

AGENDA
CITY COUNCIL OF THE CITY OF BATH, MAINE
Regular Meeting
Wednesday, August 5, 2020 6:00pm
Zoom Remote Meeting

We encourage your comments and views, and appreciate your participation in your local government.

A. Roll Call

Proclamation recognizing “Kindness Day”, Saturday, August 15, 2020.

Presentation by Ben Averill on the Comprehensive Plan Update

B. Public Hearing:

C. Consent Agenda:

(Items as marked with an asterisk () on the agenda shall be considered routine matters not requiring debate. In the case of items marked with an asterisk, the motion as stated in parenthesis following the items on the agenda shall be considered to have been passed by the City Council as part of the Consent Agenda. Any Councilor wishing to have any item so marked with an asterisk removed from the Consent Agenda shall have the unlimited right to do so at any time prior to the vote by Council on the Consent Agenda. If such an item is removed from the Consent Agenda, it shall be dealt with in the normal course of the meeting.)*

***1) Minutes of the previous meeting of July 1, 2020 Council Meeting and July 15, 2020 Special Council Meeting (motion to Accept as Presented)**

D. Time Devoted to Residents to Address the City Council:

E. Resolutions, Orders, and Ordinances:

F. Petitions & Communications:

G. City Manager’s Report:

- Riverwalk Update
- Adhoc Rabies Response Committee

H. Committee Reports:

I. Unfinished Business:

J. New Business:

2) Appointment of Haley Blanco term to expire 9/2022 to Planning Board
Reappointment of Karla Gagnon term to expire 7/2023 to Economic Development Commission

K. Councilor Announcements:

Executive Session:

ADJOURN

PROCLAMATION

WHEREAS Kindness Day is the dream of Morse High Senior Bryanna Ringrose, to have a day in Bath where everyone could focus on doing small acts of kindness for each other, and with the help of Darreby Ambler it became a reality and has evolved into a well loved annual event, and

WHEREAS this event is currently coordinated by Jennifer McDorr with the help and support from the community of merchants, area non-profits, and individuals, and

WHEREAS the power of kindness lies in every individual and by recognizing, understanding, and actually using this power, we have the ability to send out a positive ripple that may travel for miles, and

WHEREAS anyone, no matter how young or how small, can make a difference in our own community and our world and through acts of kindness, we can promote healthy and positive behaviors, strengthening our community with a celebration of simple kindness that encourages people to tap into their own human spirit, and

WHEREAS the 7th annual Kindness Day will be reimaged for 2020 to adapt to limitations of the Coronavirus pandemic, this important tradition will be city wide with community groups, individuals and businesses celebrating kindness in a socially distant way to continue to fill our city with kindness, love and hope, and

NOW THEREFORE BE IT PROCLAIMED that **August 15, 2020** shall be recognized as **Bath Kindness Day** remembering that simple day-to-day acts of kindness enable our community to be a kinder, safer and more secure place to live, work and play and to urge all citizens to participate in spreading kindness, and practicing respect, generosity, patience and consideration of others not just this day, but every day of the year.

Dated this 5th day of August, 2020.

Mari H. Eosco, Madame Chair
Bath City Council

City of Bath

55 Front Street
Bath, Maine 04530

Dept: 207/443-8363
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**Planning &
Development**

MEMORANDUM

TO: Mari Eosco, Chair
City Councilors

FROM: Ben Averill, City Planner

DATE: July 29, 2020

RE: Update on Comprehensive Plan

Background

The City last updated its Comprehensive Plan in 2009 with a vision for the following ten years. Since last summer, the City has been working to update the Comprehensive Plan to formulate a vision for the growth and management of the City for the next decade (and beyond). Data collection, mapping updates, and basic updates to the chapters and appendices have been undertaken by staff with the assistance of a summer intern in 2019. Over the next few months staff will work with City Council Committees to finalize updates to appendices specific to related council committees (i.e. the Transportation appendix will be reviewed by the Transportation Committee). A public visioning process will be held this fall (potentially remotely or with a remote component) to capture the goals and vision for the next 10 years (and beyond). I am happy to answer any questions that you may have regarding the Comprehensive Plan update.

REGULAR MEETING MINUTES
City Council of the City of Bath, Maine
Wednesday, July 1, 2020 6:00 PM
Remote Zoom Meeting

Present: Councilor Bailey, Councilor Paulhus, Councilor Nordmann arrived at 6:18pm, Councilor Leonard, Councilor DeChant, Councilor Bauer, Councilor Park, Councilor Ambrosino and Madame Chair, Eosco.

Also Present: City Manager Owen, City Solicitor Therriault and City Clerk Wheeler

Madame Chair Eosco called the meeting to order at 6:01 PM.

Madame Chair Eosco introduced Chief of Police Michael Field for a presentation of Law Enforcement in Maine in 2020.

Councilor Bailey made comment about the banning use of force such as choke holds. Chief Field explained that it's not trained in the academy nor has he seen it in his 30+ years of service. Councilor Ambrosino asked for clarification regarding the meeting between the Black Lives Matter members and the Bath Police Department. Chief Field stated that it was more about conversation and not demands. Councilor Leonard thanked Chief Field for his and his departments involvement in the community.

B. Public Hearing 6:39pm:

- 1) Second Amendment to the Downtown Improvement Municipal Development and Tax Increment Financing District
- 2) Uptown Affordable Housing Development and Tax Increment Financing District and Development Program

Madame Chair Eosco read the following:

CITY OF BATH
NOTICE OF PUBLIC HEARINGS

regarding

**THE SECOND AMENDMENT TO THE DOWNTOWN IMPROVEMENT MUNICIPAL
DEVELOPMENT TAX INCREMENT FINANCING DEVELOPMENT PROGRAM**

and

**THE DESIGNATION OF THE UPTOWN AFFORDABLE HOUSING DEVELOPMENT
AND TAX INCREMENT FINANCING DISTRICT AND ADOPTION OF THE
DEVELOPMENT PROGRAM FOR SUCH DISTRICT**

Notice is hereby given that the City of Bath City Council will hold public hearings on Wednesday, July 1, 2020, at 6:01 p.m. via remote meeting described below for purposes of receiving public comments on the proposed Second Amendment to the Downtown Improvement Municipal Development and Tax Increment Financing District and the Uptown Affordable Housing Development and Tax Increment Financing District and Development Program.

The public hearings are being undertaken pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. The Second Amendment to the Downtown District proposes to remove three parcels from the Downtown District's boundaries in order for those parcels to be included in the proposed Uptown Affordable Housing District. The Uptown Affordable Housing District will encompass approximately 0.98 acres of real property located at the adjacent properties of 26 Summer Street, 24 Summer Street, and 168-194 Front Street. Copies of the proposed Second Amendment to the Downtown District and the proposed Uptown Affordable Housing Development Program are available at www.cityofbath.com and can also be obtained by calling Marc Meyers at (207) 443-8330 during normal business hours and requesting that a copy be mailed to you. All interested persons are invited to participate in the public hearings and will be given an opportunity to be heard.

Assistant City Manager, Marc Meyers explained the information, where to obtain it, and how members of the public can participate.

Madame Chair Eosco asks for public comment on Item 1, seeing none she closed public comment on Item 1.

Madame Chair Eosco asks for public comment on Item 2 at 6:45pm.

Assistant City Manager Meyers explained the information, where to obtain it, and how members of the public can participate. He states that Szanton Company President Nathan Szanton and Project Manager/Partner Amy Cullen have joined the meeting to provide a brief presentation. Madame Chair Eosco introduces them, encouraging a brief recap and letting residents know where the full presentation can be viewed.

Tara Verville of 19 Dummer Street asks for denial of request.

Brian Verville of 19 Dummer Street loves the project but is not in favor of the 20-year TIF.

Amy Cullen of the Szanton Company spoke about the reason why the request was for 20 years.

Gretchen Jaeger of 11 Snow Park thanks the council for hearing this and as President of Main Street Bath this project aligns with Main Street Bath's goals and supports the project.

Debora Keller of 23 Bedford Street, Executive Director of Bath Housing, shared why they purchased the building and what their goals are, utilizing the partnership of The Szanton Company to achieve those goals.

Seeing no more comments, Madame Chair closed the public hearing at 7:11pm.

C. Consent Agenda 7:11pm

3*) Minutes of the Bath City Council Meeting on June 6, 2020 and Items E4, 5, 6, and 7 (Motion to Accept as Presented)

Motion made by Councilor Park to accept as presented, seconded by Councilor Bauer.

ROLL CALL VOTE:

YEAS: Councilors Bailey, Paulhus, Nordmann, Leonard, DeChant, Bauer, Park and Ambrosino

NAYS: None

Passed unanimously, 8-0

Madame Chair Eosco introduces City Clerk Darci Wheeler to explain the election procedures she will administer to keep the public and the election workers safe during this time of COVID-19.

D. Time Devoted to Residents to Address the City Council: 7:24pm

Gretchen Jaeger at 11 Snow Park thanks the Council for their support of Main Street Bath despite the fundraisings that can't happen this year, such as Heritage Days. Nancy Nellis of 985 High Street made the announcement that the Henry Tallman House is now in foreclosure which is a step in the direction of an abandoned property becoming alive again.

E. Resolutions, Orders, and Ordinances:

4*) ORDER: To prepare and post Notice of Election for the State
Primary/Referendum Election to be held on Tuesday, July 14, 2020

ORDER

In City Council
July 1, 2020

BE IT HEREBY ORDERED BY THE CITY COUNCIL, AS FOLLOWS:

That, the Notice of State of Maine Primary/Referendum Election be prepared and issued to notify and summons the inhabitants of the City of Bath, qualified to vote, that the State of Maine Primary/Referendum Election will be held at their respective Wards 1-7 inclusive, on Tuesday, July 14, 2020 for the purpose of determining the following questions:

To determine:

Candidates in the Republican and Democratic Parties:

STATE OFFICES:

United States Senator
Representative to Congress: District 1
State Senate - District 23
State Representative to the Legislature - District 52

COUNTY OFFICES:

Judge of Probate
Registrar of Probate
Sheriff

Question 1: Bond Issue-Do you favor a \$15,000,000 bond issue to invest in high-speed internet infrastructure for unserved and underserved areas, to be used to match up to \$30,000,000 in federal, private, local, or other funds?

Question 2: Bond Issue-Do you favor a \$105,000,000 bond issue for improvement of highways and bridges statewide and for multimodal facilities or equipment related to transit, freight and passenger railroads, aviation, ports, harbors, marine transportation and active transportation projects, to be used to match an estimated \$275,000,000 in federal and other funds?

Absentee Ballots shall be processed on July 11, 2020 starting at 9am and continuing until all ballots received at that time have been processed and on Election Day.

The polls shall be opened at 8:00am and closed at 8:00pm.

5*) ORDER: To prepare and post warrant for Regional School Unit #1 Budget Validation Election to be held on Tuesday, July 14, 2020

ORDER

In City Council
July 1, 2020

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BATH, THAT:

Warrants be prepared and issued to notify and summons the inhabitants of the City of Bath, qualified to vote, that the Regional School Unit #1 Budget Election will be held on the Tuesday following the second Monday of July, the same being the 14th day of said month, in the Year of our Lord Two Thousand Twenty, at 8' O'clock in the forenoon, then and there, to cast their votes for the following question:

Question 1: **School Budget.** Shall Regional School Unit No. 1 appropriate the sum of **\$37,866,970** and raise the sum of **\$18,704,558** for the 2020-2021 school budget?
School Board Recommends a “Yes” Vote.

VOTER INFORMATION FOR QUESTION 1

The Regional School Unit No. 1 school budget submitted in this Question 1 totals **\$37,866,970**. It includes locally raised funds in the amount of **\$18,704,558**, to be assessed in shares to member municipalities in accordance with the RSU’s cost sharing formula and state law. The locally raised amount exceeds the maximum state and local spending target by **\$3,550,258**. This budget includes these cost centers and amounts:

Cost Center	Amount Appropriated
Regular Instruction	\$ 11,841,750
Special Education	\$ 6,295,027
Career and Technical Education	\$ 1,546,080
Other Instruction	\$ 759,990
Student and Staff Support	\$ 2,977,413
System Administration	\$ 609,906
School Administration	\$ 1,773,557
Transportation and Buses	\$ 1,444,925
Facilities Maintenance	\$ 3,327,671
Debt Service and Other Commitments	\$ 7,290,652
Summary of Total Authorized School Budget Expenditures:	\$ 37,866,970

Question 2: **RSU Nutrition Program:** Shall Regional School Unit No. 1 raise and appropriate **\$215,000** for the school nutrition program with authorization to expend any additional, incidental, or miscellaneous receipts in the interest and for the well-being of the school nutrition program?
School Board Recommends a “Yes” Vote.

Question 3: **RSU Adult Ed Program.** Shall Regional School Unit No. 1 raise and appropriate **\$73,569** for the adult education program with authorization to expend any additional, incidental, or miscellaneous receipts in the interest and for the well-being of the adult education program?
School Board Recommends a “Yes” Vote.

Question 4: **Capital Reserve Fund.** Shall the School Board be authorized to raise **\$50,000** for the previously established Capital Reserve Fund and to expend the funds if necessary?
School Board Recommends a “Yes” Vote.

- Question 5:** Do you favor authorizing the School Board of Regional School Unit No. 1 (the “RSU”) to issue bonds and other evidences of indebtedness in the name of the RSU in an amount not to exceed \$365,327 through the State of Maine’s zero interest rate/loan forgiveness School Revolving Renovation Fund Program for Priority 1 Health, Safety and Compliance renovations related to the conversion from steam to hot water heat and abatement at Dike Newell School in Bath (the “Project”)?
- A. Zero Interest/Loan Forgiveness Program: The Maine Department of Education has awarded the RSU a loan in the amount of \$365,327 through the State’s zero interest rate/loan forgiveness School Revolving Renovation Fund Program for the Project.
 - B. Loan Principal Forgiveness: The Maine Municipal Bond Bank will forgive approximately 51.06% (up to an estimated \$188,536) of the total approved loan amount.
 - C. Interest Free Loan. The RSU will be obligated to repay approximately 48.94% (up to an estimated \$178,791) of the total approved loan amount over a five-year term. The Maine Municipal Bond Bank has agreed to lend these funds and to permit repayment at zero interest.
- School Board Recommends a “Yes” Vote.**

and, be it further ordered, that said polls are to be kept open until eight o’clock in the afternoon of said day and then be closed.

6*) ORDER: Appointing Warden and Ward Clerk for the Election to be held on July 14, 2020

ORDER

Be It Ordered by the City Council of the City of Bath,

that the following Warden and Ward Clerk be appointed for the State of Maine Primary/Referendum Election to be held on Tuesday, July 14, 2020:

<u>State Warden</u>	<u>State Ward Clerk</u>
Darlene Compton	Mary Arsenault

7*) ORDER: Registrar of Voters’ hours for the July 14, 2020 State Primary/Referendum/RSU #1 Budget Validation Election

ORDER

Be It Ordered by the City Council of the City of Bath, that the hourly schedule for the office of the Registrar of Voters shall be from 8:30am to 4:30pm Monday through Friday prior to the State of Maine Primary/Referendum Election and RSU #1 Validation Budget Election to be held Tuesday, July 14, 2020 at the City Clerk’s Office, 55 Front Street.

Voters may register on the Day of the Election from 8:00AM to 8:00PM at the polls at the Bath Middle School, 6 Old Brunswick Road.

These Resolutions (4-7) were passed on the consent agenda.

8) ORDER: Approving Easement for 756 Middle Street

ORDER APPROVING EASEMENT

WHEREAS, the City of Bath is the owner of property designated as Middle Street; and

WHEREAS, Green on the Hill Properties, LLC, a Maine Limited Liability Company, is the owner of property located at, and designated as 756 Middle Street in Bath, and is more particularly described in deed recorded in the Sagadahoc County Registry of Deeds in Book 2019R, Page 08568; and

WHEREAS, the property is being renovated as a subdivision; and

WHEREAS, the Bath Planning Board conditionally approved the subdivision at its April 7, 2020 meeting, subject to the granting of an Easement from the City of Bath over a portion of the right-of-way of Middle Street for the purpose of locating a handicapped access ramp and stairs; and

WHEREAS, the Easement does not encroach upon the sidewalk or travelled portion of Middle Street or otherwise interfere with the use of Middle Street by the travelling public.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of Bath that an Easement Deed, substantially in the form attached hereto, be and hereby is approved, granting the Green on the Hill Properties, LLC the right to construct and perpetually maintain a handicapped access ramps and stairs on a limited portion of the Middle Street right-of-way, and the City Manager is authorized to execute the Easement Deed and such other and further documentation that may be necessary, appropriate or convenient to the Easement.

Motion made by Councilor Bauer, seconded by Councilor Park to put on floor.

City Planner Ben Averill stated that Madame Chair has read what he is going to present. The easement is for a handicap access ramp and stairs that will go to the roadway. Madame Chair asked if the Councilors have any questions. She asks if the neighbors have been notified. Mr. Averill stated that they were, and issues were brought to the developer. Seeing no further comment from public or council she asks for a vote.

ROLL CALL VOTE:

YEAS: Councilors Bailey, Paulhus, Nordmann, Leonard, DeChant, Bauer, Park and Ambrosino

NAYS: None

Passed unanimously, 8-0

9) ORDER: Approving a subordination agreement with Bath Iron Works

**ORDER APPROVING A SUBORDINATION AGREEMENT
WITH BATH IRON WORKS**

WHEREAS, the Bath Iron Works owns property at 700 Washington Street, which is identified as Lot 142, on City of Bath Tax Map 27, and consists of approximately 62 acres; and

WHEREAS, the Bath Iron Works Corporation has been engaged with the Maine Department of Environmental Protection (Maine DEP) to address certain environmental issues; and

WHEREAS, an Agreement has been proposed between Maine DEP and Bath Iron Works in the form of a Declaration of Environmental Covenant; and

WHEREAS, the City of Bath is being asked to subordinate its rights under certain sewer and stormwater easements which allow the City to repair, replace and maintain those pipes, and to excavate on BIW property; and

WHEREAS, the Environmental Covenants proposed by the State concern the disturbing of subsurface or surface soils by excavation; and

WHEREAS, the Environmental Covenants include a Soil Management Plan dealing with the management of soil excavation and providing protocols for the management of contaminated soils, and other hazardous waste; and

WHEREAS, the City of Bath is being asked to execute a Subordination Agreement that will have the effect of making the Soil Management Plan applicable to any excavations done by the City of Bath in maintaining its sewer and stormwater pipes located on BIW property.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of Bath that the Subordination Agreement, attached hereto, be and hereby is approved and that the City Manager is authorized to execute the Subordination Agreement and such other documentation that may be necessary, appropriate or convenient to the implementation of the Subordination Agreement.

Motion made by Councilor Bailey, seconded by Councilor Bauer to put on floor.

City Solicitor Roger Therriault explains that the order is sign the city up to the same protocols such as notices and handling of contaminated soils as the state would be. City Manager Peter Owen states that there are sewer lines that run under the yard and are still owned and maintained by the city. It would be BIW's contamination and would be responsible for the costs of the removal of that.

ROLL CALL VOTE:

YEAS: Councilors Bailey, Paulhus, Nordmann, Leonard, DeChant, Bauer, Park and Ambrosino

NAYS: None

Passed unanimously, 8-0

10) ORDER: Amending the Downtown Improvement Municipal Development Tax Increment Financing Development Program and designating the Uptown Affordable Housing Development and Tax Increment Financing District and adopting the Development Program for such affordable housing district

**CITY OF BATH, MAINE
COUNCIL ORDER**

**AN ORDER AMENDING THE DOWNTOWN IMPROVEMENT MUNICIPAL
DEVELOPMENT TAX INCREMENT FINANCING DEVELOPMENT PROGRAM AND
DESIGNATING THE UPTOWN AFFORDABLE HOUSING DEVELOPMENT AND TAX
INCREMENT FINANCING DISTRICT AND ADOPTING THE DEVELOPMENT
PROGRAM FOR SUCH AFFORDABLE HOUSING DISTRICT**

WHEREAS, the City of Bath (the "City") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to amend the *Downtown Improvement Tax Increment Financing District* (the "Downtown District") and the development program for the Downtown District (the "Downtown Development Program"); and

WHEREAS, the City is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate the *Uptown Affordable Housing Development and Tax Increment Financing District* (the "Uptown AHTIF District," and together with the Downtown District, the "Districts") and the Development Program (the "Uptown AHTIF Development Program," and together with the Downtown Development Program, the "Development Programs"); and

WHEREAS, the City desires to adopt the Second Amendment to the Downtown District and Downtown Development Program (the "Second Amendment") to continue to achieve the Downtown District's original goals and to remove three parcels from the Downtown District to be included in the Uptown AHTIF District; and

WHEREAS, the City desires to designate the Uptown AHTIF District because there is a need for the development of affordable, livable housing in the City of Bath, in the surrounding region, and in the State of Maine; and

WHEREAS, the City Council has held a public hearing on July 1, 2020, upon at least ten (10) days prior notice published in a newspaper of general circulation within the City, on the question of amending the Downtown District and Downtown Development Program in accordance with the requirements of 30-A M.R.S.A. § 5226, and the City Council has held a public hearing on July 1, 2020, upon at least ten (10) days prior notice published in a newspaper of general circulation within the City, on the question of establishing the Uptown AHTIF District in accordance with the requirements of 30-A M.R.S.A. § 5250; and

WHEREAS, the City Council has considered the comments provided at the public hearings, regarding the Second Amendment to the Downtown District and the establishment of the Uptown AHTIF District and Development Program, if any; and

WHEREAS, it is expected that approval will be sought and obtained from the Maine Department of Economic and Community Development, approving the Second Amendment to the Downtown District and from the Maine State Housing Authority approving the Uptown AHTIF District and Development Program;

NOW THEREFORE BE IT ORDERED AS FOLLOWS:

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

a. Pursuant to Title 30-A M.R.S.A. Section 5226(5) pertaining to TIF district and development program amendments, this Second Amendment does not result in the Downtown District being out of compliance with any of the conditions of 30-A M.R.S.A. Section 5223(3) which pertain to the percentage of area within the Downtown District that is suitable for commercial use, the TIF acreage caps for single TIF districts and for all TIF districts in the Town, and the total TIF district valuation cap.

b. The Second Amendment will make a contribution to the economic growth and well-being of the City of Bath and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the City of Bath, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the City Council hereby amends the ***Downtown Improvement Municipal Development Tax Increment Financing*** and adopts the Second Amendment, all as more particularly described in the Second Amendment presented to the City Council.

Section 3. 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 Downtown District is hereby established as set forth in the Downtown Development Program.

Section 4. The City Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed Second Amendment to the Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226(2).

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

Section 6. The City Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions to the documents adopting the Second Amendment as he may deem reasonably necessary or convenient in order to facilitate the process for review and approval of the by the Department, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Council in adopting the Second Amendment.

Section 7. The designation of the Uptown AHTIF District and pursuit of the Uptown AHTIF Development Program will contribute to the expansion of affordable housing

opportunities in the City of Bath and will contribute to the betterment of the health, welfare and safety of the inhabitants of the City, and therefore constitutes a good and valid public purpose.

Section 8. Pursuant to Chapter 206, Subchapter 3 of Title 30-A of the Maine Revised Statutes, as amended, the City hereby designates the ***Uptown Affordable Housing Development and Tax Increment Financing District*** and hereby adopts the Development Program for the Uptown AHTIF District described as more particularly set forth in the documents presented to the City Council in conjunction with this Order.

Section 9. Pursuant to the provisions of 30-A M.R.S.A. § 5250-A, the percentage of captured assessed value to be retained in the Uptown AHTIF District is hereby established as set forth in the Uptown AHTIF Development Program.

Section 10. The City Manager be, and hereby is, authorized, empowered and directed to submit the proposed designation of the Uptown AHTIF District and the proposed Development Program for the Uptown AHTIF District to MaineHousing for review and approval pursuant to the requirements of 30-A M.R.S.A. Chapter 206, Subchapter 3; and further is authorized and directed to execute a Credit Enhancement Agreement consistent with the provisions of the Uptown AHTIF Development Program as presented and approved herein and to create the accounts and take all the actions described in such agreement consistent with the Uptown AHTIF Development Program.

Section 11. The City Manager be, and hereby is, authorized and directed to execute an agreement with the developer of the Uptown affordable housing project regarding the District property owner's obligations if the project becomes entitled to pay less than 100% of the property tax obligation during the term of the Uptown AHTIF District.

Section 12. The City Manager be and hereby is authorized and empowered at his direction from time to time to make such revisions to the Development Program for the Uptown AHTIF District as he deems reasonably necessary or convenient in order to facilitate the process of review and approval of the Uptown AHTIF District by MaineHousing, or for any other reason, so long as such provisions are not inconsistent with these resolutions or the basic structure and intent of the Uptown AHTIF Development Program. The City Manager is also hereby authorized and directed to submit any reports to MaineHousing regarding the Uptown AHTIF District and Development Program throughout the term of the Uptown AHTIF District.

Section 13. The foregoing designation of the Uptown AHTIF District and the adoption of the Development Program for the Uptown AHTIF District shall automatically become final and shall take full force and effect upon receipt by the City of approval of the proposed Uptown AHTIF District by MaineHousing without requirements of further action by the City, City Council or any other party.

Section 14. The City hereby finds and determines that:

a. At least twenty-five percent (25%), by area, of the real property within the Uptown AHTIF District, as hereinafter designated, is suitable for residential use, blighted area or is in need of rehabilitation or redevelopment; and

b. The total area of the Uptown AHTIF District does not exceed two percent (2%) of the total acreage of the City, and the total area of all development districts within the City, and the total area of all development districts within the City does not exceed five percent (5%) of the total acreage of the City; and

c. The original assessed value of the Uptown AHTIF District plus the original assessed value of all existing affordable housing development districts within the City does not exceed five percent (5%) of the total value of the City.

d. The Uptown AHTIF District and pursuit of the Uptown AHTIF Development Program will contribute to the expansion of affordable housing opportunities within the municipality or to the betterment of the health, welfare or safety of the inhabitants of the City. The City has considered all evidence, if any, presented to it with regard to any substantial detriment to another party's existing property interests in the City and has found and determined that such interested party's property interests in the City are outweighed by the contribution made by the Uptown AHTIF District or the Uptown AHTIF Development Program to the availability of affordable housing within the City or to the betterment of the health, welfare or safety of the inhabitants of the City.

Section 15. The City Manager is authorized to file the yearly reports required by Title 30-A M.R.S.A. § 5250-E and otherwise to take all lawful actions required in the administration of the Uptown AHTIF District and Uptown AHTIF Development Program.

Dated: July 1, 2020

Councilor Park motioned to waive the reading; Councilor Leonard seconded the motion.

ROLL CALL VOTE:

YEAS: Councilors Bailey, Paulhus, Nordmann, Leonard, DeChant, Bauer, Park and Ambrosino

NAYS: None

Passed unanimously, 8-0

Madame Chair Eosco introduces Assistant City Manager Marc Meyers to then turn it over to Shana Cook Mueller from Bernstein Shur as legal TIF Counsel. She explains why it is in one order and what it authorizes.

Madame Chair asks for any public comments, then any further Council comments. Seeing none, she asks for a roll call vote.

ROLL CALL VOTE:

YEAS: Councilors Bailey, Paulhus, Nordmann, Leonard, DeChant, Bauer, Park and Ambrosino

NAYS: None

Passed unanimously, 8-0

F. Petitions & Communications

G. City Manager's Report 7:52pm

City Manager Peter Owen stated that the Economic and Development Committee has worked on many ideas to stimulate the downtown, reminding everyone to shop local. Concrete barriers to be placed on Front Street, parklets started on Centre Street, Benches and tables put out for social distancing dining, Maine Maritime Cruises and the LL Bean Boot mobile will be coming to the downtown in August.

City Hall will open the first floor without appointment starting July 6th and the City Bus will start operating as well by appointment. The report from the USDA has been received by the City and will be posted on the City website Thursday AM.

H. Committee Reports

Councilor Park reports that the Facilities Committee is still looking for community input for the Morse High School Reuse Response Survey

Councilor Leonard reports the Bike and Pedestrian Committee is looking into new bike racks and the Bath Water District is looking into building a new tank.

Councilor Bailey states that the Community Development Committee that there are still micro enterprise grants available for small businesses.

Councilor Ambrosino stated that the Tsugaru exchange is not happening this year and the committee is brainstorming ways to connect still virtually.

Councilor Bauer reports that the library plans to reopen soon.

I. Unfinished Business

J. New Business:

11) Re-appointments to the Bath Bicycle and Pedestrian Committee:

Anne Dunham Term Exp. 5/2025

Haley Blanco Term Exp. 5/2025

Madame Chair Eosco asks for any other nominations, seeing none she asks for a roll call vote.

ROLL CALL VOTE:

YEAS: Councilors Bailey, Paulhus, Nordmann, Leonard, DeChant, Bauer, Park and Ambrosino

NAYS: None

Passed unanimously, 8-0

L. Councilor Announcements:

EXECUTIVE SESSION 8:18pm

Real Estate Matter per 1 MRSA §405(6)(C)

Motion made by Councilor Ambrosino to enter executive session, seconded by Councilor Bailey.

ROLL CALL VOTE:

YEAS: Councilors Bailey, Paulhus, Nordmann, Leonard, DeChant, Bauer, Park, Ambrosino

NAYS: None

Passed, 8-0

Entered back into regular meeting at 8:43pm.

Madame Chair Eosco asked for a motion to adjourn the meeting.

Councilor Bailey motioned to adjourn, seconded by Councilor Leonard

ROLL CALL VOTE:

YEAS: Councilors Bailey, Paulhus, Nordmann, Leonard, DeChant, Bauer, Park and Ambrosino

NAYS: None

Passed, 6-0

Meeting adjourned at 8:44pm.

Attest:

Darci L. Wheeler

Darci L. Wheeler, City Clerk

**SPECIAL MEETING MINUTES
City Council of the City of Bath, Maine
Wednesday, July 15, 2020
Remote Zoom Meeting**

Councilors Present: Bailey, Paulhus, Nordmann was absent, Leonard, DeChant, Bauer, Park, Ambrosino was absent and Madame Chair Eosco

Also, in attendance was City Clerk Darci Wheeler

- I. Acceptance of Election Tabulations for the State of Maine Primary, Special Referendum, and RSU#1 Budget and Minor Capital Bond Referendum Election held on July 14, 2020

Councilor Park made a motion to accept. Councilor Leonard seconded the motion.

ROLL CALL VOTE:

YEAS: Bailey, Paulhus, Leonard, DeChant, Bauer, Park

NAYS: None

Passed Unanimously: 5-0

Madame Chair asked for motion to adjourn. Councilor Bailey made motion; Councilor Leonard seconded.

ROLL CALL VOTE:

YEAS: Bailey, Paulhus, Leonard, DeChant, Bauer, Park

NAYS: None

Passed Unanimously: 5-0

Adjourned at 6:14pm

Attest:

Darci L. Wheeler,
City Clerk



City of Bath
Application for Appointment
to City Board/Commission/Committee

Full Name: Haley Analiese Blanco

Street Address: 70 Oliver St, Bath, ME

I live in Council Ward # (circle one) 1 2 3 4 5 6 7

Phone #: 801-471-7664

E-mail address haleyblanco@gmail.com

Preferred Method of Contact? (circle one)

phone

email

I wish to be considered for appointment to the:

Bath Planning Board

(Name of Board/Commission/Committee)

Please outline past and present expertise/skills/employment that you think may be relevant (Resumes are welcome):

- Masters Degree in Architecture at an Urban Planning focused University
- Study abroad in Northern Italy to study its architectural fabric and piazza's
- Various Planning projects both in school and in career as Architectural Designer
- Currently serving on Bath Bike and Ped Committee and Zoning Board of Appeals

Why do you want to be a member of this Board/Commission/Committee?

After attending school at the University of Oregon - Portland and doing a study abroad in Italy, I had an in-depth education on urban planning, the importance of the historic fabric, and pattern language. As a passionate architectural designer, I feel compelled to preserve the beauty of this beautiful little city. The history of the existing facades and fabric can easily be changed if we allow it to. I would like to be part of it's preservation by ensuring accurate historical changes when necessary, and by preventing large eye sores that would change the pattern language of this town.

Have you ever served on a City Board/Commission/Committee? (circle one)

Y

N

If yes, please list the Board/Commission/Committee and years of service:

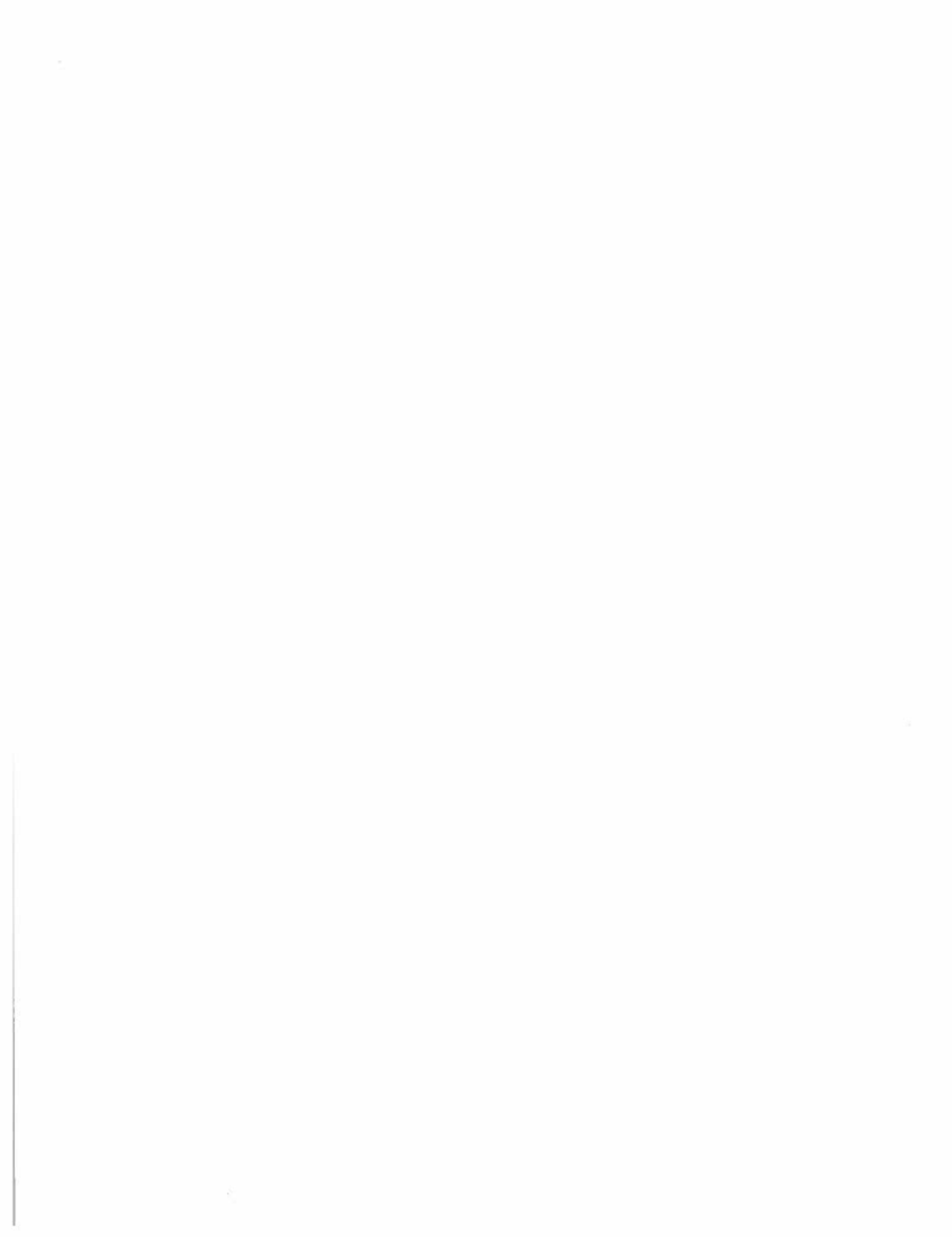
- Bath Bike and Pedestrian Committee 2019 - present
- Bath Zoning Board of Appeals 2019 - present

How many months are you away from Bath in a 12-month period?

0

Date

Haley Blanco
Signature





City of Bath
Application for Appointment
to City Board/Commission/Committee

Full Name: Karla Gagnon

Street Address: 143 Oak St

I live in Council Ward # (circle one) 1 2 3 4 5 6 7

Phone #: 207-841-0802 E-mail address Karla@Kennbeccompany.com

Preferred Method of Contact? (circle one) phone email

I wish to be considered for appointment to the:

Economic Development Committee
(Name of Board/Commission/Committee)

Please outline past and present expertise/skills/employment that you think may be relevant (Resumes are welcome):

*Participated in an earlier economic development plan for the City.
Personnel Commission experience
Long time resident of the City
Manage a local manufacturing business*

Why do you want to be a member of this Board/Commission/Committee?

Support the economic development of Bath.

Have you ever served on a City Board/Commission/Committee? (circle one) Y N

If yes, please list the Board/Commission/Committee and years of service:

*Recreation -
Personnel - many! years!*

How many months are you away from Bath in a 12-month period? 1

7/23/20
Date

Karla Gagnon
Signature

