

# MINUTES

Cumberland Town Council Meeting  
Town Council Chambers

**MONDAY, February 22, 2021**

**6:00 P.M. Workshop with Bicentennial Committee**

## **7:00 P.M. Call to Order**

Present: Councilors Edes, Foster, Gruber, Storey-King, Turner and Vail  
Councilor Copp arrived at 7:05 P.M.

### **I. APPROVAL OF MINUTES**

Motion by Councilor Vail, seconded by Councilor Foster, to accept the February 8, 2021 meeting minutes as presented.

VOTE: 5-0-1 (Edes abstained) MOTION PASSES

### **II. MANAGER'S REPORT**

The Town Council had a workshop earlier this evening via Zoom with the Bicentennial Committee. What a fantastic group they are. They have put together some exciting events for the Town's Bicentennial celebration that will start in March.

### **III. PUBLIC DISCUSSION**

None

### **IV. LEGISLATION AND POLICY**

**21 – 015 To hold a Public Hearing to consider and act on a Class I and Mobile Auxiliary Liquor License renewal for Rachel's On the Green for the period of March 29, 2021 – March 29, 2022.**

Town Manager Shane said that the application is complete, and staff is recommending approval.

Chairman Gruber opened the Public Hearing.

Public discussion: none

Chairman Gruber closed the Public Hearing.

Motion by Councilor Edes, seconded by Councilor Storey-King, to approve the Class I and Mobile Auxiliary Liquor License renewal for Rachel's On the Green for the period of March 29, 2021 – March 29, 2022.

VOTE: 7-0 UNANIMOUS

**21 – 016 To hold a Public Hearing to consider and act on a Farm Based Special Events License renewal for Joanne Fryer of Mowfield Farm, LLC.**

Town Manager Shane said that the application is in order and staff is recommending approval. Joanne had a full slate of events scheduled for last year, then COVID hit. We are hopeful that her events can be held this year. This renewal is required annually.

Chairman Gruber opened the Public Hearing.

Public discussion: none

Chairman Gruber closed the Public Hearing.

Councilor Edes said that he would like the fee waived since all her events had to be cancelled last year. The Council agreed.

Councilor Storey-King said that Joanne has shared with her that she refunded all of the deposits that she had for events scheduled last year, even though she wasn't required to. This shows that she is a very generous business owner.

Motion by Councilor Turner, seconded by Councilor Edes, to approve the Farm Based Special Events License renewal for Joanne Fryer of Mowfield Farm, LLC and waive the license fee for 2021.

VOTE: 7-0                      UNANIMOUS

**21 – 017    To authorize the Town Manager to execute a Memorandum of Understanding for the Southern Maine Public Works Mutual Aid Compact.**

This agreement is the legal ease that will allow us to assist our neighbors while making sure that our employees and our equipment are insured. It is a voluntary program, so if we are in the middle of plowing during a snowstorm, we aren't going to be able to go to another town to help. It will most likely be giving assistance to North Yarmouth, Windham, Gray, Falmouth, and Yarmouth, when we are able.

Chairman Gruber asked for any public comment.

No public comment.

Motion by Councilor Copp, seconded by Councilor Turner, to authorize the Town Manager to execute a Memorandum of Understanding for the Southern Maine Public Works Mutual Aid Compact.

VOTE: 7-0                      UNANIMOUS

**21 – 018    To consider and act on accepting a trail easement located at 31 Farwell Avenue, as recommended by the Lands and Conservation Commission.**

Chairman of the Trails Subcommittee of the Lands & Conservation Commission, John Jensenius, explained that this trail easement will allow public access from the Farwell Avenue neighborhood to the MSAD 51 property. This trail has been used a lot over the years and this easement is possible thanks to the goodwill and generosity of Mary and Andrew Wright, who own the property at 31 Farwell Avenue.

Councilor Storey-King said that she fully supports this. Hundreds of middle school students use this trail on a regular basis.

Councilor Edes thanked the Wright's. That trail has been there for a long time. He used it many years ago.

Chairman Gruber asked for any public comment.

No public comment.

Motion by Councilor Storey-King, seconded by Councilor Vail, to accept a trail easement located at 31 Farwell Avenue, as recommended by the Lands and Conservation Commission.

VOTE:

**21 – 019    To set a Public Hearing date of March 8<sup>th</sup> to consider and act on a zone change request from Michael Record and Andrew Hagerty to change up to 70,000 square feet of the lot located at 222 Gray Road, Tax Assessor Map U20, Lot 66, from the Village Center Commercial (VCC) zone to the Village Office Commercial I (VOCI) zone, as recommended by the Planning Board.**

Town Manager Shane explained that Michael Record, owner of the Board Barn, has agreed to sell his neighbor, Andrew Hagerty, a little over an acre and a half of property. Mr. Hagerty's plan is to build another 4-unit rental property at Emerald Commons on Route 100. This will only be possible with the zone change. The Planning Board was in favor of this.

Chairman Gruber asked for any public comment.  
No public comment.

Motion by Councilor Vail, seconded by Councilor Storey-King, to set a Public Hearing date of March 8<sup>th</sup> to consider and act on a zone change request from Michael Record and Andrew Hagerty to change up to 70,000 square feet of the lot located at 222 Gray Road, Tax Assessor Map U20, Lot 66, from the Village Center Commercial (VCC) zone to the Village Office Commercial I (VOCI) zone, as recommended by the Planning Board.

VOTE: 7-0 UNANIMOUS

**21 – 020 To set a Public Hearing date of March 8<sup>th</sup> to consider and act on proposed amendments to Chapter 229 (Site Plan Review) to add agriculture related language, as recommended by the Planning Board.**

Town Manager Shane explained that the Planning Board has recommended these proposed amendments to Chapter 229. This will allow farmers to come in and work directly with staff on agricultural uses and not have to go through site plan review.

Chairman Gruber asked for any public comment.  
No public comment.

Motion by Councilor Turner, seconded by Councilor Vail, to set a Public Hearing date of March 8<sup>th</sup> to consider and act on proposed amendments to Chapter 229 (Site Plan Review) to add agriculture related language, as recommended by the Planning Board.

VOTE: 7-0 UNANIMOUS

**21 – 021 To hear a report from the Town Manager re: FY2022 Budget.**

Town Manager Shane presented the following:



Proposed Municipal Budget FY 2022

William R. Shane, P.E. Town Manager  
February 22, 2021

**Proposed Municipal Budget FY 2022**

- Last year COVID-19 -19 put our Municipal Budget into the precarious position of the unknown.
- While 2022 will be a "best guess" for all of us, I believe our Municipal Budget needs to be responsible. We now need to move forward with courage and without fear.
- We were one of the few municipalities that froze wages and hiring and presented a budget less than the previous year. We have phenomenal employees and I'd like to keep them all. They have always served our community well, but no better than in 2020 – 2021. Managing the challenges of a continuous state of chaos, due to a pandemic, has required patience, humor and tremendous energy. No one has done it better than Team Cumberland.
- If the economy should falter, you can always change directions.

## Proposed Municipal Budget FY 2022

### • A snapshot of 2022:

- My budget proposes a \$804,000 (or 7.6%) increase in spending with a
- \$742,000 (or 15.03%) increase in non-property tax revenues.

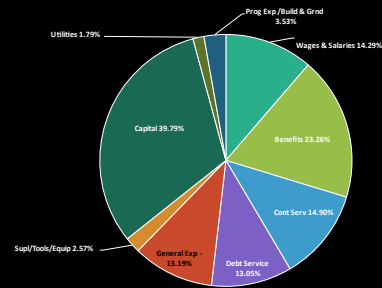
	FY 21	FY 22	Increase
School ***	\$14.27	\$14.66	\$0.39
County	\$0.67	\$0.68	\$0.01
Town	\$5.41	\$5.52	\$0.11
	\$20.35	\$20.86	\$0.51

\*\*\* Place Holder Only - No \$ Number Available Yet

- Our property tax base will increase by nearly \$20M this year too. This will potentially bring about a early projected 2.5% Property Tax increase.

## Proposed Municipal Expense Budget FY 2022

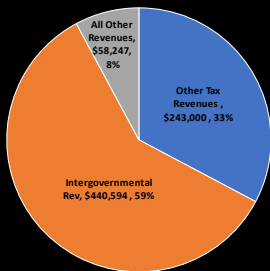
### % of Increase over FY 21



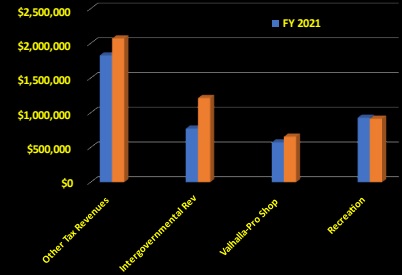
Category	Incr Over '21
Wages & Salaries	14.29% \$114,943
Benefits	23.26% \$187,104
Cont Serv	14.90% \$119,674
Debt Service	18.89% \$104,981
General Exp	13.19% \$106,075
Suppl/Tools/Equip	2.57% \$20,707
Capital	39.79% \$320,000
Utilities	1.79% \$14,389
Prog Exp/Build & Grnd	3.53% \$28,389
Total change	100.00% \$804,312

## Proposed Municipal Revenue Budget FY 2022

### Revenue Increases FY 22 over FY 21 All Revenues \$5.7 M



## Proposed Municipal Revenue Budget FY 2022



## Proposed Municipal Budget FY 2022

- What's Next ?
- Finance Committee Every Monday night
- March 1<sup>st</sup> - April 5<sup>th</sup>
- 5:30 PM- 7:00 PM Council Nights
- 5:30 PM- 7:30 PM +/- Non-Meeting nights
- March 1<sup>st</sup> - April 5<sup>th</sup>
- Saturday, April 10<sup>th</sup> 8 AM Until Completion

*The Public is Always Welcome!*

## Proposed Municipal Budget FY 2022

### • Where can I get Budget information?

- <https://www.cumberlandmaine.com/budgets>

• All budget information will be available prior to Finance Committee meetings and updates will be posted after all meetings.

## V. NEW BUSINESS

**Councilor Edes** – Thank you to his fellow Town Councilors for reaching out while he and his wife were sick recently.

**Councilor Storey-King** – Thank you to the Bicentennial Committee, they are a very hard-working group. Thank you to Thomas Bennett, who has also done an amazing amount of work for our bicentennial.

The Finance Committee will be holding budget meetings with the entire Town Council at 5:30 p.m. every Monday in March and the public is always welcome to attend. She especially encouraged anyone who is interested in running for Town Council or School Board. This is the best way to understand how the Town works.

**Councilor Vail** – The Lands & Conservation Commission is doing some very important work related to agriculture. Anytime land is set aside that may provide us the ability to feed ourselves if we have another pandemic, is very important work.

He enjoyed the presentation by the Bicentennial Committee this evening and he is looking forward to the celebration.

He visited Twin Brook and Knight's Pond over the weekend. Those are great pieces of property for the Town to enjoy. They are both well used.

**Chairman Gruber** – Thank you to all the Food Pantry volunteers for their hard work.

**Councilor Foster** – The Social Justice Committee will meet on Wednesday at 4:30 in the Council Chambers of Town Hall. They will be reviewing the proposal from Maine Intercultural Consultants.

**Councilor Turner** – He also thought the Bicentennial Committee presentation was great. Regarding the Town Manager's concerns about holding a parade (due to the possibility of crowds forming), he is a believer in personal responsibility. If people don't know that they should be wearing masks and staying 10 feet away from each other, the Town should not have to worry about any liability issues. There is a limit to how much responsibility one takes due to somebody else's stupidity.

**Councilor Copp** – He made his donation to the Food Pantry for the 4-H fund and reminded everyone that he has taken over for Bill Stiles in spreading the word that we are still fundraising for this good cause that helps the youth of our community as well as the Food Pantry.

- VI. EXECUTIVE SESSION** pursuant to 1 M.R.S.A., § 405(6)(C) re: real property.  
Motion by Councilor Vail, seconded by Councilor Turner, to recess to Executive Session pursuant to 1 M.R.S.A., § 405(6)(C) re: real property.  
VOTE: 7-0 UNANIMOUS  
TIME: 7:52 P.M.

Reconvene to regular session at 8:22 P.M.

- VII. ADJOURNMENT**  
Motion by Councilor Vail, seconded by Councilor Foster, to adjourn.  
VOTE: 7-0 UNANIMOUS  
TIME: 8:22 P.M.

Respectfully submitted by,

Brenda L. Moore  
Council Secretary