

TOWN OF CHINA

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China, ME 04358



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Public Information Session – Tax Increment Financing Program

10/20/2014

6:15 P.M – China Town Office Meeting Room.

Executive Summary and Financial Information on TIF's – Benefits to China

The Chair opened the Public Information Session at 6:30 p.m. Board members present were Peter Foote, Joann C. Austin, Amber McAllister, Irene L. Belanger, and Paul MacDonald. Others present were Ron Breton, Morten Moesswilde, Tim Basham, Neil Farrington, Kyle Pierce, Paul Gay, Stephen Nichols, Elaine Philbrook, Bill Najpauer, Bill Van Tuinen, Mary Grow and the Town Manager.

At the public information session Assessors' Agent William Van Tuinen and Codes Enforcement Officer William Najpauer presented information relating to the proposed Tax Increment Financing District and responded to questions. Mr. Van Tuinen noted that creating a TIF would mean that the increased valuation resulting from upgrades to the CMP power line, estimated to be about \$15 million, would not count as part of China's state valuation. Accordingly, China would not realize increased county taxes, decreased educational funding and reduced revenue sharing from the State because of the increased values generated from the power line upgrade.

The additional annual revenue was estimated to be about \$215,000. Under the TIF program, these funds would be set aside in an account and be only used for state-approved economic development projects. Under this agreement, unlike credit enhancement agreements in a TIF, there would not be any money returned to CMP.

It was noted that to create a TIF program, town officials need to file a fairly complex application with the State Department of Economic and Community Development (DECD). The application is to include proposed economic development projects that the funds will be spent on in the future. Examples of potential eligible projects might be the paying of the annual dues to FirstPark and possible major improvements to the Causeway boat area to enhance recreation and recreation and thereby increase the economic benefits resulting from the improvements.

Both Van Tuinen and Najpauer advised including many proposed projects in the TIF application and suggested similar projects the DECD has approved for other municipalities. They both will assist in the application process and will also keep in close contact with the DECD staff as the document is prepared.

The TIF application needs to be approved by a town meeting before being formally accepted by the DECD. The traditional Annual Town Business Meeting spring gathering would fit the time

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schedule if held in March. It is the intent of those helping to prepare the TIF documents to have a first formal draft ready by the end of 2014.

The Chair closed the information session at and opened the regular SB meeting at p.m.

Select Board Meeting

Monday – 10/20/2014 – Town Office Meeting Room

7:00 P.M.

Minutes

The meeting was opened by the Chair at 7:00 pm. Board members present were Paul MacDonald, Peter Foote, Joann C. Austin, Amber McAllister, and Irene L. Belanger. Others present were Ron Breton, Morten Moesswilde, Tim Basham, Neil Farrington, Kyle Pierce, Paul Gay, Stephen Nichols, Elaine Philbrook, Mary Grow and the Town Manager. Those present were led in the Pledge of Allegiance to the American Flag by Irene L. Belanger.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Amber McAllister, the Board voted 5-0 to accept the minutes of the 10/06/2014 Select Board meeting as amended.

On a motion by Selectperson Irene L. Belanger and a second by Paul MacDonald, the Board voted 5-0 to accept Payroll Warrant #21 for \$18,860.21, Payables Warrant #22 for \$49,253.26, and Payables Warrant #23 for \$130.51 as presented.

Unfinished Business:

- **Public Comment:** There was not any public comment at this time.
- **Recycling Coordinator:**

Recycling Report -

Update on Commodities Market (Recycling Items) and Other Items: Select Board member and Recycling Coordinator Paul MacDonald provided information about current recycling commodity market pricing and information about the inventory of recyclable currently at the transfer station. Paul noted the geographic location of the Carpenter Ridge landfill for public information. Carpenter Ridge is integral in the waste management plans the Legislature will be dealing with in their next session.

Paul went on to note the recent revenue received for recycled commodities. The transfer station is very neat and clean and in order. Selectperson MacDonald also commented about a recent meeting he attended in Waterville relating to the post 2018 operations of the PERC plant in Orrington. Energy East, one of the managing partners of PERC presented information about an

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option of operating the plant post 2018 but at a tipping fee to exceed \$97.00 per ton excluding shipping costs. Paul contrasted that with the MRC proposal with a tipping fee to start with in the \$70 per ton range and decreasing over time to a projected level of \$40 per ton.

Paul concluded by suggesting that a reformed Transfer Station Committee might focus on initiatives that would reduce China's volume of MSW and increase recycling and composting.

Selectperson Joann C. Austin told the Board that she found the discussion at the MMA Annual Conference about pay-per-bag processing of MSW to be very interesting. She has good materials on the topic to distribute.

Transfer Station Committee – Mission/Deliverables Expected: The Board did not take any action on the formation of a committee. They did discuss briefly the mission of the committee should it be formed.

RSU#18, KVCOG, Economic & Community Development Updates – Selectperson Belanger:

Selectperson Irene L. Belanger noted:

The KVCOG Natural and Built Community Committee has been meeting to discuss ways to invigorate downtowns. She noted the coordination with the MSHA and how two story buildings could be rehabilitated. Irene went on to note that she was informed at one of the meetings that a new enterprise might be moving to Waterville that processed tires. She provided Ann Beverage as a reference in Waterville. The Town Manager was asked to call Ann for additional information.

The new events schedule for RSU#18 is now available.

Kyle Pierce reported that the town's Economic and Community Development Committee is considering a winter China Community Days event. She noted that events might include an antique snowmobile show.

New Business:

- **Public Comment:** There was not any public comment at this time.
- **Jonathan Vogel – Library Feasibility Committee Update:** Jonathan asked to be put on the next regularly scheduled Board agenda. He asked for more time before addressing the SB about recommending Committee membership appointments, Committee proposed name change, and other items.
- **Mort Moesswilde (Maine Forestry Service)– Forestry Management:** The Select Board heard a presentation on forestry management by district forester Morten Moesswilde, whose territory includes Kennebec County. The Town Manager noted that Mr. Tim Basham suggested inviting Mr. Moesswilde to speak to town officials. Tim is a forester and member of the town's forestry Committee.

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Mr. Moesswilde responded to questions and left copies of a forestry resource guide. The guide provides landowners with information about forest management plans. After the presentation there was discussion about whether or not the town needed to have its forestry management plan updated.

- **Committee Appointments – Library Feasibility Committee and Thurston Park II Committee:** On a motion by Selectperson Joann C. Austin and a second by Selectperson Paul MacDonald, the Board voted 5-0 to appoint James Revil to the TP II Committee.

On a motion by Selectperson Joann C. Austin and a second by Selectperson Paul MacDonald, the Board voted 5-0 to appoint Elwood Ellis and Kathy Brownell to the Library Feasibility Committee.

Manager's Communications (Non-Action Items):

- **Public Comment:** There was not any public comment at this time.
- **Committees – Meetings and Updates: Thurston Park II TBD 2nd Thursday of the Month, Location, Town Office Meeting Room, China Historical Society Committee TBD, China Library Feasibility Committee, Fourth Wednesday of the Month in 2014, March 26, 6:30 P.M. in the town office meeting room, Economic and Community Development Committee, First and Third Thursday of the Month, Time 6:30 P.M., Location China Town Office Meeting Room.** The respective dates, times, and places of the meetings were announced.
- **November 4, 2014 Referendum Election Polling Hours and Polling Site:** The date, location, polling hours, etc., relating to the November 4, 2014 State and Municipal elections were announced by the Town Manager.
- **Paul Gay – “I want to propose a new town ordinance regarding renewable energy.”:** Mr. Paul Gay asked the Board to consider exempting solar panels from taxation and also asked if they would consider a town ordinance so exempting the power generating solar panels from taxation. Mr. Gay wanted to know if his taxes would increase under existing laws if he installed solar panels at his residence. The Board asked the Town Manager to ask the town's assessors' agent whether or not Mr. Gay's taxes would increase because of the installation of the panels. The Town Manager noted that the State of Maine dictates property tax laws and regulations. Mr. Gay suggested that renewable energy sources should be encouraged and thought an ordinance exempting renewable sources from local taxation would incent the installation of renewable energy sources by residents.

On a motion by Selectperson Amber McAllister and a second by Selectperson Joann C. Austin, the Board voted 5-0 to adjourn at 9:21 p.m.

Respectfully submitted,

Joann C. Austin, Secretary
China Select Board

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Assessors' Meeting
10/20/2014

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to open the Assessors' meeting at 9:22 p.m. Assessors present were Peter Foote, Amber McAllister, Joann C. Austin, Irene L. Belanger, and Paul MacDonald. Others present were Mary Grow and the Town Manager.

Agenda

- I. Abatement(s): On a motion by Selectperson Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept and sign the abatement as presented for Erskine Academy. Copies will be on file at the town office.

On a motion by Selectperson Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept and sign the abatement as presented for Mike's Car Wash. Copies will be on file at the town office.

On a motion by Selectperson Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept and sign the abatement as presented for G. W. Services/Glacier Water Company. Copies will be on file at the town office.

On a motion by Selectperson Joann C. Austin and a second by Selectperson Amber McAllister, the Board voted 5-0 to accept and sign the abatements as presented for Wachusett Properties. Copies will be on file at the town office.

On a motion by Selectperson Amber McAllister to deny the abatement requests of Horace Stevens and a second by Selectperson Paul MacDonald, the Board voted 5-0. Copies will be on file at the town office.

Adjourn: On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to adjourn at 9:33 p.m.

Respectfully submitted,

Joann C. Austin, Secretary