

**2015/16 Budget Public Hearing
Council Chambers
Wednesday, May 20, 2015
6:00 P.M.**

Mike – Since the last budget hearing we added in the new server needed for the Community Center and one for the library.

No discussion

Public Hearing closed at 6:02 PM

**Fort Fairfield Town Council Meeting Minutes
Council Chambers
Wednesday, May 20, 2015
6:00 P.M.**

Councilors: David McCrea, Jason Barnes, Susan LeVasseur, John Herold and Robert Kilcollins

Staff: Ella Leighton, George Watson, Tony Levesque, Tim Goff, Tom Towle

Citizens: 9 including media

- I. Roll Call - Chair Jason Barnes asked that the record reflect all councilors were present.
- II. Prayer – Tony Levesque offered the prayer
- III. Pledge to the Flag - All in attendance pledged their allegiance to the Flag.
- IV. Public Comment- None
- V. Correspondence and Reports
 - A. Licenses / Permits- None
 - B. Financial Report – Expense wise we are in line with what we expect for the year. Payroll in most of the departments is at or below where they should be. We are on track with where we should be. Revenue side, both revenue share and excise tax are in line with where they should be. Cash flow is in better shape than previous years. We still have \$700,000 in savings and should have enough in the checkbook to cover the next warrant.
 - C. Tri-community Landfill Report – Stev – Last meeting was on May 15th. Mark was asked by the Mitchell Institute to facilitate the local meeting on waste management, that took place yesterday with 23 participants. He has also been advocating for us with DEP reimbursement formulas. There is a certain amount of money with taking in certain hazardous waste, a percentage of that money is set aside to reimburse us for some of our projects. We have talked about do a little paving in the area where the five bins are for people to drop of their garbage. We have also decided to give the employees a floating day to take when they want in lieu of them working the Patriots day holiday. Also discussed marketing Tri

Community a little more. We have also been granted by the DEP the ability to use this heavy ash we have been getting Borlax as cover on the land fill.

- D. Update- Wind Energy Technical Review Committee – Tim- We have been working of the language and crafting the ordinance. The meetings have been well attended by the public. For the last couple of months there has been a sub-committee meeting quite often putting together the ordinance and bring it back to the full group to go over. At the last meeting the group broke down into sub-committees on different topics with the hopes of getting more work done to meet the timeline of August 19th, in order to get it to the Council for their vote than on to the public hearing before the moratorium expires. We are also in hopes to get the draft document on our web site so that the public would be able to read it and give us their comments.
- E. Department Report: Marketing efforts- Tim- Talked about all of the areas that have been in the press lately. The most recent was the grant the Police Department and the Housing Authority worked on together, the ice jam and most recent the spring cleanup week and down town revitalization as it relates to the Key Bank building. Also we closed on the 85 Presque Isle Street property today, the new owners are Amanda and George Knox.
- F. Final 2015/16 Budget prior to Vote at June Meeting – Mike – added \$5,000 to the Administration Equipment line to allow for a new server. \$3,000 to the equipment repair line for a new server in the Library.
- G. Update on Tax Acquired Property – Mike - After numerous attempts to contact and collect taxes owed the Town by the 6 property owners, all have either ignored our requests or been unable/unwilling to come forward to pay the taxes owned.
- 1- John Baumann – 11 Cozy Cove Drive – could have been kept from foreclosure for \$47.65. recommend putting the property up for sale to the highest bidder, as is where is with a minimum bid of \$2,843.52 plus any cost incurred between now and the closing.
 - 2- Thomas Harville – 120 Dumond Road – This house has no hope for revitalization and must be eliminated from the property. Both abutting property owners, Stev Rogeski and Steve Watson have expressed an interest in the property. Stev has waived his interest providing it is sold to Watson. Recommend to sell as is where is to Watson for \$1,939.15 plus interest and all expenses associated with the sale with the stipulation the house is torn down, buried, burned or removed from the premises. There is also an outstanding bill with the water and sewer for \$300.00 that the buyer will need to pay.
 - 3- Daniel Kelly – Dorsey Road – this property is land locked and only has value to the abutters. Recommend put the property up for sale to the highest bidder, as is where is with a minimum bid of \$414.57 plus any cost incurred between now and closing.

The three remaining properties may have tenants as they are rental properties. MMA's recommendation is to have the successful bidders deal with the tenants should they decide to evict them and that the town takes no action against tenants.

- 4 – Billie Jo Helstrom – two properties 19 and 21 Richard Street – We have had a request from the lawyer of an individual that won a lawsuit against Ms. Helstrom. MMA has reviewed this and it is their opinion that all of our lien paperwork was filed correctly and in a time so that our liens and ownership are in good standing. It is recommended to deny the offer to purchase and it is also recommended to put the properties up for sale separately to the highest bidder, as is where is. 19 Richard Street minimum bid of \$3,995.80 and 21 Richard Street minimum bid of \$5,028.62 plus any cost incurred between now and closing including any amount due for water and sewer which has accumulated to approximately \$2,000.00.
 - 5 - Dustin Pio – 5 Arch Street – This property does have people living in it. It is understood that they have not paid rent for some time and the water and sewer bill has accumulated to almost \$500.00. The home maybe a good candidate for the Quality of Place Council's HOMEBuyer Program for rehabilitation. The QOPC is respectfully requesting the Town Council table the disposition of the property until they have time to inspect the property. In the event the house is something they would like to purchase they are willing to pay taxes owed plus any cost associated with the transfer. In the event the property is in too much disrepair they will notify the Town Council immediately. It is recommended to allow the QOPC 30 days to assess. If it is deemed not a good candidate, then it is recommended to put the property up for sale to the highest bidder, as is where is with a minimum bid of \$4,691.50 plus any cost incurred.
- H. Update on Spec Building Lighting – Mike – We lost the funds from Efficiency Maine due to a typo on their part. So we met with our tenant and asked him which lights were most important for him that we fix. We fixed those ones at a cost of \$800.00 with the understanding that in the fall we would reapply for the grant and fix the rest than.

VI. Old Business –

A. Disposition of Tax Acquired Property -

Motion: David McCrea moved to approve following the recommendations for the disposition of the tax acquired properties as put forth by the Town Manager, Mike Bosse.

Second: Susan LeVasseur

Vote – All affirmative

- B. Authorize Morning view Housing P.I.L.O.T. Agreement – Wayne Troicke requested the town to re-evaluate the manner in which the payment in lieu of taxes (PILOT) was calculated on Morningview Apartments.

Motion: John Herold moved to approve the PILOT for Morningview as presented.

Second: Robert Kilcollins

Vote – All affirmative

VII. New Business

- A. Signing of Labor agreement with Public Works Union –

Motion: John Herold moved to approve to table until the next council meeting.

Second: David McCrea

Vote – All affirmative

- B. Signing of Sustainability Agreement with MSAD#20 – 21st Century – Marc Gendron has requested the Town sign a Sustainability Agreement for 21st Century. This became a concern when the federal funding ran out a while ago and the players in charge are changing and the program has a need for continuity for its future existence. The drafting of the agreement, except that Marc’s version in my and Tom’s opinion doesn’t articulate the limitation of each party’s scope accurately.

Motion: David McCrea moved to approve signing the agreement with Mike’s and Tom’s versions of the sustainability agreement with MSAD #20 with regards to the 21st Century program which articulates the limitation of each party’s scope accurately.

Second: John Herold

Vote – All affirmative

- C. Introduction of Parking Ordinance – Tony – The Maine Potato Blossom Festival committee has requested the Town deal with the proliferation of parked vehicles and debris along the parade route. The spirit of the request is to eliminate having vehicles, trailers and debris set in place along PI and Main streets to “save their spot” for good viewing of the parade. The committee’s intent is to clean it up and limit the amount of time the cars, pickups, trailers and debris are in place and to give the police the tools they need.

Motion: David McCrea introduced the parking ordinance 15-02 limiting the parking “to save a spot” on Presque Isle Street and Main Street. The intent is to clean up and limit the amount of time the cars, pickup, trailers and debris are in place and to give the police the tools they need.

VIII Minutes: Council Meeting April 13, 2015, April 15, 2015, April 22, 2015, May 6, 2015

Motion: Susan LeVasseur moved to approve Minutes of April 13, 2015, April 15, 2015, April 22, 2015, May 6, 2015 as written.

IX Second: Robert Kilcollins Vote – All affirmative
Warrants: #22 - \$140,113.25, #23 - \$249,136.90

Motion: John Herold moved to accept warrants #22 & #23 as presented.
Second: Susan LeVasseur Vote – All affirmative

X Other – Sue voiced her concerns regarding the spring cleanup, she asked if we had stopped that at one time due to the cost and man power and why have we implemented it again when we are trying to keep our budget down as much as we can.

Mike brought it to everyone’s attention that it was a request from the Chamber of Commerce and he was unaware that it had been stopped. He deferred to George and Tim to work out the details, which they did. People have been very appreciative of the pickup service

Sue then asked George what the expense of the man hours spent on this for the week was.

George – He has six men working 10 hour days (40 hours per week) approximately \$1,000.00 plus

Sue’s opinion was that it should not be the town’s responsibility to use tax payers money and go around picking up trash. Would really like to have this put on the agenda for our next meeting to discuss whether or not we will do this again.

XI Executive Session 7:07 PM

Motion: David McCrea moved to go into Executive Session to discuss

1 MRSA 405 (6) (A) - Personnel

1 MRSA 405 (6) (C) - Economic Development Personnel

Second: John Herold Vote – All affirmative

Came out of executive session at 7:55 PM

Susan LeVasseur requested a total cost of clean-up.

UDAG funds preferably \$2,500.00 to contract with Coastal Enterprise, Inc. (CEI) for exploratory development of the Fort Fairfield National Bank.

Motion: David McCrea moved to approve the \$2,500.00 to contract with CEI for exploratory development of the Fort Fairfield National Bank.

Second: Susan LeVasseur Vote – All affirmative

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XII. Adjournment

Motion: John Herold moved to adjourn at 8:02 PM

Second: Robert Kilcollins

Respectfully submitted,

Council Secretary
Rebecca J. Hersey