

Fort Fairfield Town Council Meeting Minutes
Council Chambers
Wednesday, July 17, 2013
6:00 P.M.

Councilors: David McCrea, Jason Barnes, Mark Babin, Susan LeVasseur and John Herold

Staff: George Watson, Ella Leighton, Mike Jalbert, Mike Bosse and Tony Levesque

Citizens: 1

- 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 – NONE

V. Correspondence and Reports

A. Licenses/Permits- NONE

B. Financial Report – Dan – We had a good month to end the year, our income was \$44,711.00 over budget and our expenses were \$88,902.00 under budget leaving us with a surplus of \$133,613.00 that can be applied towards next year’s budget. Revenue sharing actually ended up \$4,400.00 over budget due to the adjustment to our valuation related with the loss of Atlantic Custom Processors and excise tax at \$491,736.00 was over budget by \$11,700.00. We did not receive the final payment on the homestead exemption which represents a loss of \$20,000.00 in budgeted revenue. Our cash flow remains behind last year but this is primarily due to the deferred revenue from the Senior Citizens Project.

C. Tri-Community Landfill Report –Dan- We voted to rebuild the compactor rather than buy a new one, so instead of spending \$400,000.00 we are spending \$150,000.00. Looking at extending the life on this by seven years. We are continuing our talks with Presque Isle on the merger. Next meeting is scheduled for this Friday 19th.

D. Fire Department Report – Mike – Started out by thanking the Council for the opportunity to serve as the Fire Chief. It has been a very busy first two weeks, have been repairing a few minor leaks in the ladder truck, getting it ready for the pump test and certifying it for the year. Approximately 6 years ago Mike became certified to do the pump tests, he has been doing the annual tests himself. What the pump test tells us is if there are any weak places in the pump, so far all of the repairs have been done in house. It’s a

pretty strenuous test, usually takes two hours. Have been working on the Shape program that we have had since 2009, we are due for recertification in June. This will keep the fire dept exempt from the Department of Labor coming in and doing their inspection. Been busy with the festival, have been cleaning the trucks and the station.

- E. Chamber/Quality of Place Council Report –Mike – Would like to talk about the volunteers. It is unbelievable how this community comes together, we have over 100 events, each one of them has a chair person, each one of them have several helpers. Encourage everyone to check the website to check out the schedule.

QPC - 48 Brunswick Ave. house is ready for sale, still have the landscaping to finish. We do have a couple of young families that are looking into purchasing the home.

Currently the Chamber of Commerce and QPC have agreed to have joint meetings. They have entered into a mutual arrangement to meet for a year and to then evaluate the process.

- F. Update on Senior Citizens Housing – BR Smith, CEI and the Town are going through multiple check lists for the permanent closing which will be sometime at the end of September or beginning of October. For NNEHIF to be able to take advantage of the tax credit for 2013, they need to at least four units leased by October. We did find out that we can get leases signed before the permanent closing.
- G. Update on Clinic Project – Public Works needs to complete the loaming and seeding of the site, we have one more payment to the contractor which will be paid by the end of this month. The open house and dedication ceremony went very well with over 100 people attending. Pines Health Service is in full operation mode and they continue to expand the practice as they sign up new patients.
- H. Review Complaint on Discharging Firearms – Received a request from Ken Peters and other neighbors regarding Stev Rogeski’s family using their gravel pit for gun practice. This is not an isolated case, as other sites are being used for similar purposes. This is part of our culture and everyone needs to be cognizant of the needs of others.
- I. Update on Mobile Home Park – Tony has been working with the State of Maine and Frank Bemis our attorney to ascertain the significance of the violations that have been according at the Mobile Home Park located on Presque Isle Street.

The ultimate goal is to ensure that the Park itself and the mobile Homes that

are located there meet the minimum standards for safe and sanitary conditions for the tenants.

There have been a number of violations that Tony is currently addressing and should these not be resolved in a timely manner then legal action will be initiated by the Town.

- J. never called in for inspection. After they were supposedly fixing up the park, a couple of mobile homes were moved in with no permits. At that time Tony contacted the Manufacturing Housing Board with the State, exchanging information with their state inspector and we were attempting to set up an inspection. Last month their commissioner informed me that the previous state license had expired. Since then we were informed by the Manufacturing Housing Board that they had issued the license with no inspection. At that time an inspection was scheduled for July 25th at 9 AM. Fire Chief, Electrical Inspector, Utilities District along with the State inspector will attend. The operator tells the State that there is one trailer on the lot, but we can see at least three and maybe four. All correspondence is being taken care of through our attorney, so there is a great record for us.

VI. Old Business – NONE

VII. New Business –

- A Approve Transfer of a Fire Truck to the Loring Development Authority – March 2010 the Town was awarded a 1994 Fire Truck Pumper through DRMO Federal Program. The truck has been stationed at the LDA and the Town has assumed all responsibility for its maintenance. Due to the discontinuance of the contract between Fort Fairfield, Limestone and the LDA our intentions were to bring the truck back to Fort Fairfield. However, LDA does not have a pumper so they have requested if Fort Fairfield would be willing to sell this truck to them. The terms of the agreement with the Federal Government are that we need to maintain ownership until January 2014. So it is recommended that this pumper is leased to the LDA for six months for \$13,000.00 and then transferred at that time for a dollar.

Motion: Jason Barnes moved to approve leasing the pumper to LDA for six months for \$13,000.00 and then transferred at that time for a dollar.

Second: John Herold

Vote – All affirmative

- B Approve request to redefine a property Line- Carl and Becky Young own a home on Monson Pond which borders on Town owned land. There is a brook that separates the two properties which was believed to be the line. However, it was learned that the line is actually west of the brook. Carl would like to have this changed to the brook as that is where it was believed to be anyway. Carl has agreed to cover any costs associated with preparing

a new deed or survey.

Motion: Susan LeVasseur moved to approve Carl and Rebecca Young's request to change the property line to the brook, with the Young's covering any costs associated with it.

Second: Jason Barnes

Vote – All affirmative

- C. Approve MMA Elections – Marston Lovell, 1 year term as Vice President, Directors 3 year term, James Chaousis, Linda Cohen and Mary Sabins

Motion: Jason Barnes moved to approve the nominations for Vice President and Directors as presented.

Second: John Herold

Vote – All affirmative

- D. Approve Request for a Tax Anticipation Note would like to increase the amount from \$500,000 to \$600,000 to account for the delay in receiving the funds from the housing project ensuring that we do not incur a cash shortage this fall. Over the past three years we have used on average \$200,000.00 of the line in any given year.

Motion: Mark Babin moved to approve going out for a Tax Anticipation Note for up to \$600,000.00

Second: Jason Barnes

Vote – All affirmative

- E. Approve General Assistance Ordinance Appendices A - Periodically the State updates the standards used to determine general assistance eligibility.

Motion: Susan LeVasseur moved to approve General Assistance Ordinance Appendices A as presented

Second: John Herold

Vote – All affirmative

- F. Approve Lease to Puddledock Facility – The Puddledock Facility was home to ACAP's Headstart Program up until two years ago. Angela Williams has requested the use of the facility to start a daycare service. She has provided us with a business plan outlining the program. We would lease the facility to her starting in September for \$300.00 per month. The first three months would be no charge. She would be responsible for all operating costs and maintaining liability insurance listing the town as an additional insured.

Motion: Jason Barnes moved to approve a two year lease with Angela Williams for her day care at \$300.00 per month, with payment starting 4 months after occupancy.

Second: John Herold

Vote – All affirmative

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Motion: Susan LeVasseur moved to approve Minutes of June 19, 2013 as written.
Second: Jason Barnes
Vote – All affirmative

IX Warrants: #26- \$115,695.95; #27 - \$42,383.50; #01- \$381,328.34

Motion: John Herold moved to accept warrant #26, #27 & #01 as presented.
Second: Susan LeVasseur
Vote – All affirmative

X. Other – NONE

XI. Executive Session - Moved into Executive Session at 7:00 PM

IMRSA 405(6)(A) Personnel

No Action Taken

Came out of executive session at 7:30 PM

XII. Adjournment at 7:31 PM

Respectfully submitted,

Council Secretary
Rebecca J. Hersey