

MINUTES

Cumberland Town Council Meeting
Town Council Chambers

MONDAY, February 12, 2018

5:00 P.M. Finance Committee Budget Workshop

7:00 P.M. Call to Order

Present: Councilors Bingham, Copp, Edes, Gruber, Stiles, Storey-King and Turner

I. BUSINESS INTRODUCTION

- **Dews Doors**

Amber Dews of Dews Door Company explained that the company started in Cumberland in 1989 by Adam's dad, Chuck Dews. There have been many changes in their business over the last 29 years, such as their Facebook page and website. The thing that has remained constant is their respect for customer service. They strive to treat each and every customer as they would want to be treated. They have a beautiful new showroom on Middle Road. They support the community by shopping local and giving back as much as they can. Their office hours are 7 a.m. to 5 p.m., Monday through Friday, and their showroom hours are Monday, Wednesday and Friday from 9 a.m. to 3 p.m., and Tuesday, Thursday and Saturday by appointment.

II. APPROVAL OF MINUTES

Motion by Councilor Gruber, seconded by Councilor Stiles, to accept the January 22, 2018 meeting minutes as presented.

VOTE: 7-0 UNANIMOUS

III. MANAGER'S REPORT

- **Food Pantry Birthday Bag Report**

Eva and Oliver Dews explained that this past summer, they wanted to do a service project to help others. They came up with the idea of birthday bags because they want everyone to be able to celebrate their birthday, especially kids. They make up the bags that contain a cake mix, frosting, sprinkles, plates, napkins, candles and balloons. Kids sign up for the birthday bags at the Food Pantry and they hope more kids will sign up in the future.

- **Brief presentation re: Railroad line to Auburn update**

Tony Donovan and Paul Weiss of the Maine Rail Transit Coalition and Maine Sierra Club explained that oil is the number one source of U.S. climate disrupting pollution, over 50% of which is burning in single occupancy vehicles. In 2005 and 2008, the State of Maine bought the 30-mile railroad between downtown Portland and Auburn for about \$8 million. In 2010, MeDOT brought forth a plan to operate modern electric hybrid Diesel Multiple Unit passenger trains on the route between Lewiston and Auburn to downtown Portland. The plan included integrating buses, bikes, pedestrians and cars at train stations. By 2012, that plan had been set aside under the new administration. The St. Lawrence Railroad is an active rail line. One freight operator stopped bringing freight to the B&M bean plant last year, but the track remains operable. The opportunity for passenger train service is greater than ever. The state legislature, with the cities of Lewiston and Auburn have funded \$500,000 for a plan to begin service. There is a \$50 million

transportation bond in the legislature right now to fund railroad infrastructure and the federal government is poised to match funds for these projects in 2018.

The Downeaster crosses this route in Yarmouth, opening the possibility of a feeder with connections to Amtrak, and in Auburn, the track continues to Montreal. This is all very real, very possible and is happening right now.

There is a plan by the Greater Portland Council of Governments (GPCOG) to use the corridor for a recreational path with a rail. The concerns with this plan is that it is not wide enough, the trains will be traveling over 60 miles per hour, and the cost will be exorbitant. They hope that this plan will not happen and hoped that Cumberland would talk to GPCOG about this and the concerns. They would also like the Town to consider a train stop in Cumberland. They would love to see this clean means of transportation in our area.

Councilor Bingham responded that he feels that the entire Town Council is not in favor of the GPCOG project because of the cost.

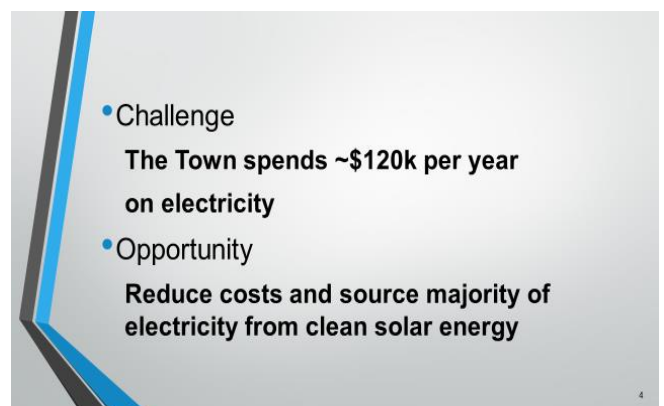
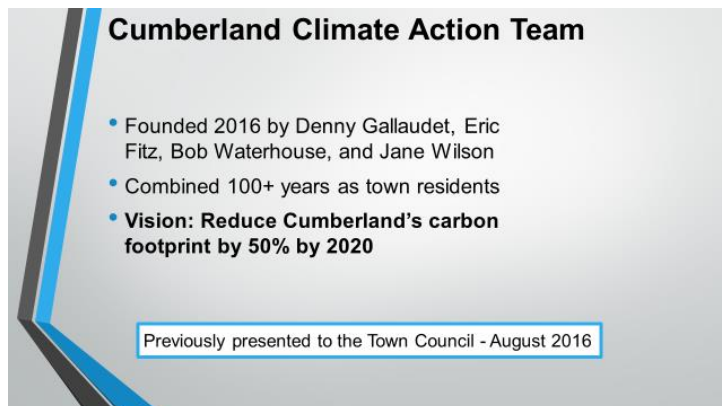
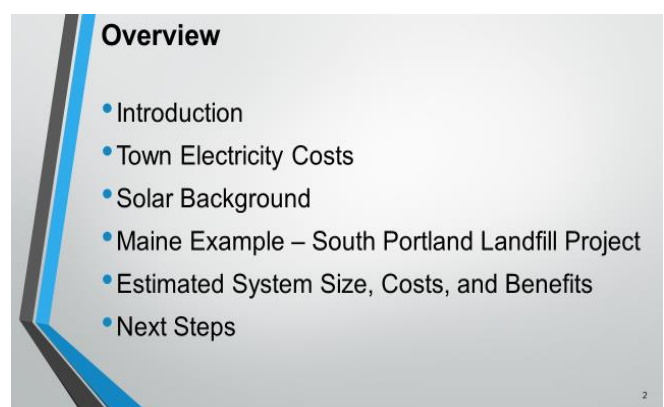
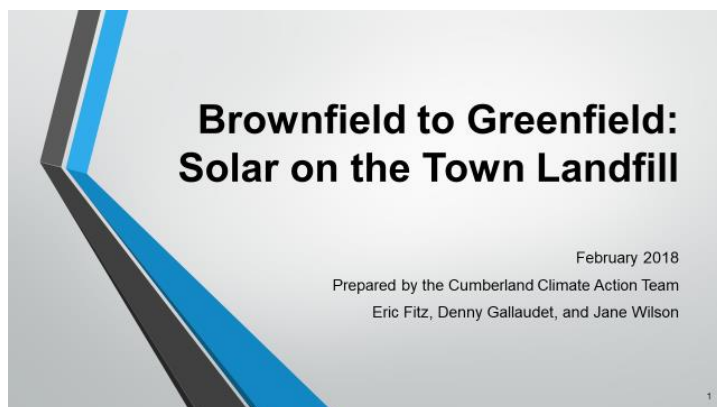
IV. PUBLIC DISCUSSION

None

V. LEGISLATION AND POLICY

18 – 015 To hear a report from the Cumberland Climate Action team re: a solar array farm on closed landfill and to consider next steps.

Jane Wilson and Eric Fitz presented the following:

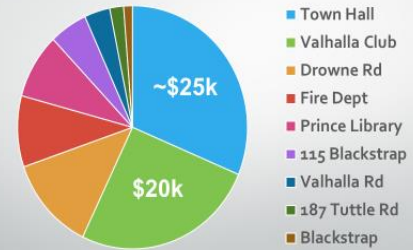


Town Electricity Costs

5

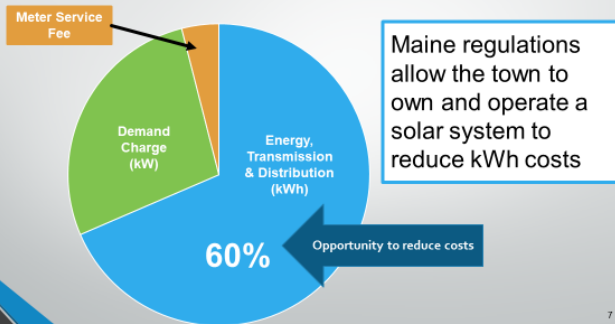
Excluding street lighting, ~\$70-80k per year is spent across nine town properties.

Cost By Property – FY 2017



6

There are 3 cost components: meter service, demand (kW) and energy (kWh) charges.



7

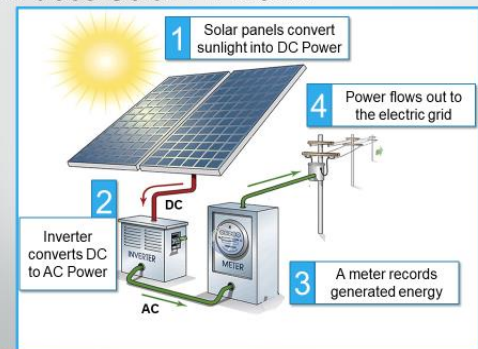
Solar Background

8

Solar Photovoltaic (PV) = electrical energy

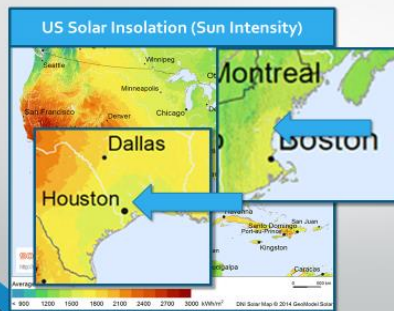
9

How does Solar PV work?



10

Cumberland has better solar potential than Houston!



✓ Good sun
✓ High local kWh price

11

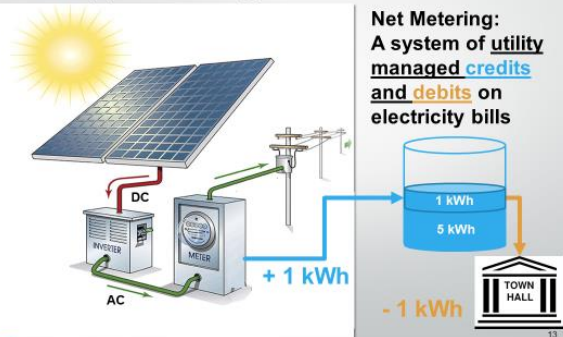
Solar PV is one of the lowest cost options for new utility-scale generation in the US.



Source: Lazard's Levelized Cost of Energy Analysis Nov 2017

12

What happens at night or in the winter?



South Portland's Solar Landfill Project

Solar PV, sited on closed municipal landfills, are common through out the US and Maine.



South Portland's capped landfill
Summer 2017

Photo: Courtesy of South Portland

Solar array structure is ballasted to "float" on the surface of the capped landfill.



Photo: Courtesy of South Portland

System is built with simple tools and process.



Photo: Courtesy of South Portland

Mount panels and connect to inverters

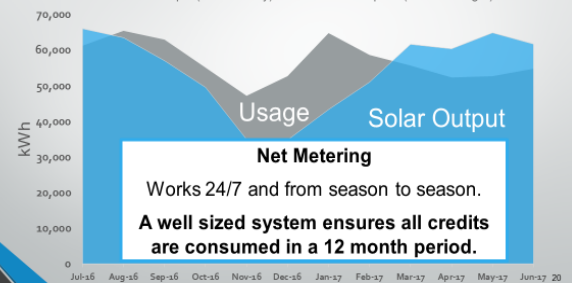


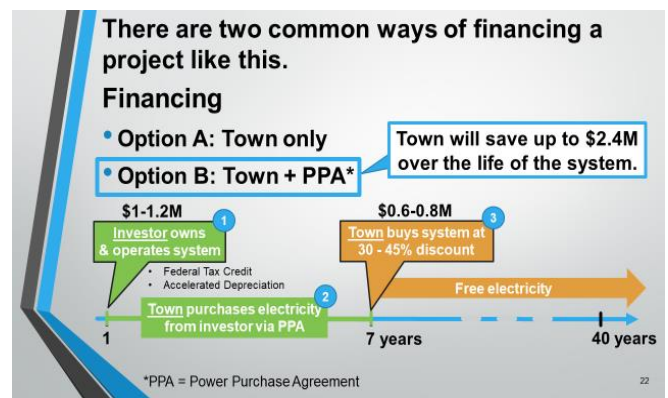
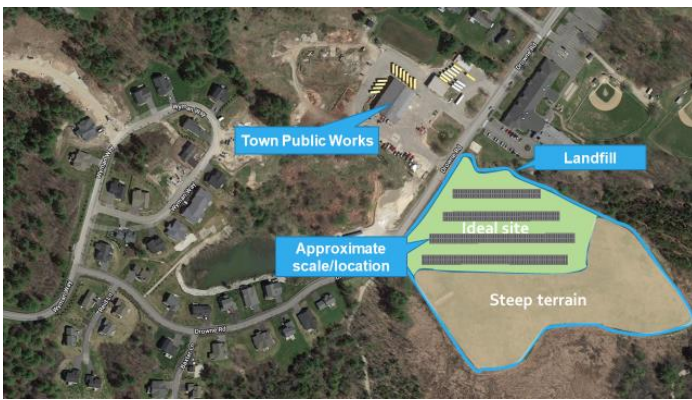
Photo: Courtesy of South Portland

Estimated System Size, Costs, and Benefits: Cumberland Solar Landfill

A solar array on Cumberland's landfill could cover nearly 100% of the town's usage.

Estimated Solar Output (500kW array) vs. Town Consumption (non-street light)





Summary: Brownfield to Greenfield - Solar on the Town Landfill

1. Maine is a great place for solar
2. The Cumberland landfill is ideally suited
3. Estimated savings of up to \$2.4M

Save significant taxpayer \$ while investing in clean energy

Questions and Next Steps

Motion by Councilor Gruber, seconded by Councilor Bingham, that the Finance Committee work with the Cumberland Climate Action Team to solicit proposals for a Solar Farm to be located on the former municipal landfill on Drowne Road. The proposal shall be consistent with the information and pricing structures presented at the Town Council meeting held on February 12, 2018. Further move that the Finance Committee present a recommendation for said proposal no later than March 26, 2018.

VOTE: 7-0 UNANIMOUS

18 – 016 To hold a Public Hearing to consider and act on amendments to Chapter 84 (Fees and Fines), to add Farm Based Special Events, as recommended by the Ordinance Committee.

Councilor Storey-King explained that this is necessary with the recent adoption of the Farm Based Special Event license in order to get the fees associated with this into the fees and fines section of the ordinance.

Chairman Edes opened the Public Hearing.

Public discussion: None

Chairman Edes closed the Public Hearing.

Motion by Councilor Copp, seconded by Councilor Gruber, to amend Chapter 84 (Fees and Fines), to add the following Farm Based Special Event fees:

- A. \$50 Annual License Fee
- B. \$250 Event Fee (\$250 for each event up to \$750 per calendar year. No more than 8 events under an individual license).

VOTE: 7-0 UNANIMOUS

18 – 017 To hold a Public Hearing to consider and act on a Farm Based Special Event License for the owners of 111 Bruce Hill Road.

Town Manager Shane explained that staff is recommending approval and the applicant has been through site plan review at the Planning Board.

Chairman Edes opened the Public Hearing.

Public discussion: none

Chairman Edes closed the Public Hearing.

Motion by Councilor Storey-King, seconded by Councilor Turner, to issue a Farm Based Specialty Event License for the owners of 111 Bruce Hill Road through December 31, 2018.

VOTE: 6-1 (Gruber opposed) MOTION PASSES

18 – 018 To consider and act on a Mass Gathering Permit for the Vintage Bazaar New England to be held on June 30th through July 1st, 2018 at the Cumberland Fair Grounds.

Mike Timmons of the Cumberland Farmers Club said that will be a great event that he is sure the community will enjoy. It is an antique festival with crafts and food. They held this event in Portland last year and that venue was too small for the number of people and vendors that attended. They expect 85 to 100 vendors with 7,500 people attending each day.

Motion by Councilor Bingham, seconded by Councilor Copp, to approve the Mass Gathering Permit for the Vintage Bazaar New England to be held on June 30th through July 1st, 2018 at the Cumberland Fair Grounds.

VOTE: 7-0 UNANIMOUS

18 – 019 To authorize the Town Manager to accept an anonymous donation and issue a gift letter for \$50,000 to the food pantry and fuel assistance fund.

Town Manager Shane said that this family has donated to the Food Pantry for many year. They are an amazing couple who support the food pantry and fuel assistance fund.

Motion by Councilor Gruber, seconded by Councilor Copp, to authorize the Town Manager to accept an anonymous donation and issue a gift letter for \$50,000 for the food pantry and fuel assistance fund.

VOTE: 7-0 UNANIMOUS

18 – 120 To appoint a member to the Lands & Conservation Commission.

Motion by Councilor Bingham, seconded by Councilor Stiles, to appoint John Jensenius to the Lands & Conservation Commission.

VOTE: 7-0 UNANIMOUS

VI. NEW BUSINESS

Councilor Bingham – None

Councilor Gruber – He will be making a presentation this Thursday evening at 6:30 at Prince Memorial Library on our Aging in Place program.

He will attend a meeting of the County Commissioners to present our submission for a grant for a walk-in refrigerator and freezer in our food pantry.

The Aging in Place committee will meet this week and is planning to make a presentation to the Town Council in the near future regarding the direction that the program will be going.

Councilor Storey-King – Girl Scout, Audrey Hankinson’s project is due June 21st and house numbers are still available. This was a great project which made the public aware that houses should be numbered. Information can be found at Town Hall.

The Ordinance Committee will be looking at the Lands & Conservation Ordinance regarding membership and committee structure, and bridges/shoreland zoning.

She attended John Ames funeral today. John was an amazing man, a veteran, and he played professional football (back in the days of leather helmets). A lot of people did not know this. John was a good friend and she will truly miss him very much.

It’s high school tournament time. She wished Greely good luck.

Councilor Copp – He thanked the Cumberland Climate Team for the excellent presentation on the solar array farm.

Chairman Edes – He attended the Maine Association of Police annual banquet. Copp Motors received an award for all that they do for our community. He congratulated Councilor Copp on the award. It was well deserved.

He thanked the Cumberland Climate Team for their presentation.

Councilor Stiles – Central Fire Station is coming along nicely. He has enjoyed working with the building committee, they have done a great job.

He thanked the Councilors who donated to the 4-H auction fund to benefit the Food Pantry. He continues his efforts to collect money for the fund all year long.

Councilor Turner – He and Councilors Copp and Storey-King attended the Maine Association of Police awards banquet last week. Sergeant Tom Burgess received the humanitarian award for assisting an elderly gentleman in Town. There were a lot of other awards given to officers and citizens. It was a very moving ceremony and we should be proud to live in the State of Maine.

Town Manager Shane – None

VII. EXECUTIVE SESSION pursuant to 1 M.R.S.A., § 405(6)(A) re: Town Manager evaluation and 3-year contract renewal.

Motion by Councilor Copp, seconded by Councilor Gruber, to recess to Executive Session pursuant to 1 M.R.S.A., § 405(6)(A) re: Town Manager evaluation and 3-year contract renewal.

VOTE: 7-0 UNANIMOUS

TIME: 9:00 P.M.

Reconvene to regular session at 9:30 P.M.

Motion by Councilor Turner, seconded by Councilor Gruber, to enter into an Employment Agreement between the Town of Cumberland and William R. Shane for a 3-year period beginning April 1, 2018.

VOTE: 7-0 UNANIMOUS

VIII. ADJOURNMENT

Motion by Councilor Copp, seconded by Councilor Gruber, to adjourn.

VOTE: 7-0 UNANIMOUS

TIME: 9:31 P.M.

Respectfully submitted by,

Brenda L. Moore
Council Secretary