



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, APRIL 19, 2022 6:00 P.M.



Note: This meeting was recorded and can be viewed on the website www.baldwinmaine.org.
Attendance: Selectmen: Jim Dolloff, and Dwight Warren, Robert Flint, as well as members of the Public.

1. **Jim Dolloff called the Selectmen meeting to order at 6:02PM.**
2. **Review/ Approve minutes**
Robert Flint moved to accept and approve April 5, 2022 minutes as written. Jim Dolloff seconded the motion; no discussion. Selectmen voted 3-0 to accept the minutes.
3. **Review/ Approve warrant**
Dwight Warren requested a motion to accept and approve April 19th, 2022 warrant. Robert Flint seconded the motion; no discussion. Selectmen voted 3-0 to approve the warrant.
4. **Cumberland County Assessing- Ben Thompson:** Selectmen reviewed and approved Tree Growth Applications and Abatements 3-0 provided by Cumberland County.
5. **Glenvale TIF- Lisa Rafkin:** Lisa Rafkin of Glenvale Solar Project presented to update and review current status of project. She spoke of three different TIF options and how a TIF would impact the town. Tax revenues vs not having a TIF. She maintains that a TIF would be a win-win for the Town and developer, noting a savings in operating expenses over thirty years. Lisa stated if the Town chooses to not do a TIF, the town wouldn't see seventy-five cents on a dollar on tax revenue and will get lost due to tax shift. Robert Flint noted there have been three different presentations with different options at each presentation. Lisa stated they are all just options to show flexibility. Glenvale has received state permits and CUP from the town with one year extension. System Impact Study was received in March. CMP came back with significant upgrade requirements with heavy costs associated with them. Import Tariffs on products are causing constraints on supply and pricing, pushing time-line ahead. Robert Flint suggests Public Hearings to have Glenvale educate the townspeople about the benefits of a Credit Enhancement Agreement and it's importance on the project. Ultimately, the voters of the town have to approve the way to proceed.
6. **Mechanical Services New Contract;** Selectmen reviewed contract for heating and maintenance. Robert Flint moved to sign contract. Dwight Warren seconded motion. 3-0 in favor to sign contract.
7. **ARPA Reporting:** Robert Flint noted that on-line reporting for expenditures is due by April 30th, 2022.
8. **SMRPC Agreement for the Comprehensive Plan:** Robert Flint moved to sign the agreement to help update the Comprehensive Plan. Dwight Warren seconded it. Selectmen voted 3-0 in favor.
9. **Fire Chief, Bruce Crawford- requested changes to Warrant:** Chief Crawford discussed having any unused money left in the training account rollover to a reserve account. He expressed concerns about the need for additional training and increase in calls, as well as wage increases. Bruce stated that he would like to have Neal Courtney, the gentlemen conducting the Comprehensive Fire



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Department Study to come in and meet as a group. He notes the the ISO is expired and is due to for another inspection. He also would like to do another mock drill with the lumber mill.

10. Potty's R US: Selectectmen agreed to rent two portable potties for the summer season. One to locate at ballfield behind the Town Office, and another for Sand Pond Beach. Robyn will contact Potty's R US, supplier used in past years, to confirm rental and delivery.

11. Leak in community Center roof:


Reminders: Baldwin Community Auxiliary is available for Town Meeting.

Kathy Pierce will place ad in paper for Meet The Candidates Night at the library.

Public Question and Comment

Adjournment: Dwight Warren made a motion to adjourn the scheduled Selectmen meeting at 7:40PM. Jim Dolloff seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,


Jim Dolloff


Dwight Warren


Robert Flint