

AGENDA

for a regular meeting of the Pittsfield Town Council, to be held on Tuesday, October 17, 2017 at 6:30 PM in the Council Chambers.

1. Open Meeting/Pledge of Allegiance, followed by Moment of Silence.
2. Adoption of minutes of the regular meeting held on October 3, 2017
3. **PRESENTATIONS, CONGRATULATIONS AND INTRODUCTIONS:**

Community and Economic Development Activities and Events

Healthy SV Coalition Annual Meeting on Wednesday, October 25, 2017 from 9:00 am – 12:00 noon at St. Martin’s Episcopal Church in Palmyra.

4. **PUBLIC HEARINGS/OLD BUSINESS:**

ORDINANCE 17-07: That the Town of Pittsfield hereby ordains the following listed amendments to the Zoning Ordinance: Chapter 13. Zoning Ordinance, Section 4, Property Maintenance and Screening and Chapter 13, Zoning Ordinance, Section 4. Manufactured Housing.

ORDINANCE 17-08: That the Town of Pittsfield hereby ordains the following listed amendments to the Land Use Definitions Ordinance: Chapter 13-C, Land Use Definitions, Adding “Grounds”.

RESOLUTION 17-93: Resolved that the Town Council hold a Public Hearing for the purpose of receiving public comments on the designation of its proposed Pittsfield Solar, LLC Municipal Development and Tax Increment Financing District and the adoption of a Development Program for said District.

5. **REPORTS:**
 - A. **COUNCIL COMMITTEES: FINANCE, ORDINANCE & RECYCLING**
 - B. **BOARD AND COMMITTEE UPDATES BY TOWN COUNCILORS AND MANAGER**
 - C. **TOWN MANAGER’S REPORT**

6. **NEW BUSINESS:**

ORDER 17-03: Ordered that the Town Council Adopt the following Order designating the Pittsfield Solar, LLC Municipal Development and Tax Increment Financing District

It is hereby Ordered as follows:

1. That, under and pursuant to the provisions of Title 30-A, Chapter 206 of the Maine Revised Statutes, as amended, the development program and financial plan entitled “Pittsfield Solar, LLC Municipal Development and Tax Increment Financing District” as presented to this meeting and a

copy of which is hereby incorporated herein by reference and as part of the minutes of this meeting, is hereby approved as the Development Program for the District and for the reasons set forth therein, the Town finds and determines that: designation of the District and pursuit of the Development Program will make a contribution to the economic growth or well-being of the Town and the betterment of the health, welfare or safety of its inhabitants, including employment opportunities, retirement community services, broadened and improved tax base and economic stimulus, constituting good and valid public purposes and any adverse economic effect on or detriment to any existing business is outweighed by the contribution made by the District and the Development Program to the economic growth or well-being of the Town and the betterment of the health, welfare and safety of its inhabitants, and the Town further makes the other findings and determinations as set forth in said Development Program and the Exhibits thereto; and

2. That the area of the Town of Pittsfield entitled "Pittsfield Solar, LLC Municipal Development and Tax Increment Financing District" as more particularly described in said Development Program is hereby designated as a development district and a tax increment financing district and such designation shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the District by the Maine Department of Economic & Community Development, without the requirement of any further action by the Town, the Municipal Officers or any party; and

3. That the percentage of increased assessed value of said District to be retained as captured assessed value in accordance with the Development Program is hereby established as set forth in the Development Program and Financial Plan; and

4. That the Town Manager is hereby authorized and directed, on behalf of the Town of Pittsfield, Maine to execute and submit to the Commissioner of Economic and Community Development for approval such applications and further documentation as may be necessary or appropriate for final approval and establishment of the Pittsfield Solar Pittsfield LLC Municipal Development and Tax Increment Financing District and its Development Program and financial plan pursuant to 30-A M.R.S.A. Chapter 206; and the Town Manager be, and hereby is, authorized and empowered, at his discretion, from time to time, to make such technical revisions to the Development Program for the District as he deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the Department of Economic and Community Development, so long as such revisions are not inconsistent with this Article or the basic structure and intent of the Development Program; and

5. That upon approval of the Commissioner of DECD, the Town Manager is hereby authorized and directed on behalf of the Town of Pittsfield to execute and deliver, a Credit Enhancement Agreement substantially in the form to be approved by the Municipal Officers; and

6. That under and pursuant to the provisions of Title 30-A, Chapter 206 of the Maine Revised Statutes, as amended, a capital improvement program consisting of the design and construction of the Public Improvements described in the Pittsfield Solar, LLC Municipal Development and Tax Increment Financing District Development Program is hereby approved.

RESOLUTION 17-114: Resolved that the Town Council authorize the Town Manager to sign a two (2) year extension of the current postage meter lease with MailFinance in an amount to not exceed \$1,632.84 for 2017 and \$1632.84 for 2018.

RESOLUTION 17-115: Resolved that the Town Council authorize the Town Manager and Public Works Foreman to expend \$38,869.00 for materials to replace the Chevy Wheeler Dump.Sander Body and authorize the Town Manager and Deputy Treasurer to transfer \$38,869.00 from PITT#5 Highway Equipment Reserve G-1-601-00 for same.

RESOLUTION 17-116: Resolved that the Town Council move the regularly scheduled Town Council Meeting of 11/07/2017 to 11/08/2017 due to the election.

7. **DISCUSSION ITEMS:**

A. Financial Reports as of 09/30/2017

- Budget Expenditure Report
- Revenue Collections Report
- Tax Acquired Property Report
- Economic Development Revolving Loan Update
- Housing Revolving Loan Update
- Transfer Station /Recycling Monthly Report
- Theatre Monthly Report
- Excise Tax Collections Comparison Report
- State Revenue Sharing Comparison Report
- Personal Property Tax Collection Report
- Real Estate Property Tax Collection Report

B. Other Reports as of 09/30/2017

- Building and Plumbing Permit Reports
- Library Report – Librarian’s and Library Trustees Minutes
- Police Report

C. Brief Updates will be presented on the following items:

- Water Projects/Issues:
- Sewer Projects/Issues:
- Code Enforcement Update
- Police Chief Arrives
- Legislation on Marijuana Sales and Social Clubs
- Economic Development CDBG for Innovative Specialties, LLC for \$260,000
- Economic Development CDBG for Main Street Sidewalk Project for \$250,000
- Northern Border Regional Grant for \$250,000
- Request for Qualifications for the Madawaska Sewer Rehabilitation Project – Engineering & Design Services

8. **REPORTS:** Audience, Council

9. **ADJOURNMENT**