

Town of Greenville Select Board Meeting

Wednesday, October 15th, 2025, 6:30 pm, Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present at meeting:

X Selectman Geno Murray (Chair) X Selectman Bonnie DuBien Police Chief Jim Carr
X Selectman Newton Pierce (Vice-Chair) X Selectman Burt Whitman Fire Chief Sawyer Murray
X Selectman Richard Peat X Town Manager Mike Roy X Town Clerk Tammy Firman

Others: Esther Ireland, Emily Patrick, Michael Myjack, Deb Santos Chapman

Zoom: Kelley Kenneson

6:30 pm Meeting opened by Chair Geno Murray

1. Pledge of Allegiance was recited by all.

2. Introductions

Everyone introduced themselves.

3. Opening of Meeting & Declaration of Conflicts of Interest: The Chair asked all members of the Select Board to review the meeting agenda and to declare any potential conflicts of interest which members may have with any of the items listed. There were none.

4. Minutes from October 1st, 2025

A motion was made by Richard, seconded by Burt to accept the minutes as recorded by Tammy Firman. Motion passed 4-0-1 with Newt abstaining as he was not present at the meeting.

5. Additions or Deletions to the Agenda

Mike Roy requests an addition which will become 6a. Tammy Firman – vote to approve General Assistance Ordinance. A motion was made by Burt and seconded by Richard to add 6a. to the agenda. Motion carried 5-0.

6. Tammy Firman, Town Clerk – Abatement/Supplemental requests

Tammy presented requests for abatements as follows:

Everett McClintick Acct 521 \$317.96 Homestead exemption was not processed

John A. Koch Acct 2613 \$4908.09 House was assessed that did not belong to Mr. Koch

Craig L. Bruce Acct 2664 \$270.44, \$245.92, \$231.26 Building was assessed to incorrect owner

Total requested abatement: \$5973.66

Tammy also requested a supplemental as follows:

David M. Gendron Family Trust Acct 2612 House was not assessed (was assessed to Koch in error)

A motion was made by Bonnie and seconded by Burt to abate \$317.96 for McClintick. Motion carried 5-0.

A motion was made by Richard and seconded by Burt to abate \$4908.09 for Koch and to do a supplemental billing for Gendron Family Trust in the amount \$4641.21. Motion carried 5-0.

A motion was made by Richard and seconded by Burt to abate three years' real estate taxes on a bunkhouse which was billed to the incorrect owner in the amounts \$270.22, \$245.92 and \$231.26. Motion carried 5-0.

6a. Tammy Firman – General Assistance Ordinance Vote

A required public hearing was held earlier to hear public comments regarding the updated General Assistance Ordinance. A motion was made by Bonnie and seconded by Richard to accept the update as presented by Beth Young, GA Coordinator. Motion carried 3-0-2 with Newt and Geno abstaining as they were not present for the meeting.

7. Tammy Firman – request for Quit Claim Deed

Tammy presented a request on behalf of Kellie Lynn Edwards and Matthew K. Carter to approve a quit claim deed to satisfy an undischarged tax lien from 1980 and 1981 on property they are purchasing (Map 37, Lot 20-5). Following a thorough search of old town documents and interviews with long-time town staff, Tammy believes that this lien was indeed satisfied but never discharged. The attorney representing the buyers has done a title search and believes this to be correct as well. A motion was made by Richard and seconded by Burt to approve the quit claim deed as requested. Motion passed 5-0. All Selectmen signed the quit claim deed which was given to Tammy Firman to witness and notarize. Copies were made and the original form given to Deb Santos Chapman (representative for attorney Jenna Chapman). Ms. Chapman's office will file the quit claim deed with the registry of deeds online on October 16th, 2025 in order that the purchase close appropriately.

8. Proposed 2025 State Valuation -Discussion

Mike Roy received the proposed 2026 valuation from the state. These numbers are as of 2024 – there is a 2-year lag. We won't have the 2025 numbers until 2027. Greenville is first in the county with Dover being next. This represents a \$24,200,000 difference between Greenville and Dover. We need to consider creating a TIF district. Geno stated that he frequently hears from taxpayers that that we have all of this new growth which is producing revenue, but where is it going? The state as well as the county increases our share as new growth adds to the valuation. Mike feels that we as a town need to understand that the higher the valuation, the higher the share of the county tax. We do not benefit from full reimbursements such as homestead exemption and veteran's exemption. We need to determine a way to keep our taxpayer money in Greenville. In 2019, a TIF district was voted down in the general election. Richard reminded everyone that the state encourages us to create TIF districts. The deadline for next year is March 1st. Even though it was voted down last time, we should consider it again to benefit the taxpayers. Geno says that we need to do a ton of education so that people understand fully what this means and how it would affect them.

The airport would be a great TIF district. All of the money from future hangars would be sheltered for thirty years. The money collected would have to be used in that district.

Richard would like to know how many on the county valuation list have TIF districts and how much they benefit from those frozen valuations. Mike says that he knows that Dover has 3-4 TIF districts.

Geno asks that we get this discussion on the agenda very soon in order that we begin planning and education.

Geno asked Mike about the appeal process. Mike shared that it is quite lengthy and we decided against doing it in the past. Geno asks if there is any MMA guidance? Probably not the first time they've heard about this and may be able to guide us. If we decide to appeal, we must apply by November 15th. Geno would like for Mike to move forward with this.

9. Manager's Report

Airport stub taxiways are nearly complete and have been paved. The new crossing will be removed which will make the runways safer and avoid vehicular traffic on the runways.

New beacon site is well under way. The old beacon should be removed by the end of the month.

We have an RFP out for tree removal at the airport. Trees must be removed from a 500-foot radius from the AWOS. Three contactors have bid.

The Fly-In Committee collected \$2,920.00 from camping at the airport. Because this is an FAA supported airport, those funds must go to the town. We have a check from the Fly-In committee. Last year we donated the money back to the Fly-In Committee. A motion was made by Richard and seconded by Burt to donate the funds back to the committee. Motion carried 5-0.

Mike was notified that the Fly-In Committee has decided to step away from providing camping at the airport. Shuttle service from the camping area only will not be provided. Shuttle service will be provided from the Arrivals Building. Hosting the camping is a tremendous amount of work with many required state and FAA permits. It is complicated with many hoops to jump through. There were not many campers this year due to the weather most likely. The Fly-In Committee had to raise the camping fee to \$100 and it's more work than their volunteers can do. If we wanted, the Town could take this over. Mike talked to the Fire Chief to see if the Fire Association wanted to do it and use the funds for the fire department needs. Chief Murray shared that they are already stretched thin. Also, if we don't have campers at the airport, the runway could be open and better utilized. This could result in more planes and more fuel sales.

A reminder that we will host a public hearing on Monday at 6 pm in the Public Safety Building to hear comments regarding a referendum question on the November 4th ballot related to a request from the Moosehead Caring for Kids Foundation for the town to obtain a bond in the amount \$1,000,000 to complete the YES Building.

An RFP for a new warming hut for the ice-skating rink was put out with no responses. Mike will repost. Mike was asked if we could just purchase something pre-made such as one of the Hillview Mini Barn Buildings. Mike stated that we do not have the budget for that.

Docks have been removed from whole town. Benches and trash cans have been removed. Walden Farm Road and East Road will get their final grading of the season.

Code Enforcement Officer, Ron Sarol, shared with Mike that he has two current subdivisions looking to expand. Black Bear Ridge wants to expand to 14 and Blair Hill wants to add 4 additional.

Ron received has applications for two new single family homes.

The clerks are busy collecting real estate taxes.

Mike was contacted by one of the Library Trustees to see if he would put out an RFP for ramps to access the library. One should be concrete and heated. We did not budget for this and would have to be considered for next year. They say that it is needed and could be a safety issue.

Esther Ireland who is one the Library Trustees was unaware of the request for two ramps. Her recollection of what they discussed is that the boards on the old ramp need to be replaced. One of the members looked into a heated ramp and this is why they are requesting that. Esther thinks that the other ramp could simply have steps replaced if we add a heated ramp. Mike stated this would need to be a CIP project to be discussed during the budgeting process.

A new structure housing the portable toilets at the Red Cross Beach has been installed. The old building has been demolished. Once the dock is complete, the Red Cross Beach project will be finished.

Restrooms at the public safety building and Junction Wharf are now closed for the season. Mike contacted the Town's plumber, Randy Bickford to go to the Junction Wharf bathroom where someone tried to vandalize the sink in the bathroom again. While they were not able to pull the sink from the wall, they did manage to damage the drain. The building seems to be sinking and needs a great deal of work. The MMA wants us to replace the roof. We need to look at this and consider how to move forward before budget season.

We will conduct interviews tomorrow for a part-time library assistant – Beth Young, Jessica Folsom and Mike plan to interview two people. This person will replace Sandy who passed away.

Thus far, the clerks have received 63 absentee ballots for the upcoming November 4th election.

The Railroad Police contacted Chief Carr to arrange a meeting with Piscataquis County Sheriff's staff, Greenville Fire Department, Greenville Police Department and the Railroad Police regarding the Holiday Train. They gave us the date and time. We later received a call this past Tuesday regarding the Holiday Train. I then received an email on Thursday. Beth and I made contact with Breton's, NOVA Farms, Kelly MacFadyen, the Junction Depot and Kyle Pelletier to make them aware.

After these notifications were done, I had Beth sent out notification to the public.

Bonnie asked who would be performing and Emily responded that she was unsure of performers. They are doing a food drive for those experiencing food insecurity. The person Mike spoke with wanted the name of the local food bank. He gave them the information for the American Legion. During the Holiday Train's stop in Greenville, a rep from the Legion and from the town will go up to have the check presented to them. The train will be heading north. The engine will be just past the depot. This

should allow for a great view from the wharf. Railroad Police tell us to expect about 2500 people. Mike expects there to also be food trucks, vendors and other things.

Newt concerned about the safety issue of people climbing the trestle. Mike indicated that he expects the Railroad Police to take care of that situation.

10. Public Comment

Esther Ireland shared that the Church of the Open Bible has opened a medical equipment lending closet. Marcia Walden donated quite a bit of equipment. It is currently being stored in Esther's garage. She also has some adult disposable briefs and some medical supplies. Tammy will give this information to the Deputy Clerk to include on the town's information page.

Emily Patrick stated that her mom loves the ice rink and they will do whatever possible to help publicize. She also added that her mom had worked really hard to help get the train here as well. This will be featured in their October 30th edition of the newspaper. Geno offered kudos from the Board to Emily and Heidi for their efforts.

Esther Ireland asked if it would be feasible to purchase a Hillview Mini Barn Building to be used as the warming hut. Mike indicated that there is not sufficient funding for that.

Leslie Bilodeau stated that she had a number of questions regarding a possible TIF.

Leslie wanted to know if the airport were to become a TIF district, what would be the amount of the reduction of taxes? Mike stated that we don't know yet.

Leslie asked if the TIF must be a contiguous district? Mike responded no.

Leslie went on to ask what would we use the money for a TIF for? What are the priorities? What would the project be?

Mike stated that the funds must be used in the district.

Leslie asked if the airport is self-sufficient? Mike responded no.

Leslie wants to know what percentage is the county tax? Mike does not have those figures in front of him.

Leslie stated how long the TIF district would be viable? Mike stated 30 years.

Emily Patrick asked if we have ever had a TIF district? Geno shared that there had been one attempt to designate an area, but it was unsuccessful as the taxpayers voted it down. We need to do significant education and planning. The financial pressures on the town are tremendous.

Leslie also asked if we are sheltering valuation from the county and the state?

Mike explained that the valuation at the airport goes up but we lock it in as what it is today. Today is the delta. The growth would not count against us.

Leslie also asked if there was a committee the last time the Town considered a TIF? Geno shared that yes, there had been a committee. The EDC had done some work on it along with John Cleveland doing some consulting. It's just time to revisit. Procedurally, we need to address how we get there through the processes and goals. If we have a TIF, we can utilize the benefits. If no TIF, the needs are still there. The TIF savings would not draw off the general budget for CIP.

11. What's on your mind?

No one had anything to share.

12. Other Business

None

13. Adjourn

There being no further business, a motion was made by Bonnie and seconded by Burt to adjourn at 7:43 pm. Motion passed 5-0.

Minutes respectfully submitted,
Tammy B. Firman
Town Clerk, Secretary to Select Board