

NOTICE OF HEARING
Pursuant to Title 17 MRSA Sections 2851-2859
Dangerous Buildings
Wednesday, September 14, 2011
5:30 PM

To: Carleen Elliott
Re: Building at 7 Fairmont Siding
Map 2 Lot 38

Tony began the public hearing at 5:30 PM. Started out by saying that this is a Public Hearing Pursuant to Title 17 MRSA Sections 2851-2859 Dangerous Building owned by Carleen Elliot located at 7 Fairmont Siding Map 2 Lot 38. Since the last meeting we received a letter from Mr. Rick Currier addressing the deficiencies dated September 1, 2011. At this time I believe that this property is no longer a public nuisance. I did not prepare an ordinance for you to sign as everything was completed. The debris has been removed, the second porch stairway has been removed. The garage has been fully sealed, windows have been sealed. At this time I feel that this is no longer a dangerous building.

Currier: I appreciate Tony's willingness to work with us, he has made two visits with the owners since the last meeting. We have provide you with a handout, in this it includes on correspondence dated in 2007 from Carleen to Chief Bubar, that was not part of the package provided to us. Also included are pictures of the property after the repairs and clean up was done. The Elliotts drove around Fort Fairfield and took some pictures of a variety of other properties that are in the same or worse condition. I would advise the Council to address this with the Code Enforcement Officer. I would like to thank you for your time at the prior meeting and this one.

Ruel: Your welcome and Thank you

Tony: If there are no other questions or discussion I would like to conclude this public hearing.

The hearing was adjourned 5:40 PM

Fort Fairfield Town Council Meeting
Council Chambers
Wednesday, September 14, 2011
6:00 P.M.

Councilors: David McCrea, Kim Murchison, Mark Babin, Terry Greenier and Ruel Flannery

Staff: Tony Levesque, George Watson, Paul Durepo, Bill Campbell

Citizens: 12

Roll Call - Chair David McCrea asked that the record reflect that all councilors are present.

II. Prayer – Councilor Ruel Flannery offered the prayer

III. Pledge to the Flag - All in attendance pledged their allegiance to the Flag.

Public Comment Period – Dan – There are two things, one is that those of you who haven't seen The Best of America by Horseback, it was absolutely outstanding, I was so impressed at how it pictured the Town and the Citizens. The second is that in July and in September we had two Blue Grass Festivals in Fort Fairfield and we looked at over 2000 people in the community each year, heard a lot of good comments. This is very unique in such a small community. Stev and Nancy are willing to utilize Farm Park and they have done a great job, Thank you Stev.

V. Correspondence and Reports

- A. Licenses/Permits – One (1) –Liquor Licensing for the Knights of Columbus Post 1753
- B. Financial Report – Expenses continue to stay in line with the budget. The Railroad insurance was up from \$3,450.00 to \$4,398.00. Income is as expected with no noted exceptions. Our cash flow remains strong, primarily due to the lack of paving that is normally done by this time of the year.
- C. Tri-Community Landfill Report – Stev – last meeting was held on August 19th. We have a tight schedule, need to be done by end of September and we are having a problem crossing the Madawaska Stream due to all of the rain fall we have been having. A decision was made to drill under the stream, Soderberg has agreed to pay half of the extra cost. Since we have to go under ground we are going to run two lines, using the second one as a spare.
- D. Update on Riverside Park Project – On Friday Lowes Hero's were at the Riverside Pavilion, with supplies and materials. With Bill, Mike and George's help the siding was put on. WAGM TV was there filming, every thing is looking nice.
- E. Update on Coal Furnace Installation – The furnace is here, Jeff Murchison will be installing in 2-3 weeks. In mid October we would like to fire it up and make sure all is working well.
- F. Update on Senior Citizens Housing – Later this month we will be submitting our application to Maine State Housing Authority for funding a 25 unit Senior Citizen Housing project. This has been collaboration between the Town of Fort Fairfield, The Fort Fairfield Hosing Authority and The Fort Fairfield Residential Development Corporation. The Town is the designated developer and have partnered with Coastal Enterprises Inc. Working with John Swanberg of Aroostook County Federal Savings and Loan with a Grant from the Federal Home Loan Bank in the amount of \$300,000.00. Hoping to use the extra money for the extra cost associated with the ledge at the site. However the project is not predicated on receiving this grant but would be helpful. Wayne Troicke has done a great job.

- G. Review Draft Audit for FY 10/11 – Would like to point out that this was a clean audit, no material weaknesses were found and our surplus for the year was \$126,000.00
- H. Update on Central Aroostook County Meeting – Dan and David attended this meeting in Presque Isle on September 1st and found it quite helpful. There was good representation from the various communities and some great ideas as to how we can continue to provide the services that citizens expect while maintaining a stable mil rate.
- David McCrea – All ideas were very responsible, all shared the same concerns
- I. Update on George's Pick Up – Dan – recommend to the Council to allow George to purchase a truck from Caldwell's Auto in the amount of \$13,000.00. We can utilize monies out of the emergency funds. George needs a dependable truck, he is out day and night during the winter.
- J. Police Department Update – Bill –During my first 10 days I have been getting used to the Town, meeting old friends and meeting new people. Everyone here has been doing a good job getting me up to speed. Met with Jim Milton, President of the ATV Club, I found him to be very informative. We went over the concerns he has, went over problem areas and we are looking at solutions. I have also applied at the Maine Chiefs Association and should hear next week. Taking some training for chiefs getting up to speed on the laws, which is beneficial to the Department. Has also done inventory on the equipment in the police department and has found some guns that the department can do without and is planning on selling these and using the monies for equipment that is needed.
- K. Next Gen Update, "Fort Kids First"- Mike has been working with FAME and with Sue Parks at the Elementary School for a presentation and a ceremonial initiation of the program. This will be held at the Elementary School on Tuesday, October 18th at 1:00 PM.
- L. Railroad/Beaver Update – We had a major issue with a blocked culvert that threatened to washout a section of the railroad. Considerable time and with some expense Public Works was able to clear the culvert to release the water. George's tenacity played a significant role in making this happen.
- M. Update on Innovative Entrepreneurship Seminar – At our last Quality of Place Council meeting there was extensive discussion regarding Main Street development and the criteria for a successful business center. Carolyn Dorsey has been training at the University of Maine on a new program "Innovative Entrepreneurship" and is willing to put on a free seminar for those who would be interested in learning more about business success. This will be held in the Council Chambers on Tuesday October 18th at 3:00 PM.
- N. Update on Fire Department's Pick Up - The Fire Department will be placing

a 1999 Chevy 2500 pick-up out to bid, with a minimum bid of \$2000.00. The reason is that the truck will no longer pass inspection and the cost of repairs will far exceed the value of the truck.

- O. Correspondence from Homeless Services of Aroostook – Dan – I received a letter from Stephen Eyler, Executive Director of the Homeless Services of Aroostook, Inc. He thanked us for our past support of this service and is requesting additional monies in the amount of \$5,244.00. We currently have this in our budget in the amount of \$5,010.00. I would recommend that we go ahead and pay the increased amount.

VI. Old Business -

- A. Consider Recommendation on Substandard Structure locate at 7 Fairmont Siding –
Motion: Ruel Flannery moved to approve removing this from the table at this time.
Second: Terry Greenier
Vote – All affirmative
- B. Approve Prioritization of Developer's Fee: The Town is the designated developer and we have partnered with Coastal Enterprises inc to complete the application and facilitate the development of this project The development fees for this project are anticipated to be \$362,500.00, with \$80,000.00 budgeted for CEI's participation. The balance of \$282,500.00 is first to be used to cover the costs that the Town and FFRDC have incurred, second use the funds for the building of the clinic and third it is recommended the funds be available for future residential needs.
Motion: Kim Murchison motioned to approve prioritization of the development fees, first to the project, second to clinic and third to any future residential projects.
Second: Ruel Flannery
Vote – All affirmative
- C. George's Pickup - recommend to the Council to allow George to purchase a truck from Caldwell's Auto in the amount of \$13,000.00. We can utilize monies out of the emergency funds.
Motion: Kim Murchison motioned to approve purchasing a truck from Caldwell's Auto in the amount of \$13,000.00 with the funds coming from the emergency account.
Second: Ruel Flannery
Vote – All affirmative

VII. New Business

- A. Approve going out to bid for a Tax Anticipation Note – Each year we go out to bid for a tax anticipation note to manage our cash flow until tax revenues are received. Normally we utilize the line from October to January. This year we are requesting a line of credit for \$400,000.00. This is less than the usual \$600,000.00 we have had in the past.
Motion: Mark Babin moved to approve going out to bid for a Tax Anticipation Note in the amount of \$400,000.00 and authorize Dan to proceed with the low bid before the next council meeting.

Second: Terry Greenier

Vote – All affirmative

- B Approve Town Order #11-07 to set the Mil Rate – We are able to maintain the current mil rate by utilizing last years surplus of \$125,000.00 and approximately \$65,000.00 from undesignated surplus. This is the first time we have had to use our undesignated surplus to maintain our mil rate.

Motion: Ruel Flannery moved to approve Order #11-07 to Setting the Mil Rate at 21.75, interest rate at 7% with a due date of February 1st.

Second: Mark Babin

Vote – All affirmative

Terry Greenier: Would like to commend the town with the ability to control spending

- C Consider Northern Maine Veteran’s Cemetery Request – Each year we make a donation to the Northern Maine Veteran’s Cemetery of \$150.00 to help with the ongoing costs associated with that facility. This year they are requesting an additional \$500.00, as they are in desperate need of a bathroom facility for those who visit.

Motion: Mark Babin moved to approve donating \$500.00 to the Northern Maine Veteran’s Cemetery. These funds are to come out of the contingency account.

Second: Terry Greenier

Vote – all affirmative

VIII. Minutes: August 17, 2011

Motion: Terry Greenier moved to approve Minutes of August 17, 2011 as written.

Second: Kim Murchison

Vote – All affirmative

IX. Warrants: #5 - \$342,161.66; #6- \$128,171.69

Motion: Kim Murchison moved to accept warrant ##5 & #6 as presented.

Second: Terry Greenier

Vote – All affirmative

X. Other - NONE

XI. Executive Session -

move into executive session at 7:03 PM

MRSA 405(6)(A) – Personnel Matter

No Action Taken

XII. Adjournment at 7:25 PM

Respectfully submitted,

Rebecca J. Hersey
Council Secretary