

Fort Fairfield Town Council Meeting Minutes
Council Chambers
Wednesday, November 20, 2013
6:00 P.M.

Councilors: David McCrea, Jason Barnes, Mark Babin, Susan LeVasseur and John Herold
Staff: Mike Jalbert, Mike Bosse, Ella Leighton and Tony Levesque
Citizens: 3 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 – None
- V. Correspondence and Reports
 - A. Licenses/Permits- NONE
 - B. Financial Report – Income is on track with the primary income generators – interest on taxes and liens, revenue sharing and excise tax are all ahead of budget by modest amounts. Our expense line items are in great shape, fuel expense is down and heating costs are just getting started. Our biggest expense is labor costs and with the exception of the police department all accounts are in line. The biggest concern is out cash flow, we still have \$189,000.00 owed to us from the senior citizens project which we will receive in two payments. In the meantime we have advanced \$450,000.00 on our line of credit and hopefully will not have to access it any further.
 - C. Tri-Community Landfill Report – Stev Rogeski - Last meeting was last Friday, one of our topics of discussion was the articles in the Bangor Daily and Star Herald that Dan handed out to you. Nick Archer of DEP and Mark will be interviewed by WAGM for the Thursday night news. Tri Community has spent seven million dollars in the last 5 years, trying to be proactive and all of that was at the request of DEP for potential problems that may come up. We approved the 2014 budget, we are happy to tell our customers that they won't be seeing an increase per ton for either our contracted and non-contracted communities. We decided that we will be purchasing a new bulldozer and money is set aside for this in a reserve account.

Dan – Sent out letters to citizens who utilize the land fill, explaining the increase in the dump sticker from \$10.00 to \$50.00. One person came in to discuss this and have received no phone calls. The other towns did not increase their fee for the dump sticker but did increase their mil rate.

- D. Fire Department Report – Mike Jalbert – inspection of the ladder truck is done and we passed with a few minor repairs. We are still working with Crown on their service here in Fort. Every Tuesday night we have training here at the Fire Department and every third Thursday we are beginning EMS training.
- E. Chamber/Quality of Place Council Report – Mike Bosse – We are working on the Agri-Business Trade Fair, we have 20% of the space rented already. By the first of the year hope to be in contact with all of the larger exhibitors. December 8th we will be having “Lunch with Santa” at the K of C hall at 3PM – 4:15PM then heading to the Band Stand for a tree lighting ceremony.

QOP – Still the owners of 48 Brunswick Ave, we do have a young couple looking at it. Our next meeting is on the 21st at 4pm here in the council chambers.

While Mike was at the Maine Municipal Association convention this year he met a young lady whose expertise lies in Main Streets and Down Towns. Was very impressed with her presentation and he invited her to come to Fort, which she did on November 8th. She met with citizens, business owners as well as Quality of Place members and brainstormed on ideas to help improvement our Main Street.

- F. Update on Senior Citizens Housing – We have closed on this project. Wayne is working hard on getting the units leased. Final payment has been made to CEI.
- G. Update on Redemption Center – There is a new owner, Devon Doughty. The Town has a signed lease with him for the land. His Dad is working inside to stabilize the structure.
- H. Update on Demolition of Village Restaurant – Council approved up to \$10,000.00 for this demolition. We had the shingles removed for \$1,000.00, County Abatement removed the asbestos inside for \$1,600.00 and the 2 day rental on the excavator is approximately \$2,500.00. for a total of \$5,500.00. Nothing was buried on site it was all taken to the landfill. There is a possibility of creating a green space rather than another parking lot.
- I. Libby Dams Inspection – Dan and Mike spent sometime today speaking with Phil Christensen, who in the past designed these dams. The biggest issue is the expectation that the town is going to assume responsibility for fixing the gates. The report on the inspection done in 2011, says that this is a public safety issue, that with the gate not working it could create the potential that the dam might be breach. As Tony pointed out and Phil concurs that gate is solely for maintenance. Is this a wise use of our limited resources? Phil did say that it should be fixed so that it works properly not because it is a public safety issue but because it is a maintenance issue. In order for that to be fixed you have to

take the old one out and replace it and to do that you would either have to drain the water or build a copper dam. We are meeting on December 3rd with MEMA to discuss this. Tony added that they have already started looking for other sources to help us, defining what is wrong and what they may be able to do to help us out.

- J. Election Wrap Up – Welcome to Robert Kilcollins our new councilor and congratulations to David McCrea for being re-elected. Becky and Billie Jo pretty much run the show, every year they have some type of training that they have to go to because of all the changes. We have a new tabulator machine for counting the ballots.
- K. Remind everyone that the Towns annual Thanksgiving dinner will be November 26st at 11:30 at Public Works.

Old Business –

- A Approve FY 12/13 Surplus Allocation – Our current budget has \$110,000.00 set aside as additional income and \$20,000.00 in our reserve account. \$6,500.00 in the police account to help pay for the new cruiser and \$13,500.00 in Public Works to be used to make the final bond payment on the highway garage. This is a total of \$130,000.00 which leaves a balance of \$11,915.0 to be allocated. It is recommended that the Council consider utilizing \$5,000.00 to be added to the Police Department Reserve Account and the balance of \$6,915.00 to be credited to the salary line of the Police Department to help offset the unanticipated increase due to the delayed transition in that department.

Motion: Susan LeVasseur moved to approve allocated \$5,000.00 to the Police Department Reserve Account and \$6,915.00 to be credited to the salary line of the Police Department to help offset the unanticipated increases.

Second: Jason Barnes

Vote – All affirmative

VII. New Business –

- A Approve PACE Ordinance – Efficiency Maine has developed the PACE (Property Assessed Clean Energy) program which allows individuals to access financing for energy saving improvements to their homes. These funds are made available and the program is administered by Efficiency Maine. In order for a citizen of Fort Fairfield to utilize this program it is necessary that the governing body pass an “ordinance” that allows Efficiency Maine to offer and administer it in our community.

Motion: Susan LeVasseur moved to approve passing the PACE Ordinance which was developed by Efficiency Maine so that the citizens of Fort Fairfield can take advantage of financing for energy saving improvements to their homes.

Second: Jason Barnes

Vote – All affirmative

VIII. Minutes: October 16, 2013

Motion: Jason Barnes moved to approve Minutes of October 16, 2013 as written.

Second: John Herold

Vote – All affirmative

X Warrants: #9- \$283,607.79; #10- \$298,107.21

Motion: Susan LeVasseur moved to accept warrant #9 & #10 as presented.

Second: Mark Babin

Vote – All affirmative

XI. Other – None

XII. Executive Session - Moved into Executive Session at 6:55 PM

IMRSA 405(6) (A) Personnel

Came out of executive session at 7:50 PM

Motion: Susan LeVasseur moved to approve Bringing Michael Bosse's six month Town Manager contract in line with current Town Manager contract.

Second: John Herold

Vote – All affirmative

Motion: Susan LeVasseur moved to approve giving Dan a retirement gift, which would be an engraved IPAD @\$799.00 plus freight and tax along with \$5,000.00 for his dedication and service of 15 years.

Second: Mark Babin

Vote – All affirmative

X. Adjournment at 7:55 PM

Respectfully submitted,

Council Secretary
Rebecca J. Hersey