

REPORT OF THE
GORHAM TOWN COUNCIL
REGULAR MEETING
July 2, 2019

Chairman Hartwell opened the meeting with the Pledge of Allegiance to the Flag. There were 15 members of the public in attendance at the start of the meeting.

Roll Call: Chairman Hartwell, Councilors Shepard, Hager, Smith, Pratt and Wilder Cross. Also in attendance were Town Manager Ephrem Paraschak and Town Clerk Laurie Nordfors.

Moved by Councilor Shepard, seconded by Councilor Pratt and VOTED to accept the minutes of the June 4, 2019 regular Town Council meeting and the June 18, 2019 special Town Council meeting. 6 yeas

Councilor Communications

Councilor Pratt informed the public that there will be a Jetport Noise Abatement Committee meeting in October that he will be attending and encouraged any comments or concerns to be brought to his attention.

Councilor Wilder Cross reported that she attended the latest GPCOG meeting and encourages everyone to use all available public transportation. She also attended the GPCOG meeting which addressed the many ways to help Asylum Seekers. Some of the ways to help that were suggested are if you know of any apartments for rent, could host a family, donate food to the Preble Street Resource Center and Wayside, donate clothing to the Salvation Army and The Root Cellar, charitable contributions to the Jewish Community Alliance, Maine Immigrant Rights Coalition, The United Way of Greater Portland, Mercy Hospital or Maine Medical Center. You may contact the Greater Portland Coalition of Governments at 774-9891 for further assistance with donations. Councilor Wilder Cross also reported that she attended the Ground breaking ceremony for Harvey Performance Project and also remarked about her sno-cone making fun she had at the Baxter Memorial Library Spring into Summer event. She really enjoyed it and looks forward to returning next year.

Councilor Hager reported that the Finance Committee met on June 24th and noted that revenue is a little bit ahead and spending is behind. They are in the process of review rescue billing fees and comparing them to surrounding communities. The next meeting will be on August 12th.

Town Manager Report

Town Manager Paraschak reminded citizens that all Municipal Offices will be closed on July 4th. He addressed the on-going problems at the Silver Bullet Recycling bins around Town. The continuous dumping of trash and non-recyclable items costs the Town money. He also reported that there are many on-going road construction projects in full swing this summer and the Main Street project is underway as well.

School Committee Report

Chairman Wright thanked everyone that came out and voted on the Budget and Modular Bond Referendum and thanked the many teachers, administrators, the Superintendent and School Committee for all of their hard work in preparing the budget and the Modular Bond. He reported that we just completed another great school year and thanked everyone who helped make all of the end of year events at the schools successful. There are several projects underway this summer including; renovations to Village in Special Ed classrooms, renovations to Narragansett to move walls and add one more classroom space in the building while also renovating the bathrooms/locker rooms in the gym; renovations to GMS that will allow for additional Special Ed classrooms; adding fencing to GHS and Village to secure the modular classroom spaces added last year; reworking the ramps at the GHS site for portables to meet fire code and other fire code work along with the typical cleaning that occurs in all of the schools. Quotes have been received for the modular addition at Narragansett and the School Committee voted to purchase from Schiavi. The permitting process will be going on in August and hope to begin site work shortly after. The 2019-2020 bus routes will be posted on the website and in the Gorham Times in early August. Work is also being done on drawing the new District Lines for the 20-21 School year. There are still a few openings left for 2 bus drives, 1 van driver, several Ed Tech positions and a GHS Science/intervention teacher. Please go to our website to learn more about these positions. The next School Committee regular meeting is scheduled for September 11th.

Chairman Hartwell opened **Public Hearing #1**.

Steve Vatcher, Harvey Performance Company, gave a presentation on the newly approved project underway at 200 Narragansett Street.

Tom Ellsworth, GEDC, spoke in support of the TIFF for Harvey Performance Company and suggested that the Council approve the TIFF on the full acreage of 67.7 acres.

The Public Hearing was closed.

Moved by Councilor Hager, seconded by Councilor Pratt and VOTED to waive the reading of Item # 9457 due to length. **6 yeas**

Moved by Councilor Hager, seconded by Councilor Shepard and VOTED to table Item #9457 until the August meeting with another public hearing. **6 yeas**

Chairman Hartwell opened **Public Hearing #2**. There were no comments from the public and the hearing was closed.

Item #9458

Moved by Councilor Pratt, seconded by Councilor Shepard and ORDERED, that Town Council issue a renewal Liquor License to Southern Maine Community Recreation Center, 215 Narragansett Street. **6 yeas**

Chairman Hartwell opened **Public Hearing #3**. There were no comments from the public and the hearing was closed.

Item #9459

Moved by Councilor Hager, seconded by Councilor Shepard and ORDERED, that the Town Council issue a Large Outdoor Event License to Jason Tanguay, Gorham Athletic Boosters, for a cross country race event behind Narragansett Elementary School on September 14, 2019.

Chairman Hartwell opened **Public Hearing #4**. There were no comments from the public and the hearing was closed.

Moved by Councilor Wilder Cross, seconded by Councilor Pratt and VOTED to waive the reading of **Item #9460** due to length. **6 yeas**.

Item #9460

Moved by Councilor Hager, seconded by Councilor Shepard and ORDERED, that the Town Council amend the Land Use & Development Code to clarify the number of dwelling units allowed to be served on a private way as follows:

CHAPTER 2: GENERAL STANDARDS OF PERFORMANCE

SECTION 2-5 — MINIMUM STANDARDS FOR THE DESIGN AND CONSTRUCTION OF STREETS AND WAYS

H. STANDARDS FOR PRIVATE WAYS

The Planning Board may approve the use of private ways to provide access to individual lots of land provided that the following conditions are met:

- 1) ~~Each lot having access from a~~ an approved private way may ~~be improved with no more than two dwelling units and related accessory buildings and uses~~ serve a combination of dwelling units/lots identified below:

1 lot gravel private way - 1 lot with a single family house

2-6 gravel private way total - Up to 6 lots, with no more than 6 total dwelling units served by the private way.

7- 10 paved private way - Up to 10 lots, with no more than 10 total dwelling units served by the private way.

*Additions Underlined

~~*Deletions Struck~~

Item #9460 was VOTED, 6 yeas

Old Business

Item # 9456

Moved by Councilor Shepard, seconded by Councilor Wilder Cross and ORDERED, that the Town Council support a resolution to create a fund for asylum seekers/refugees for the purpose of accepting public or private donations. **0 yeas, 6 nays (ALL Councilor) Item fails**

Moved by Councilor Hager, seconded by Councilor Smith and VOTED to reconsider Item # 9456.

0 yeas, 6 nays (ALL Councilors)

NOTE: There are several ways to help Asylum Seekers and these ways will be listed on our Web-site.

Item #9444

Moved by Councilor Shepard, seconded by Councilor Pratt and ORDERED, that the Town Council accept the Ordinance Committee's recommendation that no action be taken with amending the Land Use & Development Code for food trucks at farmer's markets. **6 yeas**

New Business

Item # 9461

Moved by Councilor Hager, seconded by Councilor Shepard and ORDERED, that the Town Council authorize the Town Manager to extend the term of the Credit Enhancement Agreement with ODAT Realty Holdings, Inc. for an additional fifteen (15) years to expire June 30, 2034 and to provide a 50% reimbursement of tax revenue paid on the incremental value of the property to ODAT Realty Holdings, Inc. for such term. This authorization shall be subject to the final approval of the First Amendment to the Town of Gorham ODAT and Grondin Industrial Park Tax Increment Financing District and Development Program #2 by the Maine Department of Economic and Community Development.

Moved by Councilor Hager, seconded by Councilor Shepard and VOTED to let Councilor Pratt recuse himself from the discussion and vote of Item #9461 due to a conflict of interest. **5 yeas, 1 abstention (Pratt)**

Councilor Pratt stepped down from the Podium.

Richard Pratt, CEO of ODAT and Kathy Garrard, Gorham Village Alliance spoke on behalf of the item.

Item #9461 was VOTED 5 yeas, 1 abstention (Pratt)

Item #9462

Moved by Councilor Hager, seconded by Councilor Shepard and ORDERED, that the Town Council forward to the Ordinance Committee for its review and recommendation, amendments to the Cable TV Ordinance. **6 yeas**

Item #9463

Moved by Councilor Hager, seconded by Councilor Shepard and ORDERED, that the Town Council authorize the Town Manager to negotiate and enter into a new agreement with the Gorham Cooperative Preschool for a term not to exceed five years, along with the same conditions as the existing agreement but allowing for subleasing of the building by the Gorham Cooperative Preschool.

Moved by Councilor Hager, seconded by Councilor Wilder Cross and VOTED to allow Councilor Pratt to stay and discuss and vote on the item due to a conflict of interest. **5 yeas, 1 abstention (Pratt)**

Theresa Connolly, treasure of Gorham Cooperative Preschool spoke in favor of the item.

Item #9463 was VOTED 6 yeas

Item #9464

Moved by Councilor Shepard, seconded by Councilor Hager and ORDERED, that the Town Council forward to the Finance Committee for their review and recommendation, increasing the cost of curbside collections trash bag and/or tag fees. **6 yeas**

Item # 9465

Moved by Councilor Shepard, seconded by Councilor Wilder Cross and ORDERED, that the Town Council authorize the Town Manager to negotiate and enter into a contract with RealTerm Energy for the purchase and conversion of existing street lights to LED fixtures in the Town of Gorham, to be owned by the Town, and report back to the Town Council on recommendations for removal of redundant lights and/or addition of new lights in the community. **6 yeas**

Item # 9466

Moved by Councilor Shepard, seconded by Councilor Wilder Cross and ORDERED, that the Town Council instruct staff to further research implementing health, safety and operational standards for group homes and boarding houses for further review by the Town Council.

Several people spoke in favor of the item.

Item # 9466 was VOTED 6 yeas.

Moved by Councilor Smith, seconded by Councilor Pratt and VOTED to adjourn. **6 yeas**

Time of adjournment: 8:10 pm

A True Record of Meeting
07/03/2019

ATTEST _____
Laurie Nordfors, Town Clerk

