

TOWN COUNCIL MEETING MINUTES
Wednesday, December 14, 2022

Council members present:

Dana Wrigley
Donald Borman
David Groder

Others present:

Ella Bowman, Town Manager	Janice Porter, Town Clerk
Kelly Roderick	Nathan Bernier
Donald Ponitz	Jean Ponitz
Nicole Goodheart	Amanda Methot
Cindy Reese	Patrick Linehan
Gavin Donegan, Central Maine Growth Council	Sabrina Jandreau, Central Maine Growth Council

Business Agenda:

1. It was moved by David Groder seconded by Donald Borman and voted 3-0 approving the minutes of the November 22, 2022, meeting and signing the weekly warrant.
2. It was moved by David Groder seconded by Donald Borman and voted 3-0 approving the “Oakland Downtown Redevelopment” plan as developed by the Committee with the following highlights:

Creation of a downtown TIF district.

Diversification of the downtown’s business inventory to include more hospitality, food service, leisure, ecotourism, and retail opportunities.

Identification and scoping of capital improvement projects and initiatives that are eligible under the State of Maine TIF statute.

Recommendation of a 10-point Downtown Action Framework to be utilized as guiding planning principles for the downtown district.

3. The Public Hearing opened at 6:26 pm to discuss the proposed “Downtown Omnibus Municipal Development and Tax Increment Financing District Development Program” for the town of Oakland.

Gavin Donegan of CMGC and Amanda Methot of Bernstein Shur were both available for questions and answers throughout the hearing.

The TIF District, located on Main Street includes Memorial Hall, as part of a Historical asset. The district includes ninety-five (95) parcels, with thirty-seven (37) acres, for the thirty (30) year TIF.

Ms. Methot commented that the benefit of applying for the “Omnibus” will allow Council level making decisions and provides more opportunities.

It was noted that the committees’ work has been ongoing for the past year and a half. Mr. Donegan thanked Comp Plan Committee members, Assessor Nichole Stenberg and Environmental Services, Boyd Snowden, for their participation in completing the project for submission to the Maine State Department of Economic and Community Development (DECD) for their review and approval.

No one from the public provided comments or asked questions of the council, committee, or attorney.

It was moved by David Groder seconded by Donald Borman and voted 3-0 to close the Public Hearing at 6:40 pm.

It was moved by Donald Borman seconded by David Groder and voted unanimously in support of the TIF proposed.

4. Discussion regarding a request from DOT that would grant a construction overlimit permit for Rice Rips Road will be discussed at a future date. The Town Manager will gather more information regarding the use of Rice Rips Road for DOT’s project located on Armstrong Road with intended repairs to the bridge.
5. It was moved by Dana Wrigley seconded by David Groder and voted 3-0 to provide their guidance on the following FY24 budget items as proposed:

Proposed increases: Pertaining to COLA, Library Increases, Police Union Contractual Increases, Increase Retirement Employer Contributions and Health Insurance.

Proposed Capital Requests along with a recommendation of using \$900,000 from Fund Equity to help towards the FY24 budget.

Councilors agreed that the guidance for those items would be a starting point for the FY 23/24 budget preparation. Further discussion will follow through the budget process.

6. It was moved by David Groder seconded by Donald Borman and voted 3-0 to approve the first reading of the revised General Assistance Ordinance as prepared by the Maine Municipal Association, September 2022.
7. Council members signed the Manager’s contract.

It was moved by David Groder seconded by Donald Borman and voted 3-0 to adjourn the Council meeting at 7:30 pm.