

**TOWN OF ORONO
COUNCIL VIRTUAL MEETING
MONDAY, JUNE 15, 2020 AT 7:00PM**

**WATCH ONLINE AT
<https://zoom.us/j/92974756775>**

(LINK AVAILABLE AT ORONO.ORG)

*Comments can be submitted via email before the meeting at info@orono.org
and during the meeting by using Zoom comment features.*

AGENDA

- 1. Roll Call**
- 2. Agenda Review**
- 3. Approval of Minutes of May 11, 2020 and June 4, 2020**
- 4. Public Hearings**
 - a. To consider Victualer's Licenses for: American Legion, Bell's IGA, Burger King, Dysart's Travel Stop, Leadbetter's, The Store/Ampersand, Thai Kitchen and Wendy's.
 - b. To discuss the 2020-2021 Municipal, Capital and WPCF budgets.
 - c. To accept comments on the Proposed FY2021 Fee Schedule.
 - d. To review the Orono Village Center District Development Program.

Boundaries of District: Said District shall include real and personal property located on land shown on Orono tax maps as follows: Tax Map 019-004, Lots 061, 062, 063, 065, 066, 067; Map **027-002**, Lots **014, 015, 016**, 017, 018, 019, 020, 021, 022, 023, 024, 025, 047, 048, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 062, 063, 119, 120, 121, 122, 123, 124, 125, 126, 139, 140, 141, 142, 143, 144, 145, 146, **148, 149**; Map 027-12, Lots 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035 (maps on file in the Assessor's Office at the Municipal Building, 59 Main Street, Orono, ME 04473). The preceding map and lot numbers encompass an area generally described as follows: most properties abutting Route 2 from **87 Main Street** to Murray's Campus Service, 5 properties on Forest Avenue, properties abutting Canal, Oak and Summer Streets, most properties abutting Mill Street from Route 2 to Byer Manufacturing, properties abutting the West side of Pleasant Street, most properties abutting Pine Street from Route 2 to Birch Street, 6 Myrtle Street **and Alpenglow Adventure Sports**.

- e. Implementation assessments to be assessed against real and personal property for the municipal development district located in the downtown area, known as the Village Center Tax District.

Maximum Rate of Assessments to be Extended in Any One Year: \$0.50 per thousand dollars of assessed value as of April 1, 2021. The assessment proposed to be levied for a one-year program commencing on July 1, 2021 and ending on June 30, 2021 is **\$0.00** per thousand dollars of assessed value.

- f. A 6-Month Moratorium Ordinance on Commercial Solar Projects to Regulate Solar Farms.
- g. To consider a First Amendment to the EnvisioNet Municipal Development and Tax Increment Financing District Development Program.

5. Acknowledgments by Council Members

6. Unfinished Business

7. Consent Agenda

Order 20-76 Order, approving a Victualer's License for the American Legion.

Order 20-77 Order, approving a Victualer's License for Bell's IGA.

Order 20-78 Order, approving a Victualer's License for Burger King.

Order 20-79 Order, approving a Victualer's License for Dysart's Travel Stop.

Order 20-80 Order, approving a Victualer's License for Leadbetter's, 232 Main Street.

Order 20-81 Order, approving a Victualer's License for The Store/Ampersand.

Order 20-82 Order, approving a Victualer's License for Thai Kitchen.

Order 20-83 Order, approving a Victualer's License for Wendy's.

Order 20-84 Order, acknowledging Executive Order(s) 39 FY19/20 which postponed the June 9, 2020 State Primary/RSU No. 26 Budget Validation Election to Tuesday, July 14, 2020 and Order 56FY 1970 which facilitates safe Election guidelines during a pandemic; and to further set the hours of voting as 7:00AM to 8:00PM and the polling place as the Council Chambers for Ward 1, Precincts 1, 2, & 3.

Order 20-85 Order approving the Town Clerk’s appointment of Belle Ryder, Patricia Davis and Danielle Murphy as Wardens for the July 14, 2020 State Primary/RSU No. 26 Budget Validation Election for Ward 1, Precincts 1, 2, & 3.

8. New Business

Order 20-86 Order, proclaiming the Month of June as Pride Month in the Town of Orono.

Order 20-87 Order, approving the First Amendment to the EnvisioNet Municipal Development and Tax Increment Financing District.

WHEREAS, the Town of Orono (the “Town”) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to amend the EnvisioNet Municipal Development and Tax Increment Financing District (the “District”) and Development Program (the “Development Program”); and

WHEREAS, the District was first approved by the Maine Department of Economic and Community Development (“DECD”) on July 13, 2000 for a term of twenty (20) years; and

WHEREAS, there is a need for economic development in the Town of Orono, in the surrounding region, and in the State of Maine; and

WHEREAS, the Town desires to adopt this First Amendment to the District and Development Program (the “First Amendment”) to continue to achieve the District’s original goals by extending the term of years of the District to thirty (30) years and by adding additional project costs to the Development Program’s project list; and

WHEREAS, the Town Council has held a public hearing on June 8, 2020, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town, on the question of amending the Development Program in accordance with the requirements of 30-A M.R.S.A. § 5226; and

WHEREAS, it is expected that approval will be obtained from the State of Maine Department of Economic and Community Development (the “Department”), approving this *First Amendment to the EnvisioNet Municipal Development and Tax Increment Financing District*.

ORDERED AS FOLLOWS:

Section 1. The Town of Orono hereby approves the First Amendment; such amendment to be pursuant to the following findings, terms, and provisions:

Section 2. The Town Council hereby finds and determines that:

a. This First Amendment will not result in the District falling out of compliance with any of the conditions of 30-A M.R.S.A. § 5223(3); and

b. The District and pursuit of the First Amendment will make a contribution to the economic growth and wellbeing of the Town of Orono and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town of Orono, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the Amended Development Program.

Section 3. Pursuant to the provisions of 30-A M.R.S.A. § 5227, the percentage of increased assessed value to be retained as captured assessed value in accordance with the Development Program is hereby established as set forth in the Development Program.

Section 4. The Town Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed First Amendment to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226.

Section 5. The foregoing adoption of the First Amendment shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the First Amendment by the Department, without requirement of further action by the Town, the Town Council, or any other party.

Section 6. The Town Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions to the Development Program for the District as the Town Council, or its duly appointed representative, deem reasonably necessary or convenient in order to facilitate the process for review and approval of the First Amendment by the Department, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.

Order 20-88 Order, accepting the Maine DEP 2020 Clean Water State Revolving, Climate Adaptation Plan Principal Forgiveness Grant of up to \$20,000 for WPCF; authorize the Town Manager to execute all documentation with Maine DEP

and the Maine Municipal Bond Bank necessary to secure said funds; and engaging Olver Associates of Winterport to complete the project at an amount not to exceed \$20,000.

Order 20-89 Order, authorizing the Town Manager to enter into an agreement with Olver Associates of Winterport for engineering services for the Mill Street Sanitary Storm Sewer Separation with funds drawn from the Downtown & Transit-Oriented TIF District Program Development Fund.

Order 20-90 Order, authorizing the Town Manager to enter into an agreement with Connectivity Point Design and Installation, LLC of Auburn for Town Office structured CAT 6 cabling not to exceed \$16,000 to be drawn from the approved FY20 Capital Facilities Budget.

9. Council Committee/Representative Reports

10. Future Agenda Items/Items of Concern

11. Public Petitions

12. Public Comments

13. Adjournment

ADA Notice. Any person with a disability who requires auxiliary aids or services to fully participate in the activities of the Orono Town Council should contact the Town Manager's Office (866-2556) 72 hours prior to the meeting.