

**Fort Fairfield Town Council Meeting Minutes**  
**Council Chambers**  
**Wednesday, August 21, 2013**  
**6:00 P.M.**

Councilors: David McCrea, Jason Barnes, Mark Babin, Susan LeVasseur and John Herold  
Staff: Ella Leighton, Tony Levesque, Mike Bosse, Bill Campbell, Mike Jalbert, David Lown and Tom Towle  
Citizens: 9 including media

- I. Roll Call - Chair David McCrea asked that the record reflect all councilors present.
- II. Prayer – Councilor Mark Babin offered the prayer
- III. Pledge to the Flag - All in attendance pledged their allegiance to the Flag.
- IV. Public Comment Period –

Dan – Today was the last day that the swimming pool is going to be open this summer, school starts tomorrow and both coal bins are full. This all marks the end to summer.

V. Correspondence and Reports

- A. Licenses/Permits- NONE
- B. Financial Report – Dan – This is the first month in our new year and not a lot to report. Expenses are a little high due to three pay periods. Income is consistent with our budget and our cash flow remains somewhat anemic.
- C. Tri-Community Landfill Report – Stev – Our last meeting was last Friday the 16<sup>th</sup>. At a previous meeting we had voted to stop moving forward with Presque Isle to consolidate the two landfills. This week we were visited by a council member of Presque Isle to see what could be done to start the ball rolling again. We did decide to put that on hold for the time being. We are looking at several different ways to change the way we collect fees for the landfill, one being to shift some of the cost to the customers themselves rather than the Towns. We got good news from the DEP, we are going to get a check from them in the amount of \$72,900.00, this sounds good but we are owed 1.8 million dollars. Update on the leach ate, with all the rain we have had this summer our pipeline has really paid for itself this year. We haven't had any major breakouts, what small ones we have had we have been able to manage ourselves.
- D. Fire Department Report – Mike has gone through and sprayed all of the sidewalks in town and the pathways around the new Riverside Park. Good news is that recently we have received 5 new applications for the fire

department. We are currently working though the interview process. Yesterday we had training for a tanker shuttle and invited the Easton Fire Department to participate. Things went very well, hopefully this will open a few doors for us with Easton. Ladder one is still a work in process, the only thing we are waiting for now is the ladder inspection. There are minor issues with leaks on the pump, that we can fix ourselves. We currently have one fire fighter in the Fire 1 & 2 class, which is being held provided in Aroostook County.

- E. Chamber/Quality of Place Council Report –Mike – We have had our rap up meeting for the festival, we received a lot of positive especially on the fireworks. 48 Brunswick Ave. is on the market and we have received one offer. We will be participating with the National Honor Society in the Fall Fun Festival which is October 26<sup>th</sup> with Garrett Martin heading this up. We will be having our combined meeting with the QPC on September 10<sup>th</sup> at 4PM.
- F. Update on Senior Citizens Housing – We have been working with numerous people preparing for the permanent closing. The contractors are doing an excellent job, hoping for completion by September 13<sup>th</sup> and for units to be leased by October 1<sup>st</sup>.
- G. Update on Library Centennial Celebration - September 30<sup>th</sup> at 11:00 AM we will be having a short program to celebrate 100 years of public service to Fort Fairfield. The program will be in honor of those who have served as Librarians and on the Board of Trustees since its inception. We will also be having the front cleaned and painted.
- H. Update on Roadway Ditching Issues – discussion on a memo from George regarding the erosion from farmland to our ditches that has caused damage to our roads and a considerable expense to the Highway Department in reestablishing our ditches to properly manage water away from the roads. This has become a budgetary issue during a time where we have decreased the number of our highway department employees and reduced overall operating expenses. It was a mutual feeling among the councilors that it would be better to send out a letter rather than penalize the farmers. There may be resources out there to assist with expenses that the farmers are accruing and also with training on how to avoid such damage.
- I. Review Draft of Audited Financial Statements – The auditors did a great job. Will be discussing this at more length at the next council meeting, councilors were encouraged to look over the statements and bring any questions or concerns to the September meeting. One area that is looked at is Schedule one, which is the budgetary which shows that amount of money that we budget for income and expenses verse what we actually spent and took in. The difference this year being \$133,000.00, no reportable

conditions were noted.

Dan did have an exit interview with Gisele everything went very well working with Ella and the ladies in the office. Ella prepares all of the documentation ahead of time so things move quickly and smoothly. They go through all the minutes, Sherry said that the Town of Fort Fairfield minutes are a lot more entertaining than most others. We are a very active community.

- J. Update on Main Street Lighting – George is working with Sylvania, they did come up and replace 60 lights. Of those lights there are 10 lights that still are not working and one actually fell out of where it was mounted breaking the lens. There is no cost to the town it's all under a 5 year warranty on materials.

VI. Old Business –

- A Consider License for Mobile Home Park – Tony has been working with Frank Bemis on this issue and recently has completed an inspection of the trailer park with a representative from the State. There were a number of violations that need to be addressed.

Tony read a memo dated August 21, 2013 which is attached to these minutes.

Discussion:

Ken Adams: In reference to what Tony said about the park is still in violation to State codes, I have 90 days to correct everything and he has already issued us a license or permit to bring a mobile home in before this came about. Also, I have stabilized fuel drums, I have cleaned up lot 18, and I have removed a lot of debris from that trailer park. Hence I have a dumpster up there right now full of debris from all of the garbage that was in that park. We have replaced all of the water pipe that the water company wanted. Now Tony tells us to go do this and get back to him. We had to go get a licensed Plummer and electrician and a burner man to go in and inspect the trailer for him which has costs us \$160.00. We have been doing this cat and mouse game with Mr. Levesque, we have done everything that he has asked, I have documentation here to prove it. We have cleaned that park up, I have mowed it, fixed the water pipes, sewer pipes. I have Allen's coming in on Friday because it is draining but not adequately to the street. They tell me that's my responsibility. We are doing everything, jumping through hoops for Mr. Levesque. We have got lots of complements from lots of people in this community on how well it's looking including over at Family Dollar and that makes us feel good. #12 has started painting her trim, I didn't know you had to have a permit for anything under \$500.00, we are just adding a little porch, wind breaker nothing big.

Sue LeVasseur: Where are the Rasmussen in this, if they did not sign the application.

Ken Adams: They did sign the application, Tony signed it. Randy Rasmussen signed the application in Lisa's and my presence in his home. His wife couldn't sign because she lives in Kentucky and they are separated. But she did sign our buyer's agreement. We have been cooperative with Mr. Levesque, giving him people's names so that the Town can collect taxes.

Sue LeVasseur: So you are the owner.

Ken Adams: I am the owner and Lisa Adams is the owner. She owns the trailers.

Sue LeVasseur: Now have you met all of these violations and order of correction.

Ken Adams: Almost all of them, from the date that it was issued I have 90 days to do it, according to Mr. Chamberlain. I have over half of them done. The main thing was to clean up the debris in #18 and we did that.

Dan Foster: Does anyone have any more questions for Mr. Adams? This trailer park has been inactive for a long time, there are an incredible amount of deficiencies there that has nothing to do with this gentleman. There is absolutely no way that we are interested in having something substandard in the middle of our town. That is the reason why we have the rules and regulations that we do. Tony has been doing this a long time and he knows what needs to be done. He is working through the process. If Mr. Adams is able to resolve all the issues that are there, Tony knows how that gets verified and then the license can be issue, but we are not there yet.

David McCrea: Now with that being said, what is the process. Mr. Adams needs more time to finish this. They are not licensed as of right now. Assuming that they meet all of the violations at an acceptable level, and then can we grant them a license?

Tony: We have many choices, I will list four of them.

1. You can approve the license application before you.
2. You can deny the application before you.
3. You can approve the application before you and place conditions
4. You can table it for further discussions.

Dave McCrea: Ok approve with conditions. Conditions could be bringing it all

up to code in a period of time.

Dan Foster: The thing is that it is operating illegally right now. Nobody should be there, now we do not want to displace anyone or take them to court to have people moved out. But we do not want it to expand until everything is taken care of first. It needs to be run according to the rules and regulations set by the Town. These rules and regulations are for the well-being of the tenants and this community. I know its aggravating for Mr. Adams but this is how it needs to be done.

Ken Adams: So are you saying that the State does not know how to inspect that park, and they pass?

Tony: The issue here is on the licensing of the park, jurisdiction in the State of Maine for ongoing mobile home parks or communities is with the State of Maine Manufactured Housing Board. Their inspector issued a Notice of Violation and Order of Correction, I cannot supersede him by asking for more work to be done in the park. I am only addressing the issues that were addressed by the State inspector, his name is Ryan Chambelain. I am working with him to make sure everything is cleaned up so that the license stands for the State and for the Town. The license was issued prior to the inspection on July 8<sup>th</sup> and the inspection was done much later, the letter was dated August 1<sup>st</sup>. Those are the facts.

David McCrea: So according to you Tony, you have the list and he knows that list and we have the list. And you Tony do not have any intentions of adding to this list.

Motion: David McCrea moved that a license not be issued at this time, the State's list of violations need to be corrected, that we have proper documentation of ownership on the application and the signatures are notarized and there will be no addition residence, trailers, manufactured homes brought in until the license is in place.

Second: John Herold

Vote – All affirmative

Ken Adams: We have purchased a 1983 and a 1984 mobile homes and due to this process here we have got to get them off of the people's property. Can I set them on the side where there are no lots.

Sue LeVasseur: Have these been inspected yet?

Ken Adams: Yes

David McCrea: By whom?

Ken Adams: By Mr. McGlenn an electrician, by a Plummer and heating inspector.

David McCrea: As the maker of the motion, my inclination is to say lets not bring anything else on the property until we have a license in place.

Ken Adams: Is there a place that I can bring them and leave them until this is all done? I need to get them off of the people's property.

David McCrea: Maybe there is someone who will allow you to keep them on their property. The Town can't be in the business to let people to do this.

Jason Barnes: I feel that all of these violations need to be verified by our code enforcement officer. We need to have his recommendation that they have been completed and we need to let him do his job.

- B Award Bid for Tax Anticipation Note – We received two bids for our request for a line of credit this year. Katahdin Trust bid was 1.84% and Machias Savings was 1.45

Motion: Susan LeVasseur moved to approve the bid from Machias Savings Bank for 1.45% and authorizes Dan K. Foster, Town Manager and David H. McCrea, Council Chairperson to execute the loan documents.

Second: Jason Barnes Vote – All affirmative

- C. Introduce Ordinance #13-05 to Transfer Property – Carl Young is interest in having his deed reflect the brook as the boundary of his property. The simplest way to do this is have the Town deed this property to Carl and Becky through a quitclaim deed. Hal Stewart has prepared the deed and to properly transfer the property it is necessary that an ordinance be introduced this month and approved next month after a public hearing.

Motion: John Herold moved to introduce ordinance #13-05 transferring ownership of the property to Carl and Becky Young

Second: Jason Barnes Vote – All affirmative

#### VII. New Business –

- A To Charge off Personal Property Taxes – there are nine different personal property tax bills that have been generated over the last 13 years that have not been paid nor do we expect them to be paid. Six of these are from farmers who have gone out of business and have never shared with the town that either the equipment was no longer owned by them or in their control. The total is \$14,323.60

Motion: Jason Barnes moved to approve charging off \$14,323.60 in personal property taxes.

Second: John Herold

Vote – All affirmative

- B. Bid on Cruiser – We received four bids on the 2008 Dodge Charger the highest being from William Doucette’s Auto Sales in the amount of \$3,232.00

Motion: John Herold moved to approve except the highest bid from William Doucette’s Auto Sales in the amount of \$3,232.00

Second: Jason Barnes

Vote – All affirmative

- C Approve Application for 2013 Small Communities Grant Program – Each year DEP seeks applications for qualified systems and Tony has prepared an application for an \$8,000.00 grant to replace a defective septic system. This program is help for citizens who do not have the resources to do it on their own.

Motion: John Herold moved to approve the \$8,000.00 grant application to replace a defective septic system.

Second: Jason Barnes

Vote – All affirmative

VIII. Minutes: July 17, 2013

Motion: Susan LeVasseur moved to approve Minutes of July 17, 2013 as written.

Second: Mark Babin

Vote – All affirmative

- IX Warrants: #2- \$174,421.62; #3 - \$208,914.55; #4- \$304,856.36

Motion: Susan LeVasseur moved to accept warrant #2, #3 & #4 as presented.

Second: Jason Barnes

Vote – All affirmative

- X. Other – NONE

- XI. Executive Session - Moved into Executive Session at 7:13 PM

IMRSA 405(6)(A) Personnel  
IMRSA 405(6) © Economic Development  
IMRSA 405 (6) (D) Labor Negotiations

Came out of executive session at 8:04 PM

Motion: John Herold to approved a separation and release agreement for Bradford Henderson

Second: Jason Barnes

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Approved by John Herold, Jason Barnes and Susan LeVasseur  
Abstained: David McCrea and Mark Babin

XI. Adjournment at 8:06 PM

Respectfully submitted,

Council Secretary  
Rebecca J. Hersey