

REPORT OF THE
GORHAM TOWN COUNCIL
REGULAR MEETING VIA ZOOM
June 2, 2020

Chairperson Phillips opened the meeting with the Pledge of Allegiance to the Flag. There were 43 members of the public in attendance via zoom.

Roll Call: Chairperson Phillips, Councilors Shepard, Hartwell, Hager, Pratt, Kuech and Wilder Cross. Also in attendance were Town Manager Ephrem Paraschak, Director of Community Development Tom Poirier, and Town Clerk Laurie Nordfors.

Moved by Councilor Hager, seconded by Councilor Shepard and VOTED to accept the minutes of the May 5, 2020 Regular Town Council Meeting. **7 yeas**

Councilor Communications

Councilor Pratt reported that the Jetport noise committee met on May 20th. No major changes that will affect Gorham were discussed. He addressed the construction on Main Street and stated that it is a much needed change.

Councilor Shepard reported that the Ordinance Committee met on May 19th and discussed amending the Streets and Sidewalks Ordinance to allow for more parking in the Village area. They also discussed amendments to the Land Use & Development Code concerning clustered developments. The next Ordinance Committee meeting is on June 16th.

Councilor Hartwell noted that the Clerk's office is now booking appointments out to June 22nd.

Councilor Wilder Cross attended the Greater Portland Council of Government annual zoom summit meeting last month. The meeting opened up with a discussion on the many ways that COVID-19 has interrupted lives and how to figure out ways to pick up the pieces and move ahead. The second half of the summit focused on changes and ways to improve transportation in and around the Portland area and ways to help create a long range transportation system that will support where we all live, work and play.

Councilor Kuech added that she attended her first virtual meeting for the Build Maine Conference and is starting to learn about traffic and land use.

Council Hager reported that he attended an EcoME meeting on May 21st and they voted to delay tipping fees for members of Communities until January 1, 2021. He announced that the Finance Committee received the April Town financial figures from the Finance Director, which showed that revenues are slightly behind and expenses are right on target, and feels that the Town should be in good shape by the end of the fiscal year. The next Finance Committee meeting will be June 22nd.

Chairperson Phillips gave her condolences to the family of Rick Davis, who passed away last week.

Town Manager Report

Town Manager Paraschak thanked the public and local law enforcement for their part in the peaceful Protests in the area. He reminded citizens that all Municipal Departments are open to the public by appointment only. You can call to make an appointment with specific departments or go on to our website and make one there. Ephrem thanked the VFW and others for their part in the Memorial Day Celebrations. He reported that the Main Street Project is coming along well and will most likely be complete by fall. He also mentioned that the Town Council will vote on the School and Municipal budget at a special meeting on June 16th.

School Committee Report

Chairman McCallister reported the following:

GHS graduation ceremonies will be held this coming weekend on Saturday, June 6 and Sunday June 7. We are holding mini graduation ceremonies at 9:00 a.m., 12:00 p.m. and 3:00 p.m. on Saturday and Sunday. Each mini graduation will last between 60-75 minutes and will be live streamed using the following address:

<https://livestream.com/gocat/events/9120095> . Then on Sunday, seniors will be gathering together in their individual vehicles with family members for a graduation convoy which will begin at 7:30 p.m. The convoy will follow Route 25 and Main Street from the Industrial Park through the Gorham Village. The Convoy will turn left onto South Street and enter the Gorham High School Campus via Morrill Avenue and will end at the GHS parking lot.

The Gorham School Department is working diligently on their re-opening plan. The timeline for the development and approval of the plan is as follows:

- a. Staff Survey on scenario options going on now.
- b. General Parent and student feedback survey (June 5-12)
- c. Presentation of initial draft plan and framework to School Committee (June 10)
- d. District Leadership Team work to finalize details of the plan and align with MDOE checklists that are yet to be developed (June 16 - June 30)
- e. Medical Advisory Committee review of plan (June 30)
- f. School Committee approval of final plan and decision regarding HOW we will open school for students in September (August 5)
- g. Release of final plan to parents, staff, and community (August 6)
- h. Survey Parents and staff regarding plans to send students to school to assist in determining numbers (August 7)
- i. Make final adjustments to plan (August 10-21)
- j. Teachers return for opening PD (August 24-28)
- k. First day of school for students (August 31 and September 1)

A reminder that the last day of school for students and staff for the 2019-20 School year will be June 16, 2020.

The Gorham School Committee voted on May 27 to approve of a revised FY 21 proposed budget by a vote of 5-2. The NEWLY proposed FY 21 Budget now totals \$42,714,455.00 and represents a 4.15% increase in expenditures over the final approved FY 20 budget of \$41,010,532.00. The NEWLY proposed FY 21 Budget represents a 1.24% in local appropriation need, an overall increase of just \$268,831.00. Assuming General Purpose Aid (GPA) remains status quo, and the actual FY 21 property tax base

increases by \$21,000,000.00, the impact of this budget on the mil rate is an estimated 0.0% increase or \$0.00 on the mil.

Our next School Committee regular meeting is scheduled for June 10, 2020. It will be a virtual meeting held online beginning at 7pm. The link to join the meeting will be included on our next agenda. You will also be able to view the meeting on GOCAT.

Chairperson Phillips opened public hearing #1. There were no comments from the public and the hearing was closed.

Moved by Councilor Hager, seconded by Councilor Shepard and VOTED to waive the reading of Order #20-060 due to length. **7 yeas**

Order #20-060

Moved by Councilor Shepard, seconded by Councilor Hager and ORDERED,

WHEREAS, the Town is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to adopt a Tax Increment Financing District and Development Program; and

WHEREAS, the Town identified certain property within its Suburban Residential zoning district that was underutilized and in need of redevelopment; and

WHEREAS, the Town determined that adopting and implementing a Tax Increment Financing District and Development Program would provide opportunities for significant new commercial development within the Town and new employment opportunities for residents of the Town and surrounding communities, and would improve and broaden the tax base of the Town and improve the general economy of the Town, the region and the State of Maine; and

WHEREAS, the Town adopted the VIP/County Road Tax Increment Financing District #4 on March 1, 2005 (the "District") and the Commissioner of the Maine Department of Economic and Community Development ("DECD") approved the designation of the District and adoption of the Development Program by letter dated January 31, 2006; and

WHEREAS, the District was approved for a period of 15 years to expire March 31, 2021; and

WHEREAS, the Town recognizes the ongoing benefits of the District to continue to provide opportunities for employment and commercial activity within the Town; and

WHEREAS, the Town Council held a public hearing on the proposed first amendment to the District and Development Program on June 2, 2020

in accordance with the requirements of 30-A MRSA §5226(1) upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS, the Town desires to amend the District and Development Program as presented to the Town Council this day and as has been on file in the Town Clerk's Office at Town Hall; and

WHEREAS, it is anticipated that the Commissioner of the Maine Department of Economic and Community Development ("DECD") will approve the amendment of the District and Development Program;

NOW THEREFORE, the Town Council hereby Orders as follows:

Section 1. The Town Council hereby finds and determines that:

(a) Adoption and implementation of the District and the Development Program have and will continue to generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitute a good and valid public purpose and will contribute to the economic growth or well-being of the inhabitants of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town; and

(b) The Town Council has considered all evidence presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that adoption and implementation of the District and the Development Program will not result in a substantial detriment to any existing business in the Town, and any adverse economic effect of the District and the Development Program on any existing business in the Town is outweighed by the contributions expected to be made by the projects and improvements described in the District and the Development Program to the economic growth or well-being of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town Council hereby adopts the first amendment to the Town of Gorham VIP/County Road Tax Increment Financing District #4, as presented to the Town Council.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town Council hereby adopts the first amendment to the Development Program for the District in the form presented to the Town Council.

Section 4. The foregoing amendment of the District and Development Program shall automatically become final and shall take full force and effect upon approval of the amendment by the Commissioner of the State of Maine Department of Economic and

Community Development (DECD), without requirement of any further action by the Town, the Town Council, or any other party.

Section 5. Pursuant to the provisions of 30-A M.R.S.A. §5227, the percentage of the Increased Assessed Value to be retained as Captured Assessed Value in the District and the term of said District is confirmed as set forth in the Development Program.

Section 6. The Town Manager be and hereby is authorized and directed, on behalf of the Town of Gorham, Maine, to submit to the Commissioner of DECD for review and approval, pursuant to the requirements of 30-A M.R.S.A. §5226(2), the application and such other documentation as may be necessary or appropriate for the final approval of the amendment to the District and the Development Program. The Town Manager is further authorized and empowered, at his or her discretion from time to time, to make such technical revisions to the District or the Development Program for the District, or to the scope, cost or description of the public improvements to be financed with the portion of tax increment revenues generated by the District and retained by the Town as described in the Development Program, as the Town Manager deems reasonably necessary or convenient in order to facilitate the process for review and approval of the amendment to the District and Development Program by DECD, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the District and the Development Program.

Order #20-060 was VOTED, 7 yeas

This Order shall take effect immediately upon adoption.

Chairperson Phillips opened public hearing #2. There were no comments from the public and the hearing was closed.

Moved by Councilor Hager, seconded by Councilor Shepard and VOTED to waive the reading of Order #20-061 due to length. **7 yeas**

Order #20-061

Moved by Councilor Shepard, seconded by Councilor Hager and Ordered, WHEREAS, the Town is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to adopt a Tax Increment Financing District and Development Program; and WHEREAS, the Town identified certain property within its Industrial zoning district that was underutilized and in need of redevelopment; and

WHEREAS, the Town determined that adopting and implementing a Tax Increment Financing District and Development Program would provide opportunities for significant new commercial development within the Town and new employment opportunities for residents of the Town and surrounding communities, and would improve and broaden the tax base of the Town and

improve the general economy of the Town, the region and the State of Maine;
and

WHEREAS, the Town adopted the Pettingill Tax Increment Financing District on March 2, 2004 (the "District") and the Commissioner of the Maine Department of Economic and Community Development ("DECD") approved the designation of the District and adoption of the Development Program by letter dated September 8, 2005; and

WHEREAS, the District was approved for a period of 15 years to expire June 30, 2020; and

WHEREAS, the Town recognizes the ongoing benefits of the District to continue to provide opportunities for employment and commercial activity within the Town; and

WHEREAS, the Town Council held a public hearing on the proposed first amendment to the District and Development Program on June 2, 2020 in accordance with the requirements of 30-A MRSA §5226(1) upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS, the Town desires to amend the District and Development Program as presented to the Town Council this day and as has been on file in the Town Clerk's Office at Town Hall; and

WHEREAS, it is anticipated that the Commissioner of the Maine Department of Economic and Community Development ("DECD") will approve the amendment of the District and Development Program;

NOW THEREFORE, the Town Council hereby Orders as follows:

Section 7. The Town Council hereby finds and determines that:

(c) Adoption and implementation of the District and the Development Program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitute a good and valid public purpose and will contribute to the economic growth or well-being of the inhabitants of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town; and

(d) The Town Council has considered all evidence presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that adoption and implementation of the District and the Development Program will not result in a substantial detriment to any existing business in the Town, and any adverse economic effect of the District and the Development Program on any existing business in the Town is outweighed by the contributions expected to be made by the projects and improvements

described in the District and the Development Program to the economic growth or well-being of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town.

Section 8. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town Council hereby adopts the first amendment to the Town of Gorham Pettingill Tax Increment Financing District, as presented to the Town Council.

Section 9. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town Council hereby adopts the first amendment to the Development Program for the District in the form presented to the Town Council.

Section 10. The foregoing amendment of the District and Development Program shall automatically become final and shall take full force and effect upon approval of the amendment by the Commissioner of the State of Maine Department of Economic and Community Development (DECD), without requirement of any further action by the Town, the Town Council, or any other party.

Section 11. Pursuant to the provisions of 30-A M.R.S.A. §5227, the percentage of the Increased Assessed Value to be retained as Captured Assessed Value in the District and the term of said District is confirmed as set forth in the Development Program.

Section 12. The Town Manager be and hereby is authorized and directed, on behalf of the Town of Gorham, Maine, to submit to the Commissioner of DECD for review and approval, pursuant to the requirements of 30-A M.R.S.A. §5226(2), the application and such other documentation as may be necessary or appropriate for the final approval of the amendment to the District and the Development Program. The Town Manager is further authorized and empowered, at his or her discretion from time to time, to make such technical revisions to the District or the Development Program for the District, or to the scope, cost or description of the public improvements to be financed with the portion of tax increment revenues generated by the District and retained by the Town as described in the Development Program, as the Town Manager deems reasonably necessary or convenient in order to facilitate the process for review and approval of the amendment to the District and Development Program by DECD, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the District and the Development Program.

Order 20-061 was VOTED, 7 yeas.

This Order shall take effect immediately upon adoption.

Order #20-062

Moved by Councilor Hager, seconded by Councilor Pratt and ORDERED, that the Town Council appoint Peter Mason to the Gorham Economic Development Corporation. **7 yeas**

Jesse and Stacy Coleman, Gail Garaghty, Lisa Kaldrovich, Jon Smith, Trish Moulton, Karen Nason, Brad Shaw, Mark Curtis and Linda Davis commented in favor of Order #20-063 and James Brockman, Kelly Deprez and Travis Rochette commented against Order #20-063

Order #20-063

Moved by Councilor Hartwell, seconded by Councilor Pratt and ORDERED, that the Town Council accept the following resolution declaring all businesses in the Town of Gorham essential as follows:

WHEREAS, the members of Gorham Town Council are grateful for the initial swift measures taken by Governor Mills and Dr. Shah to prevent the projected rampant spread of COVID-19, to buy them some time to assess the situation, and to make reasonable plans to mitigate the virus going forward; and

WHEREAS, the goal of "flattening the curve" and keeping the healthcare system from being overwhelmed has been accomplished here in Cumberland County to date; and

WHEREAS, the residents of the Town of Gorham and Cumberland County have been diligent in taking the prescribed precautions to utilize social distancing and limit social gatherings to the prescribed numbers; and

WHEREAS, the ripple effects of business closures and resultant economic decline are simply no longer sustainable; and

WHEREAS, the Town of Gorham already anticipates a significant revenue decline over the next 12 months from loss of business; and

WHEREAS, additional effects of revenue decline are expected to be seen into 2023, due to business losses that can be carried forward; and

WHEREAS, if businesses remain shut down, the Town of Gorham will soon be faced with decisions regarding which services can continue, and which must be cut, as we must balance our budget;

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Gorham, Maine declare:

SECTION I: All businesses are essential.

SECTION II: We support all businesses opening immediately subject to reasonable health and safety measures.

SECTION III: Governor Mills and Dr. Shah should delegate the authority to local and/or regional health departments to review and make recommendations on businesses' reopening plans, to review such plans for adherence to the CDC guidelines for preventing the spread of COVID-19, and to allow those complying businesses to reopen upon each local or regional health officer's approval.

NOW THEREFORE, BE IT ORDERED that the Town Council goes on the record to allow any business in Gorham that wish to open, permission to do so.

Moved by Councilor Pratt, seconded by Councilor Shepard and VOTED to amend Section 2 in the Order to read, We support all businesses opening immediately subject to reasonable health and safety measures and adhere to the CDC guidelines. **6 yeas, 1 nay (Kuech)**

Order #20-063 was VOTED as amended, 6 yeas, 1 nay (Kuech)

Order #20-064 Moved by Councilor Hager, seconded by Councilor Shepard and ORDERED, that the Town Council instruct staff to work with the Ordinance Committee to draft an Emergency Management Ordinance for Council review and approval. **7 yeas**

Order #20-065 Moved by Councilor Shepard, seconded by Councilor Hager and ORDERED, that the Town Council establish June 30, 2020 as the due date for payment of excise tax within the Town of Gorham for the registration of motor vehicles that are expired or will expire by that time, and

Be It Further Ordered, that the Town Council instructs staff to provide for notice to the public on the means by which to register motor vehicles to also include all-terrain vehicles, watercraft, snowmobiles, trailers and temporary registrations. **7 yeas**

Order #20-066 Moved by Councilor Hager, seconded by Councilor Pratt and ORDERED, that the Town Council authorize loan payment deferments for the Gorham Revolving Loan Fund on existing loans for up to 90 days at the request of the borrower from April 1, 2020 through September 30, 2020, and

Be It Further Ordered, that new loans provided after April 1, 2020 have the same loan payment deferment period for up to 90 days ending September 30, 2020. **7 yeas**

Moved by Councilor Pratt, seconded by Councilor Hager and VOTED to adjourn. **7 yeas**

Time of adjournment; 8:24pm

A True Record of Meeting
06-02-2020

ATTEST _____ 06-03-2020
Laurie Nordfors, Town Clerk