

**TOWN OF WINSLOW, MAINE
TOWN COUNCIL MEETING
MINTUES**

Tuesday, May 18, 2021 at 3:00 pm

Meeting was live on the Town of Winslow's Facebook page.

AT 3:00 P.M.

PUBLIC HEARING

None

REGULAR COUNCIL MEETING

1. Roll Call

Attendance was taken with the following Town Councilors present: Peter Drapeau, Ben Twitchell, Jerry Quirion, Ray Caron, Joseph Gravel, Jeff West and Lee Trahan. Also present were Town Manager Erica Lacroix and Town Clerk Lisa Gilliam.

In addition, the following people were also in attendance: Dave Pelton from KVCAP, Carl Lakari, Michelle P., Sally Harwood, Lynne Choate, Michael Heavener, Peter Thiboutot and Steve Russell.

2. Recite the Pledge of Allegiance

3. Approval of Minutes of Previous Meetings

4. Communications:

5. REPORTS OF COMMITTEES AND COMMISSION

PUBLIC COMMENT

None.

TABLED BUSINESS

1. Ordinance No. 7-2020:

An Amendment to the Winslow Zoning Map to Rezone a portion of a lot owned by C & L Real Estate on Tax Map 13, Lot 115 from the High-Density Residential Zone (HDR) to Contract Zoned High Density Residential Zone (CZD/HDR). The portion of the lot is described as Lots 87, 88 and 89 in Dunbar Acres & Dunbar Acres Annex Subdivision and recorded in the Kennebec County Registry of Deeds on September 22, 1961 in Book 24 Page 51.

Motion by Mr. Quirion to keep Ordinance No. 07-2021 tabled; motion seconded by Mr. Twitchell.

Roll Call: Y Peter Drapeau
 Y Ben Twitchell
 Y Jerry Quirion
 Y Joseph Gravel
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

2. Ordinance No. 03-2021:

Providing for: An Amendment to the Winslow Zoning Map to Rezone a portion of Tax Map 13 owned by Steve Martin. The portion is described as Lots 87, 88 and 89 of the Dunbar Acres and Dunbar Acres Annex Subdivision, from the High-Density Residential District to the Mixed-Use District.

Motion by Mr. Quirion to keep Ordinance No. 03-2021 tabled; motion seconded by Mr. Twitchell.

Roll Call: Y Peter Drapeau
 Y Ben Twitchell
 Y Jerry Quirion
 Y Joseph Gravel
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

OLD BUSINESS

1. Order No. 21-2021:

Providing for: Authorization for the Town Manager to apply for \$210,000 in Community Development Block Grant funds on behalf of Maine Crisp.

Motion by Mr. Quirion to approve Order No. 21-2021; motion seconded by Mr. Gravel.

Roll Call: Y Peter Drapeau
 Y Ben Twitchell
 Y Jerry Quirion
 Y Joseph Gravel
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

NEW BUSINESS

DISCUSSION ITEMS

- KVCAP & Jr. High School Building

Mr. Caron opened the discussion up with the Town Council and KVCAP. Dave Pelton from KVCAP said the major issue of the Town being a landlord had been removed from the agreement. He stated they would also accommodate the school for the upcoming year for their space needs as the school opens back up to full capacity.

Mike Heavener who was on the committee for this project spoke next. He stated the Town would have no financial exposure with this agreement. The building would be considerably enhanced and millions would

be spent by KVCAP on this project which would include an auditorium, gymnasium, along with 41 units of senior housing. In the end, this would be viable community space and Mr. Heavener stated his support for this project. Steve Russell and Sally Harwood, who were both on the committee for this project, stated they agreed with Mr. Heavener's comments.

Discussion followed regarding an environmental assessment that the Council wanted to have done on the property. Mr. Drapeau noted this property was located on the school campus and that it should remain part of that, possibly as a future rec center for the Town of Winslow. Steve Russell said he respectfully disagreed with Mr. Drapeau, saying this was a project that would bring 41 senior housing units to the community which would be a very encouraging thing for the community. Mr. Heavener added that a TIF is a positive thing, it is temporary and a wise move for the Town.

School Superintendent Peter Thiboutot said he was pleased that the new agreement would allow the school to use the Junior High for the coming school year if necessary. A brief discussion followed.

Mr. Trahan made a motion to reconsider original Order 16-2021 with the new amendments made to the agreement between the Town of Winslow and KVCAP; motion seconded by Mr. West.

Roll Call: N Peter Drapeau
 Y Ben Twitchell
 Y Jerry Quirion
 N Joseph Gravel
 N Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by a vote of 4-3.

A brief discussion followed on whether the Council should vote on the Order now or wait until the regular Council Meeting scheduled in June.

Motion by Mr. Quirion to table Order 16-2021; motion seconded by Mr. Caron.

Roll Call: N Peter Drapeau
 N Ben Twitchell
 Y Jerry Quirion
 N Joseph Gravel
 N Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion failed to table by a vote of 3-4.

Motion by Mr. Twitchell to approve Order 16-2021 with KVCAP with the updated amendment to the agreement; motion seconded by Mr. Trahan.

Roll Call: N Peter Drapeau
 N Ben Twitchell
 N Jerry Quirion
 N Joseph Gravel
 N Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion failed to approve Order 16-2021 by a vote of 2-5.

Motion by Mr. Twitchell to approve Order 16-2021 with the original agreement presented by KVCAP; motion seconded by Mr. West.

Roll Call: N Peter Drapeau
 N Ben Twitchell
 N Jerry Quirion
 N Joseph Gravel
 N Jeff West
 Y Lee Trahan
 N Ray Caron

Motion to approve Order 16-2021 with the original agreement failed 1-6.

EXECUTIVE SESSION

None

ADJOURN

Motion by Mr. Twitchell to adjourn the meeting; motion seconded by Mr. Quirion.

Roll Call: Y Peter Drapeau
 Y Ben Twitchell
 Y Jerry Quirion
 Y Joseph Gravel
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by a unanimous vote 7-0

Respectfully submitted by,
Lisa J. Gilliam, Town Clerk