

**Town of Greenville
Select Board Meeting**

Wednesday, December 17th, 2025, 6:30 pm, Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present at meeting:

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

Others: John Contreni, Emily Patrick, Ann Murray, Kelly Kenneson,

Zoom: Esther Ireland, Rachel Daigle, Kate Baldwin

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. None were identified.

4. Minutes from December 3rd, 2025

A motion was made by Burt, seconded by Bonnie to accept the minutes as recorded by Tammy Firman. Motion passed 4-0.

5. Additions or Deletions to the Agenda

Mike Roy requested that we add as 5a. Vote to approve proposed amendment to Land Use Policy. Mike would also like to add an additional matter to item 6. Discontinuation of Crescent Street. A motion was made by Richard and seconded by Burt to make the additions as requested. Motion carried 4-0.

5a. Vote to approve amendment to Land Use Policy

At the previous meeting, John Contreni presented a recommendation from the Planning Board to add a definition of motorsports to the Land Use Policy. The Selectmen had asked for time to be able to fully review the requested change before voting. Geno asked John if there is anything he would like to add. John says nothing has changed since their last discussion. A motion was then made by Richard and seconded by Burt to move the requested amendment to a special town meeting for approval. Motion carried 4-0.

6. Set a date for Special Town Meeting for Land Use Policy amendment and Discontinuation of Crescent Street

Bonnie stated that she felt that since we've had a number of special town meetings recently and that since neither of these issues were time sensitive, that we wait and present these two items at the Annual Town Meeting for voter approval. A motion was made by Bonnie and seconded by Burt to add these two items to the warrant for the Annual Town Meeting in June, 2026. Motion carried 4-0.

7. Public Comment Policy – discussion and vote

Geno read aloud the policy which has been approved by the Maine Municipal Association. A motion was made by Burt and seconded by Richard. Motion carried 4-0.

8. Letter of Engagement for Consultant and TIF work – Discussion and vote

The Selectmen have a copy of a letter laying out the scope of Steve's Levesque's work to supply consulting for the development of a TIF. Geno read the letter. Richard stated that this is the first step in considering the TIF. We will do the work and be ready at the Annual Town Meeting for a vote. There will need to be much education ahead of this.

Mike says that there will be some sort of committee that will need to be formed. Mr. Levesque agrees that a committee is necessary. We will push this out to 2027 to make sure that everyone is well educated in the process. The letter of engagement is the first step.

Bonnie asked if Steve's company will have a layout of the proposed TIF districts before the meeting?
Yes.

Mike will look to see how many were on the committee in the past. We have already had one inquiry about joining the committee from the public.

A motion was made by Bonnie and seconded by Burt to approve the consulting work. Motion passed 4-0.

9. Manager's Report

The warming hut for the ice rink has been delivered and is now in place. The electricity has been reconnected and the water will be reconnected by the end of the week. Sally contacted Mike to let him know that when AE Robinson went to hook up the old Rinnai heater, they thought it was too small for the new hut. They wanted to donate a larger heater. We gave them the old heater back to AE Robinson to be reutilized where it might be needed.

The Public Works crew has cleared the rink. We hope the rain doesn't wipe everything out. Maybe we can collect some rain water for ice formation. There is an elevated area where there was netting to keep pucks from hitting the building. It is not structurally sound. The rink walls will stay in place but the high structure will be removed.

The Town's Local Road Assistance Program (LRAP) check has been received. The amount was \$34,132. Mike banks these funds and uses them for certain things. It has to be related to the highway. We have used it in the past to do work on sidewalks.

Rachel Daigle is the new Director of the Library. She has many new ideas. She will address the Select Board after the new year to share her ideas. We had about 50 people attend the 100th birthday party. Rachel had a little door prize raffle for two prizes. It was well done and the staff did a great job. They had special guest speakers. It was interesting and a great job by the crew.

The Annex entrance at the Library now has an enclosed area going up the side ramp. The trustees wanted to put in a heated sidewalk. Following more discussion, Esther suggested perhaps enclosing the ramp would work. The trustees paid for the materials. Esther and Brent designed and built the enclosure. The ramp will no longer need to be salted which will help to save the carpeting. Many thanks to Esther and Brent.

The County Budget committee reconvened on December 4th. They explained why some of the grants that had previously been deleted had been added back in. They had originally agreed to fund only \$2200 to hospice. Following more meetings, they decided to add some of the grants back in and several more requests were funded.

Moosehead Lake Region Economic Development Council requested \$3,750, they received 1500
Destination Moosehead Lake requested \$3,750, they received 1500
Piscataquis County Chamber of Commerce requested \$7,500, they received 1,500
Piscataquis County Economic Development Council requested \$100,000, they received 30,000
Piscataquis County Extension Association requested \$30,559.44, they received 27,534.00
Piscataquis County Soil and Water Conservation District requested \$20,000, they received 13,500
Eastern Maine Development Corporation requested \$500, they received 500
Penquis Community Action Program requested \$5,500, they received 500
Eastern Agency on Aging requested \$5,000, they received 500
Hospice requested \$2,200, they received 2,200
Bangor Homeless Shelter requested \$1,800, they received 1,800
Piscataquis Food Center requested \$10,000, they received 1,800
Piscataquis Area Community Center requested \$95,000, they received 20,000

A total of \$102,824 was added back into the budget to help fund the non-profits by the county commissioners. They are required by law to explain to the committee. Apparently, there was public pressure and a mention of litigation which is why the requests were reconsidered.

The Selectmen have a proposed county tax base allocation. Greenville's portion will be \$833,879. Many towns save money on their tax bill with TIF districts.

Richard says that the county budget increased by \$400,000. Could they not find the money elsewhere? Mike says that it was an interesting budget season. He was trying to do the right thing for the county but also for the Town to keep the budget down.

Hospice is not federally nor state funded so Mike felt that it needed to be funded.

The new gate at arrivals building at the airport should be finished by the first of the year. The new beacon has been installed and is now working.

10. Public Comment

Kate Baldwin has questions about the proposed TIF. She says we need to have a reality check about our town. What specific problem will the TIF solve? Mike says that Steve Levesque explained it last time, but he will repeat. It will shelter growing districts from assessment by the state. We are trying to shelter any new value to keep taxes low.

The state valuation comes from real estate sales and puts a valuation on the Town. It is sent to the county and is divided between the towns and the unorganized territories. They decide what percentage each pays. Dover pays 12.27% while Greenville pays 13.26%. Dover has sheltered some of their growth in TIF districts which is helping to keep their portion of the taxes down.

In Greenville, one mil = \$300,000. If the county tax bill continues to increase, we have to come up with this money from our tax bill. Sheltering some of the value will help to trickle down to the taxpayers.

Kate Baldwin went on to ask what will happen if school funding outpaces the TIF. Those valuations can affect the funds the school receives. Mike stated that the higher the state valuation, the less we receive for the schools.

Kate asked about the upcoming real estate market adjustment for next fiscal year. Will the revaluation occur before the TIF vote? Mike expects that it will but says that it will be done when it can be done by the Assessors.

Our certified ratio is low. The assessor says that we are close to the state requiring a revaluation. Kate would like to be on the TIF committee. She wants to make sure that it has long-term value. She wants care and transparency. Doesn't want things pushed through.

Esther Ireland shared that Brent was the mastermind behind the enclosure at the Library. Kathy Bishop and Esther helped. Brent donated as an in-kind gift.

Emily Patrick wanted to know why the road fund went up? Mike told her that we don't know. The journal did an article about the county budget changes. Emily does not agree with the new public comment policy. It seems that the Selectmen want to be able to cut people off. She feels that it is limiting people. She doesn't feel that this is the way that we want to go.

Bonnie reminded her that people have always been allowed to speak at Select Board meetings at the board's discretion.

Emily says that she is taking it personally and hates being silenced. She feels that the new policy gives the board broad power to cut people off. She feels that there will be issues with this in the future.

11. What's on your mind?

Richard offered thanks on behalf of the Town and Board to Jacques Moore and Cathy Sweetzer for their generous donation of the warming hut.

Burt offered thanks to the Fire Department for their excellent work in protecting the Town.

12. Other Business

None

13. Adjourn

There being no further business it was motioned by Bonnie and seconded by Burt to adjourn at 7:24 pm. Motion carried 4-0.

Minutes respectfully submitted by:

Tammy B. Firman
Town Clerk, Secretary to Select Board