

# TOWN OF CHINA

571 Lake  
China, ME 04988  
Public Information Session  
Tax Increment Financing Program  
12/01/2014  
6:30 P.M.



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**The Public Information Session is the session/ forum at which information will be provided to those in attendance and at which responses will be provided to those who have questions about the program.**

The Chair, Joann C. Austin opened the Public Information Session at 6:30 p.m. Board members present were Irene L. Belanger, Robert MacFarland, Neil Farrington, and Joann C. Austin. Others present were William Van Tuinen, William Najpauer, Jonathan Vogel, Stephen Nichols, Tom Rumpf, Mary Grow, and the Town Manager

- An informational session on the proposed Tax Increment Financing program. Board members received an update from CEO Bill Najpauer and the town's Assessing Agent William Van Tuinen. Bill Najpauer presented an updated initial draft of an application to the State Department of Economic and Community Development. It is intended that the TIF covers three district areas, one being the CMP Power-line running through China, another area covering the recreational area at the head of China Lake, and a third area covering the land around the town office. The CMP power-line would be the revenue source and the other two areas, in addition to other town wide projects associated with economic development, would be the areas in which money would be spent.

It was noted that TIF funds are only able to be spent on economic development projects. The draft application lists potential projects in the districts and ones that are for town-wide consideration. Some of the project recommendations included capital improvements at the head of China Lake, e.g. better pedestrian areas, improved and additional parking, public facilities and improvement in areas for boating. Project recommendations near the town office included a commercial research and educational site dedicated to environmental related programs for water quality improvement, thus increasing tourism, recreation and commercial fishing. The town-wide project recommendations included using program funds to pay for China's annual assessment to the Kennebec Regional Development Authority, support China Community Days, pay for marketing China as a business location, support employment training, recreational trail building and improvements and provide local matching funds for economic development grants.

Bill Najpauer said that TIF funds could not be used specifically for municipal building. Bill Van Tuinen commented on the value of a TIF for keeping additional funds from the expanded power-line for municipal purposes. The TIF would shelter those additional valuations derived from the power-line from being counted in the State valuation figures for China. Bill Van Tuinen went on to say that without a TIF two things would be realized: China's State valuation would increase, reducing State Revenue Sharing and educational subsidies and increasing China's county tax; and power-line revenue would go substantially to education and to a lesser extent to the county and thereby leaving less than twenty percent for municipal purposes.

Bill Najpauer suggested that the draft application for the TIF should be completed by the end of December, 2014. It needs to be approved by voters at the 2015 Annual Town Business

# TOWN OF CHINA



571 Lakeview Drive, scheduled for March 21, 2014. The Select Board consequently called a meeting of  
China, ME 04878 Committee for either December 4 or December 11, 2014 depending on the scheduled  
of the Committee members. The Chair closed the informational session at 6:59 p.m.  
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## Select Board Meeting

Monday – 12/01/2014 – Town Office Meeting Room

7:00 P.M.

## Minutes

The meeting was opened by the Chair at 7:00 pm. Board members present were Irene L. Belanger, Robert MacFarland, Neil Farrington, and Joann C. Austin Others present were Stephen Nichols, William Bickford, Adam Bradstreet, Mary Grow and the Town Manager. Those present were led in the Pledge of Allegiance to the American Flag by Neil Farrington.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Robert MacFarland, the Board voted 4-0 to accept the minutes of the 11/17/2014 Select Board meeting as amended.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Robert MacFarland, the Board voted 4-0 to accept Payroll Warrant #30 for \$21,782.16 and Payables Warrant #31 for \$30,626.93 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:** The

Board did not appoint a Recycling Coordinator. Both Irene L. Belanger and Robert MacFarland expressed interest in succeeding retired Selectperson Paul MacDonald as Recycling Coordinator. The Board will discuss this item further at the next SB meeting.

**Transfer Station Committee – Mission/Deliverables Expected:** The Board did not take any action on the formation of a committee.

- **Committee/Organization Reports – Selectperson Belanger:** Selectperson Irene L. Belanger reported on the following:

**RSU#18:** Irene will be attending the RSU meeting on Wednesday evening.

**K.V.C.O.G.:** Irene is the Vice-Chair of the KVCOG and will be attending all meetings and report back to the SB. She noted that the KVCOG will be represented at the next EC& D Committee meeting to talk about ordinance revisions.

**EC&D Committee:** Irene reported on the recent tree lighting held on December 1, 2014 at the town office. Santa Claus greeted children and parents. Though lightly attended, Irene said it was a good event.

# TOWN OF CHINA

571 Lakeview Drive  
China, ME 04316

**Steering Committee – Alewives Introduction into China Lake :** The Steering Committee is scheduled to meet at the China town office on Thursday, December 11, 2014 at 5:00 p.m.



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**Mid-Maine Chamber of Commerce** - We noted an upcoming business after-hours session to be held at the Camden National Bank in Waterville on December 10, 2014 to begin at 5:00 p.m.

## New Business:

- **Public Comment:** There was a brief Board discussion relating to personnel policies. The Select Board decided to hold a workshop on Monday, December 8, 2014 at the China town office in the evening. The Board intends to discuss policies that will touch on how employees are hired, and focus on the potential addition of personnel at the transfer station and public works. Chairperson Joann C. Austin commented that a complete policy development from scratch would be a daunting task and difficult to do. She went on to suggest that the Board incorporate parts of the MMA manual specific to items needed in the town's policy and also specific points for management to watch for in the hiring process. The items, for example, reference State Statutes that are significant in the hiring process for municipal officers and officials. Selectperson Irene L. Belanger said that she felt that would not be needed. Selectperson Neil Farrington said that the Board should also consider job characteristics and guidelines for hiring. Selectperson Robert MacFarland said he felt the Board should set a time to deliberate on the issue in more depth.
- **Jonathan Vogel – Library Feasibility Committee Update:** On a motion by Selectperson Irene L. Belanger and a second by Selectperson Robert MacFarland, the Board voted 4-0 to change the name of the Library Feasibility Committee to the Enhanced Library and Community Services Committee. The Board heard a report from Jonathan Vogel, chairperson of the Library Feasibility Committee. When asked if he and the Committee envisioned a new central China library, Jonathan said the idea has a strong interest though it was not an immediate goal of the Committee. He said the immediate goal of the Committee is to enhance and expand services offered by the existing libraries in the South China and China Villages in China. The Committee will be changing its meeting night from Wednesday to Tuesday, the fourth Tuesday of each month.
- **TIF Agreement Conversation Continued – Bill Najpauer and/or William Van Tuinen – Draft Document for Consideration:** The Board felt there was a thorough discussion of this item in the public information session held earlier in the evening.

## Manager's Communications (Non-Action Items):

- **Public Comment:** Jim Hart, president of the China Regional Lakes Alliance Board addressed the Select Board touching on two topics. He informed the Select Board about the more significant draw-down of China Lake this fall and about plans to allow alewives to migrate from the Kennebec River into China Lake. The migration would be through the outlet stream in Vassalboro. Both of the projects are focused on improving the quality of water in China Lake. The Department of Marine Resources stocked 22,000 alewives into China Lake this year.
- **Committees – Meetings and Updates: Thurston Park II TBD 2<sup>nd</sup> Thursday of the Month,**

# TOWN OF CHINA

571 Lakeview Drive, China, ME 04315  
Location, Town Office Meeting Room, China Historical Society Committee Room, 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.

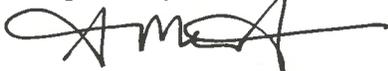
- **Visioning Session – Board Retreat:** The Board concluded that they would possibly schedule a session after the first of the new year.
- **2015-2016 Municipal Budget Timeline – Annual Business Town Meeting Date, Saturday, March 21, 2015:** On a motion by Selectperson Irene L. Belanger and a second by Selectperson Neil Farrington, the Board voted 4-0 to schedule the 2015 Annual Town Business Meeting on March 21, 2015. The Town Manager said that he would have a first draft of the proposed 2015-2016 China municipal budget for the SB at their December 15, 2015 meeting.

In other business:

On a motion by Selectperson Neil Farrington and a second by Selectperson Irene L. Belanger, the Board voted 4-0 to appoint Tom Rumpf to the Budget Committee representing District 2 in China.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Robert MacFarland, the Board voted 4-0 to adjourn at 8:20 p.m.

Respectfully submitted,



Amber McAllister, Secretary  
China Select Board

Assessors Meeting

12/01/2014

Agenda

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 8:22 p.m. Assessors present were Irene L. Belanger, Joann C. Austin, Robert MacFarland, and Neil Farrington. Others present were Mary Grow and the Town Manager.

1. Abatement(s) On a motion by Selectperson Irene L. Belanger and a second by Selectperson Neil Farrington, the Board voted 4-0 to accept and sign the abatement as presented. Copies will be on file at the town office.

Adjourn: On a motion by Selectperson Irene L. Belanger and a second by Selectperson Neil Farrington, the Board voted 4-0 to adjourn at 8:32 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amber', with a stylized flourish extending to the right.

Amber McAllister, Secretary  
China Board of Assessors