

**Eliot Select Board
Workshop Minutes
March 30, 2017 at 5:30 PM at Town Hall**

Attending: Chairman Davis, Selectmen Fernald, Murphy, Pomerleau and Hughes. Also, Town Manager Dana Lee, Energy Commissioners Ed Henningsen, Christine Bennett, Al Libbey. Also Jim Tessier, John and Kim Reed, Denny Lentz

1. Roll Call: The Chair opened the meeting at 5:30 pm and asked the Town Manager to present topic number 1 on the agenda.
2. Discussion of Ballot Items and Wording: The Town manager said that articles through #23 are all set per the Citizen Option agenda. He said they only needed to focus on the remaining few articles. The Energy Commission was asked to make a brief presentation regarding putting the solar array on the landfill question on the ballot. Ed reviewed new projected savings in a very conservative manner. It was expressed that all the Commission's previous work was still valid, the engineering done, CMP agreements in place. They said they recommended putting the question on the ballot just as a lease – with no request to start funding a reserve account to buy it out. They felt that discussion could be had another year. Even if the Town leases the site for 25 years, there is still money to be saved. There was discussion about how many meters could be net metered and how we would “know” or reconcile the savings. Both were addressed. The sense of the Select Board was to put the question on the ballot. Selectman Pomerleau said that although it is complicated, he felt safe that savings were there to be had. It was suggested that the article be worded differently – several suggestions, and it was suggested that we add that no agreement would be entered into if the PPA / contract was not fully satisfactory to the Select Board. They thanked the Energy Commission for their hard work and analyses.
3. Discussion of TIF Amendment – Development Agreement and Revised Map
It was noted that Attorney Fortin's revised Development Agreement looked much better. It was noted that the Goransson property appears to have been omitted on the revised TIF map. The Town Manager said that they had also noted a couple of right of ways to be added. The Town Manager noted that they had removed paying for building “facades” as an allowed use of funds. It was noted that Boat Basin / Landing should be an added area / allowed use of funds for eco-tourism. It was suggested that we complement the LL Bean Outdoor School wording with another similar type project (velodrome). It was noted to sue the term Village Center Tract – not Libbey Farm Tract. It was noted that the Town Manager should follow up with Joan on these changes and assist her with estimating the amount of TIF funds to be used in each allowable spending area.
4. Public Comment: John Reed asked a question or two that were answered, and Denny stated that the Development Agreement looked much better.
5. Other Business: There was no other business.
6. Adjourn: Roland made a motion to adjourn the workshop at 7:05 pm. This was seconded by Bob and so voted 5- 0

April 20, 2017
DATE:

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John J. Murphy, Secretary