming on line in this TIF yet. He doesn't know how they will fit into this TIF in that short of a timeframe and the issues in Town are way more pressing and urgent than waiting ten years into the future to have funding from this TIF to accomplish them. He plans to talk about the work they have done over the past year for things that need to be done now, things they are going to look to accomplish immediately which is related to this TIF but he doesn't see how he can possibly get the funding for the things they need to do in their strategic plan out of it. There just won't be value there. We have issues at Exit 20 and things we need to accomplish now but we won't be able to do them with this TIF now. There is a real planning aspect on how they do budgeting. There is a lot of money over the next thirty years that will be generated by the investment that L.L. Bean is making at Casco Street but out of that as the Council saw in the geometry of the graphs, it is an escalating scale and hard to say we have a pressing issue now and needs to be funded in the TIF now. You can do it for the Operating Budget through a bond or through Capital Planning. He does want to talk to the Council about their priorities. One of the Findings of Fact that he is confident his Board will agree with is that partnering with L.L. Bean which our Comprehensive Plan calls the cornerstone of Freeport's economy is very responsible economic development for Freeport.

ITEM #51-20 To consider action relative to an Executive Session pursuant to 1 MRSA. § 405(6)E) to consult with the Town Attorney regarding a legal matter.

MOVED AND SECONDED: That the Town Council enter Executive Session. (Piltch & Tracy) **ROLL CALL VOTE:** (7 Ayes)

MOVED AND SECONDED: That the Town Council exit Executive Session. (Reighley & Piltch) **ROLL CALL VOTE:** (7 Ayes)

Chair Egan explained that we had our first extensive conversation as a group. We have a couple of small conclusions but need a little more time and would like to move the public hearing for accepting the TIF District to April 7, 2020. There is a very good chance that there could be a final vote that everything is in place and we will zip it up and it is done that evening. There is a much smaller chance that there could be one or two things we would need to wrap up after that. Councilor Piltch asked that in light of the stormwater project which he thinks is fantastic, great and he loves the fact that L.L. Bean is proposing it and it benefits both Bean's and the Town, if the project is roughly an \$8.5M project for the stormwater improvements on the site, if the Town were to come up with a proposal on its own and say we think this project should be done and we are willing to fund 80% of it, would that be something Bean would consider and say, that would be great if you would offset 80% of the cost of this additional stormwater work we are doing on our site. He is not expecting an answer tonight but it is more just a question to stew on. Instead of 100% of the cost of the project that you are asking the Town to fund, would it be palatable to say it is a great project and we would be willing to fund it with 80% of the cost of the project. Ms. Sanders noted she could not answer the questions. She would have to take it back.

Chair Egan mentioned that the general consensus that came from the group is that the stream bank work was removed because it is actually a Town project. There is general consensus that the trail that connects West Street to Pine Street is really a high value for the community so the Council would really like to see that it is accomplished. They will let the Town Manager and our attorney negotiate exactly whether it is in the CEA or the Development Fund side but our commitment is that we really want to see that happen as part of the overall project and conversation about the TIF. He wanted to make it clear that that is a high value item for the community and allows for that to become a foundation element for a lot of other trail connectivity in the community and a value that the company has expressed before.

ITEM # 46-20

To consider action relative to setting a public hearing for March 17, 2020 to discuss the designation of a TIF District, approval of a development program, and the approval of a credit enhancement agreement between the Town of Freeport and L.L. Bean, Inc.

BE IT ORDERED: That a Public Hearing be scheduled for April 7, 2020 at 6:30p.m. in the Freeport Town Hall Council Chambers to discuss the designation of a TIF District, approval of a development program, and the approval of a credit enhancement agreement between the Town of Freeport and L.L. Bean, Inc.

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. (Tracy & Reighley)

Chair Egan noted that it is their intent to meet the timeline. He thanked the L.L. Bean folks for their patience.

OTHER BUSINESS:

1. Finance Director and Manager present 5-year Capital Program

Jessica Maloy explained that this is the beginning of the Capital Planning process. She will be taking the Council through FY 2021-FY 2025 Capital Plan. She explained what a Capital Item is and what the goals are for the Capital Plan. For the FY 2021 Program the Manager is proposing \$2,420,500. She explained that the \$50,000 shown under Other is the establishment of a reserve for Winslow Park. Those will be designated funds from the Winslow Park fund that will come from the fees generated by Winslow Park. She explained the Police Department's request for \$50,000 which is for a front-line patrol car. Chair Egan feels it would be an excellent opportunity to move the Chief's sedan to patrol use and get an electric vehicle for the Chief to demonstrate a commitment we have made with offsetting almost all of our Town power for solar generation. The Chief's car does not need to be on the road 24 hours a day. Ms. Maloy did not believe the Chief's car could be moved to patrol because of the equipment that would be necessary. Mr. Joseph noted that he could talk about it and perhaps get rid of it and buy a new vehicle for it. Chair Egan feels it is a great opportunity while we are replacing a vehicle for the Police force to do everything we can within reason, particularly if we have \$50,000 allocated. Several EV models are priced considerably less than \$50,000. More discussion followed on Electric Vehicles. Chair Egan mentioned we have time to do some research on particular options that are out there. He was under informed about all the upgrades that would be necessary to slide over. Ms. Maloy explained what needs to be included to make it patrol ready, it is not just the vehicle cost.

Mr. Joseph advised that last year we had three fire vehicles that we were planning to replace. They were a tank, pumper and a ladder. We talked about possibly combining two of them into one vehicle. The Tank 2 Tanker was in the worse shape of anything they have over there. The ladder truck is in better shape. They did the Apparatus Study which will be discussed in workshop with you. They expect this to be an \$800,000 expenditure. We originally programmed this in the next fiscal year but moved it up into this fiscal year. We are expecting to put a down payment on this, if it is funded, but not write the actual check

COUNCIL MEETING #06-20
MARCH 3, 2020

for 18 months so it will actually be in the fiscal year that we planned. We were told there is an 18-month lead time. It is the same scope that we were talking about last year.

Councilor Horne mentioned we would be opening up garage space by moving two units down to one and there was talk at one point of having money in the Capital Reserve to create some type of shelter for a Police vehicle. Do we have room in the Firehouse now for Police apparatus and if so, can we strip the Capital money that was allocated for the Police Department? Mr. Joseph noted this can be discussed but his initial reaction is that the distance of 75 yards might be an issue in timing. It is not out of the question but it can be looked into.

Ms. Maloy pointed out that the condition of the Fire Chief's vehicle has deteriorated and pictures were shown. It will be an outright purchase. She explained that she holds monies for refurbishment for large maintenance or repairs that come up. One of their units needed \$10,000 worth of work done. It will be shown in the Operating budget. Chair Egan mentioned that there are small EVs that could hold a console. Ms. Maloy noted that the Rescue Department needs \$13,000 to upgrade their diesel emission equipment. She explained three requests from the Public Works Department totaling \$80,000.

Ms. Maloy explained the Loader replacement and retaining wall/concrete pad repairs needed by Solid Waste/Recycling in the amount of \$155,000. This reserve has never been retained at a high value but there is enough to cover the proposal. She is trying to become creative but will talk about it through the Operating Budget.

Ms. Maloy advised that \$640,000 is being proposed for Comprehensive Town Improvements for road reconstructions/paving, for Grant Road, continued funding of the Concord Gully Brook Watershed restoration. Mr. Joseph explained that this includes the path and not the Cousin's River Bridge. The total cost is unknown at this time. If there is a local share, we need to know what the number is and it has not been provided to us. It does include \$150,000. Adam secured a \$150,000 match to \$250,000 local funding to complete a multi-use path from the bridge to the Y to Old South Freeport Road which matches up with Yarmouth's long-term plan to build their path to the Cousin's River Bridge. Ms. Maloy warned that when we find the portion out, it will obviously increase this \$2.4.

Ms. Maloy explained the items included in the Municipal Facility's proposal of \$170,500. Our phone system is 8 years old.

Ms. Maloy mentioned that Community Cable Television is requesting \$24,00 for Equipment Channel 14 and Equipment Replacement.

Next came Boards and Committees and the Total Proposal is for \$160,000.

Destination Freeport TIF's Total Proposal is \$220,000 to cover sidewalk improvements, Town Hall Site beautification and Economic Development-FEDC. Chair Egan suggested putting signage saying we are treating our stormwater on site.

Winslow Park is proposing \$50,000 for Handicap Access Improvements to increase accessibility to the water.

The Council thanked Ms. Maloy for her presentation.

MOVED AND SECONDED: To adjourn at 10:40 p.m. (Reighley & Lawrence)
VOTE: (7 Ayes) (0 Nays)

Respectfully submitted,

Sharon Coffin, Council Secretary
