

Fort Fairfield Town Council Meeting  
Council Chambers  
Wednesday, March 21, 2012  
6:00 P.M.

Public Hearing  
Pursuant to Title 17 M.R.S.A. Sections 2851-2859  
Dangerous Buildings

**Public Hearing**  
Dangerous Building and Public Nuisance at 21 Center Street.

Tony began by reading the Public Hearing Notice. This home was partially destroyed by a fire on February 7, 2011 and it remains in an uninhabitable state and is a safety issue for the neighborhood. Tony sent a letter out in August requesting that this site be cleaned up and the structure be made habitable. The ground floor windows and doors have been covered and refuse around the building has been picked up but the structure still remains. It remains a public safety issue and a blight on the neighborhood.

Dan added that Tony has been working on this for over a year, something needs to be done.

**Regular meeting called to order at 6:03pm**

Councilors: David McCrea, Kim Murchison, Mark Babin, Terry Greenier and  
John Herold  
Staff: Bill Campbell, Mike Bosse and Tony Levesque  
Citizens: 7 including media

- I. Roll Call - Chair Kim Murchison asked that the record reflect all councilors are present with the exception of Mark Babin.
- II. Prayer – Ruel Flannery offered the prayer
- III. Pledge to the Flag - All in attendance pledged their allegiance to the Flag.
- IV. Public Comment Period – Dan thanked Ruel for attending and also thanked Tony and Mike for filling in.
- V. Correspondence and Reports
  - A. Licenses/Permits – two liquor licenses, one for Knights of Columbus and the Fort Fairfield Lions Club
  - B. Financial Report – Interest income, revenue sharing and excise tax are all less than normal, though not significantly so. Property taxes continue to come in and our cash flow is appropriate for this time of year. Some

areas of concern in our expenses are heating oil for the Library and Public Works, the ongoing costs for maintaining our computers and various software programs, fuel for our various vehicles.

- C. Tri-Community Landfill Report – Stev Rogeski - Last meeting was on the 16<sup>th</sup>, there is not a lot going on. Grateful for the new leach ate pipeline. Permission from DEP to mix septage with leach ate. Close to exceeding leach ate break-out, pleased with progress.
- D. Update on Senior Citizens Housing – Dan - 50% plans that were submitted to the Maine State Housing have been approved. They are now working on the 90% plan, hoping to go out to bid next month. The financial plan has also been approved by Maine State Housing.
- E. Update on Health Clinic – Dan – The Grant application has been submitted, this has been accepted, we should hear sometime in May. This is sufficient funds to complete 4 projects. 15 applications were received.
- F. Police Department Update – Bill Campbell – Department SOP has been reviewed, updated and copies have been given to the full time officers.

The

Alzheimer's and autism registry project complete and on the website. Traffic enforcement issues are being responded to as time permits. April 23 – 27<sup>th</sup> the Chief will be attending New Chiefs Seminar at the Maine Criminal Justice Academy. Some Stone Garden work completed, we got on the tail end of the project so we only worked 2 out of the 13 weeks. We are expecting the next stone garden round in the next 2 to 3 weeks. We have not had any Canines since the last meeting but have had to deal with a few stray cats. Since Bill has been involved as the Resident Agent with DEA investigations and assistance has improved with other agencies. Will have more focus on Drug Enforcement.

David McCrea had some comments on the existing “rumor mill”. Bill responded that those people do not feel comfortable coming forward to the local authorities, people need to understand that if they call here or to Houlton, they don't need to give us their names, any anonymous information is important. Procedures have to be followed.

- G. Chamber of Commerce Update – Mike Bosse – Agri Business Trade Fair sold out. Trade Fair has returned to the theme of Farmer Oriented, and will be offering a few training seminars. Expecting a good event this year.
- H. Update on Paving Bond Application – Paul Frinsko from Bernstein, Shur is completing the bond package, which will commit the Town to the loan of \$500,000.00. Funds should be available sometime the end of May.

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- I. Update on Purchasing the Apartment Building on Main Street – There is no clear title yet – will take ownership and demolish.
- J. Vote on Referendum to Dissolve AOS Mid-County School System – There were 37 voters and all voted yes. This marks the end of a not so very good experience for anyone involved. Mark Gendron has put a lot of time into getting the RSU together then a lot of time to dissolve it because some of the citizens in the other communities were not happy with it. So SAD#20 will be on its own. We have two great facilities and I think we provide a quality education.
- K. Update on 2012 River Watch – Tony – Conditions were reviewed, flows are coming up, open water and no jams. Very weak ice, should be out soon.
- L. Review FY 12/13 Draft Budget – Looking at an overall increase of \$30,000 in expenses, a reduction of income of \$150,000 and we are looking at a surplus of \$80,000.00. Mark Gendron may be asking for \$68,000.00, SAD #20 is getting an additional \$281,000 in new money. Dan praised Marc for his efforts suggested meeting with School Board. Dan discussed share of increase in valuation and impact of Sudden and Severe Distress and application with Maine Revenue Services.
- M. Update on Cavendish Fertilizer Plant – Cavendish is planning a grand opening on Friday, April 20<sup>th</sup> from 10:00 AM to 2:00 PM. They are planning on providing tours and a light lunch which will be provided by the Fort Fairfield Lions Club. They are expecting up to 400 people.
- N. Update on Posted Roads – Roads have been posted and in conjunction with this we sent a letter out to the area farmers. It is our intent to work with them through this time period.
- O. Update on 21<sup>st</sup> Century Program – Jacquie Martin has been the Director for the past four years and she just recently has been hired by SAD 20 as their new guidance councilor. A search committee has been formed to hire the next Director and Tom Towle will be representing the Town on that committee.
- P. Update on Landfill Costs for ACP - Discussion by Dan of his memo, moral obligation that they need to take care of, not a legal obligation. But they did not responded that way, they said no to paying this invoice.

Dave McCrea suggested contacting Simplot again giving it that personal touch.

VI. Old Business

- A. Approve Purchase of State Surplus Road Grader – MDOT has a road grader here in the County that has been designated as surplus property and is available for \$10,000.00. As our 1983 grader is basically nonrepairable and this would be a very inexpensive way of getting this piece of equipment. George would like to purchase this and sell our old one which would work fine on a farm.

Discussion: John – how many hours are on the proposed purchase?  
Dan – Not sure how many hours, it is a 1994, its newer than ours and has been rebuilt

Motion: John Herold moved to approve the purchase of the road grader from State Surplus in the amount of up to \$10, 0000.00 to be funded from Public Works reserve account.

Second: David McCrea

Vote – All affirmative

- B. Approve Order #12-03 – A Finding and Order on a Dangerous Building – It was found that the structure on 21 Center Street to be a dangerous building and we need to notify Mr. Browning that he has 30 days to take care of the structure.

Discussion: John commented that he has seen the place time to do something about it.

Tony – for the record and for Mr. Browning, this order in no way changes the ability for you to be able to sell the property.

Motion: John Herold moved to approve Order #12-03

Second: David McCrea

Vote – All affirmative

- C. Adjust Schedule of Fees, Charges for Building & Demolition Permits – At this time the town does not charge for demolition permits. Language in the Fort Fairfield Zoning Ordinance provides for the Town Council to establish any Land Use fees and to amend it annually. A new schedule of Fees, Charges and Expenses for Building and Demolition Permits has been drafted.

Discussion: John commented about the language, would like the following added to the last paragraph “Town Fees will equal to the TCL Fees.”

Motion: David McCrea moved to approve the new fee schedule as presented

Second: John Herold

Vote – All affirmative



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- D. Approve Bid from Lanes Construction for Paving Contract – George sent out letters to four firms requesting 2012 pavement prices f he received prices from two of them, the lowest price being with Lanes Construction

Motion: Terry Greenier moved to approve the bid from Lanes Construction

Second: John Herold

Vote – all affirmative

- VIII. Minutes: February 15, 2012

Motion: David McCrea moved to approve Minutes February 15, 2012 as written.

Second: Terry Greenier

Vote – All affirmative

- IX. Warrants: #17 - \$327,401.10; #18 - \$134,441.56; #19 - \$279,516.25

Motion: Terry Greenier moved to accept warrant #17, #18 & #19 as presented.

Second: John Herold

Vote – All affirmative

- X. Other – NONE

- XI. Adjournment 7:16 PM

Respectfully submitted,

Council Secretary  
Rebecca J. Hersey