

WISCASSET SELECT BOARD.
TAX ASSESSORS AND OVERSEERS OF THE POOR
NOVEMBER 16, 2021
VIA ZOOM

Present: Kim Andersson, Terry Heller, Vice Chair Dusty Jones, Chair Sarah Whitfield, and Town Manager Dennis Simmons

Absent: Pam Dunning

Chair Sarah Whitfield called the meeting to order at 6:03 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

a. **Terry Heller moved to approve the payroll warrants of November 5 and November 12, 2021. Vote 4-0-0.**

b. **Terry Heller moved to approve the accounts payable warrants of November 9 and November 16, 2021. Vote 4-0-0.**

3. Approval of Minutes

Terry Heller moved to approve the minutes of November 2, 2021. Vote 4-0-0.

4. Special Presentations or Awards: none

5. Committee appointment

Dusty Jones moved to appoint Wallace G. Giakas to the Future of Wiscasset Schools Committee. Vote 4-0-0. He will fill the vacant at-large committee member seat.

6. Public Hearings

a. Automobile Graveyard and/or Junkyard Permit Renewals: **Terry Heller moved to open the public hearing at 6:08 p.m. Vote 4-0-0.** There was no discussion. **Terry Heller moved to close the public hearing at 6:10 p.m. Vote 4-0-0. Terry Heller moved to approve the permit renewals for Blagden's Garage, Grover Auto & Tire, and Norm's Used Cars. Vote 4-0-0.**

b. Optimus Senior Living Municipal Development and Tax Increment Financing District: **Terry Heller moved to open the public hearing at 6:11 p.m. Vote 4-0-0.** Shana Mueller, Bernstein Shur, explained the Tax Increment Financing Agreement (TIF) by which a decreasing percentage of the increased tax revenue on a new development for the first five years is returned to the developer as an incentive, following which 100% of the tax is paid and retained by the town.

Bob Kelley, Optimus Senior Living (developer) and Everbrook Senior Housing (operator), described the senior housing planned for the former primary school which will consist of 24 memory care units, 40-45

assisted living units, and 30 independent living units. In addition, there will be common areas, a reception area, an enclosed courtyard, a social pub, nurses' station, cafeteria, conference room, offices, gym, fitness area, chapel, and activity spaces. Kelley estimated an opening in the spring of 2023 with full occupancy 36 to 39 months after opening.

Madelyn Hennessy, president of the Morris Farm Board, asked whether the odor from pigs at the Morris Farm next door to the planned development would bother the residents and if parking in the development's lot would be available to Morris Farm for special events at Morris Farm. Kelley said a cooperative arrangement with an eye toward safety could be worked out. In response to Susan Johns' query, Kelley said the development would employ 35 full time and 20-28 part time workers. He added that approximately 200 construction jobs would be created, and local contractors would be used. Marketing will take place in a downtown storefront or a trailer on site. Dennis Simmons said he had received several comments in favor of the proposal before the meeting.

Terry Heller moved to close the public hearing at 6:41 p.m. Vote 4-0-0. Kim Andersson moved to set a special town meeting on this project for December 7, at the Community Center. Vote 4-0-0.

7. Public Comment on non-agenda items – none

8. Department Head or Committee Chair

a. Department Head Monthly reports – see submitted reports. Kim Andersson commented on Duane Goud's report on the record-breaking month of October at the Community Center.

9. Unfinished Business

a. Maine Public Employees Retirement System-Rule Changes: **Kim Andersson moved that we put the opting in on Maine State Retirement on the next town warrant. Vote 4-0-0.**

10. New Business

a. Huntoon Hill Grange blanket approval to operate Beano/Bingo and Games of Chance for the year 2022. (Required yearly by Maine State Police.) **Terry Heller moved to approve the blanket approval request of Huntoon Hill Grange to operate Beano/Bingo and Games of Chance for the year 2022. Vote 4-0-0.**

b. Donation to the Appearance of the Town Committee from the Wiscasset Area Chamber of Commerce in the amount of \$308. **Terry Heller moved to accept the donation of \$308 from the Wiscasset Area Chamber of Commerce to the Appearance of the Town Committee. Vote 4-0-0.**

c. Monthly Financials

- Year to date department expense/revenue reports
- H.M.Payson Statement of Accounts: Kim Andersson said she was happy to see the endowment account up over \$13 million

d. Airport Rescue Grant: **Terry Heller moved to authorize the Town Manager to apply for funds available through the American Rescue Plan Act of 2021 for the Wiscasset Municipal Airport. Vote 4-0-0.**

11. Town Manager's Report

Dennis Simmons said another ash pond had been emptied. The liner was found to be compromised and consequently, the soil will require testing.

The list of policies and ordinances that were discussed in the board's workshop have been sent to the ORC. Simmons said the State had just passed a bill allowing tiny homes and he asked the ORC to see if ordinance changes will be necessary to conform to the new law.

As of November 10, Simmons had not received any written comments regarding the proposed TIF for the conversion of the primary school into senior housing. He said several people had told him they support the idea.

A majority of the Budget Committee can commit to a joint meeting on November 30 at 6 p.m. via Zoom. Simmons will draft a proposed schedule for the FY'23 budget process.

There will be a modest 2% increase for employee health insurance starting January 2022.

12. Other Board Business

The Board will meet on Saturday, November 20, at 9 a.m. to approve the warrant for the public hearing.

13. Adjournment

Terry Heller moved to adjourn the meeting at 6:59 p.m. Vote 4-0-0.

Approved 12/07/2021 Signed: _____, Chairman