

**Town of Edgcomb Select Board**  
**MINUTES**  
**July 16 2018; 6:00pm**

**Attendees:** Jack Sarmanian, Mike Smith, Ted Hugger, John Pottle, Katie Wurtzell, Roy Potter

1. Pledge of Allegiance
2. Approval of Minutes
  - a. Tabled until next meeting - 7/30
3. Old Business
  - a. Attorney John Pottle - Eaton Peabody RE: TIF
    - i. Purchase of fire equipment is an eligible TIF purchase. Typically this is prorated based on needs of TIF area vs. rest of town. John encouraged the selectboard to think about if there is any of amendments to the TIF.
      1. An example: Changing TIF to 30 years which would lead to enhanced benefits to the town. Municipal valuation is correlated with county taxes and state subsidies. If the TIF district terminates the cost of the county taxes goes up.
      2. Another example: Public development projects currently need DECD if they cost more than 25% of the annual TIF revenue. John suggested removing this level of approval.
      3. John mentioned that this is an ideal time to include other projects in the TIF amendment
    - ii. John brought an example from another town that got approval for the acquisition and replacement of fire station equipment (pro-rated based on TIF usage)
    - iii. One big question is what % of usage for fire truck is in the TIF district. The statute says the the cost of TIF improvements are made outside the tax increment financing district but are directly related to or are made necessary by the establishment or operation of the district.
    - iv. John suggested speaking with DECD prior to any town vote prior to the review processes.
    - v. Any changes to TIF agreement need to be approved at a special town meeting.
    - vi. John suggested to think of a good time to have a Special Town Meeting and hearing. Even once the amendments have changes, there still needs to be a town vote to appropriate funds. John suggested that the amendments should be made as soon as possible, as approval from DECD can take 6 months +.
    - vii. John suggested in the articles to be approved at the special town meeting to have contingency plans for payment.
    - viii. First payment for fire truck is March 2020.
    - ix. Decision is to target for a Special Town Meeting between Labor Day and November.
    - x. Roy mentioned perhaps an LED sign for fire department could be included. Mike asked Roy to come up with a list of potential improvements.
    - xi. John mentioned that it may be wise to include capital improvement costs in amendment.

- xii. Ted asked if a town manager salary could be included. John said no, unless a certain proportion of time was dedicated to economic development or administering a TIF.
    - xiii. Next step: John and Jack will discuss a plan.
  - b. Lallis Property
    - i. Defined as a foreclosed property and will be sold through the foreclosure process. It will therefore first be offered to abutters. There are two abutters.
    - ii. Claudia mentioned the Sharon Dow had interest in purchasing a different portion of the Lallis property.
    - iii. Real estate agent suggested \$29k.
    - iv. Next meeting there will be a reconsideration of the minimum bid.
  - c. Roof Repair
    - i. Selectboard reviewed RFP and made edits.
    - ii. \$21k is allotted to cover capital expenses to the building including roof and others.
    - iii. Mike will continue to edit RFP and next meeting selectboard will approve and it will be sent to papers.
  - d. CLC Ambulance Contract
    - i. Warren Waltz, CLC Ambulance sent contract to be signed by selectboard.
    - ii. Selectmen signed contract which includes a review from both parties.
  - e. Municipal Quickclaim Deed signed by selectmen. Ted will bring to attorneys this week.
- 4. New Business
  - a. CEO - Looking for reciprocal relationship to help cover Ken Vinal.
  - b. Currently Claudia is in need of some assistance regarding 911 addressing. Jack will connect Ken and Claudia.
- 5. Fire Department
  - a. Permit for above ground storage for combustible liquid - a 6,000 gallon diesel tank to be installed at the MDOT lot in Edgecomb.
  - b. Extrication tools are now in service on the vehicles
  - c. Hose testing will be going on at Edgecomb Eddy
  - d. Budgeting issue has depleted building maintenance category. Should be cleared up with FEMA funds arrive from last fall's storm.
- 6. Warrants
  - a. General Warrant #2
    - i. School Payroll: \$19,035.83
    - ii. School Retirement: \$8,133.08
    - iii. School Payables: \$54,899.02
    - iv. General Expenses: \$16,541.05
    - v. Total \$98,608.98
    - vi. Approved 3-0.
  - b. Wastewater Warrant #101
    - i. Total \$3,520
    - ii. Approved 3-0.
  - c. TIF Warrant #201
    - i. Total \$4,038
    - ii. Approved 3-0
- 7. Public Comment

8. Adjourn: 7:47pm