

**Fort Fairfield Town Council Meeting Minutes**  
**Council Chambers**  
**Wednesday, April 20, 2011**  
**6:00 P.M.**

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

Staff: Mike Bosse, George Watson and Brady Henderson

Citizens: 5 including media

Roll Call - Chair David McCrea asked that the record reflect that all councilors are 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 – Jim Ireland asked the councilors if there was going to be a fence installed at the new riverside park between the river and the picnic areas / playground. There have been a lot of kids utilizing this area and felt this was a safety issue. He then presented a letter to the council requesting that the 2008, 2009 and 2010 property taxes for 71 High Street be charged off in exchange for property clean-up and improvements per the precedent set by you during the February meeting. Would like to be given the same consideration and equal treatment that has been shown to the new owner of the Michaud property.
- V. Correspondence and Reports
  - A. Licenses/Permits – NONE
  - B. Financial Report – We continue on a fairly painful path of overtime and expensive diesel, gas and heating oil. The cold weather and snow has not been kind and very expensive. On the income side, revenue sharing continues to decrease even though the State is doing better and our excise tax is down a little. This is offset by our payment from Tri Community Landfill which is a one time payment to the owners. We also will not be getting all of our Homestead Exemption until the next fiscal year due to the Legislature holding back part of the payment.
  - C. Tri-Community Landfill Report- Stev Rogeski – We do have a signed contract to start putting in the pipeline to Caribou, looking to start May 3<sup>rd</sup>. Hopefully we will be on line this fall.
  - D. Ruth Reed Mraz Family Memorial Fund – We received a press release that was received from the Mraz family regarding a memorial fund established in Ruth’s name for the benefit of the Town of Fort Fairfield. This fund was established in 2008 in memory of Ruth Reed Mraz, a life long resident of Fort Fairfield. Any non-profit organization serving the community may apply for a grant of up to \$1,000.00, application deadline is May 27, 2011.
  - E. Update on Railroad Abandonment Process- New operator is Irving, they are well financed, have the equipment and expertise to maintain the rail.

- F. Review FY 11/12 Budget – The first Public Hearing is scheduled for May 4<sup>th</sup>, in the Council Chambers, the public is welcome to attend.
- G Update on CDBG Grant Applications – We have applied for two grants, one for the clinic and the other for infrastructure for a total of \$850,000.00. The State had initially set aside 23 million and this has been reduce by 62% because of the State budget.
- H. Update on “The Meadows” Project – We have three banks willing to finance this project, however this is still on hold. We are looking to get into one of Maine State Housings two grant programs.
- I Update on the Arbor Committee Project – Requesting donations from citizens and organizations in Fort Fairfield to establish an historical display of the Fort Fairfield school system. This display will be completed this year and will be up to the high school.
- J Review Community Center Renovations – The Community Center continues to be heavily used by the citizens and organizations of this community and we have had some interest in upgrading the facility allowing it to become more user friendly. Mike has done a review of the facility with George and Tom, he has completed a draft working plan on the upgrades. Funding is now being sought.
- K. Update on Riverside Park Project – In the final phase, the roof trusses have been ordered. Getting prices on electricity, plumbing and slab. Will be receiving money from the Fort Fairfield Rotary everything is moving forward.
- L. Overweight Farm Trucks –George Watson - Each spring the Public Works department posts our rural roadways for heavy traffic using the State Approved Orange “Heavy Loads Limited Signs”. However, there has been damage done to the Green Ridge Road and Hopkins Road. Estimated cost to repair these roads are \$6,000.00 for the Green Ridge and \$2,000.00 for the Hopkins. George is asking for direction from the Town Council with regards to allowing any local farmers hauling across our rural posted whose weight is over 23,000 pounds.
- There was a brief discussion:
- Kim: If by paving the road will this be an issue next year?
- George: if the farmers keep using bigger and bigger equipment then yes this will always be an issue.
- David: The Hopkins road is a dead end street, there is no other way there.
- Terry: Is it feasible to leave the Hopkins Road as a gravel road?
- Dan: We know who is hauling, we need to share with them what they are

doing. We don't want to inhibit their ability to make a living.  
Mark: Are other communities having this same issue?

It was agreed that George would check with other communities as to how they were handling this problem.

That a letter would be sent to all farmers using our roads.

That the local ordinance would be review with recommendations for any changes be made at the next council meeting.

## VI. Old Business -

- A. Approve UDAG Loan Process – For the last 13 years the UDAG loan portfolio has been managed by NMDC. They have monitored payments, adjusted balances as payments were made and allocated interest. We currently have 7 outstanding loans left and 2 that have been charged off but continue to make payments. These accounts for all practical purposes have been being managed by Ella and we feel that the \$40 that we pay to NMDC each month is no longer necessary.

Motion: Ruel Flannery moved to approve terminating this relationship with NMDC and have us manage these few remaining loans in house.

Second: Kim Murchison

Vote – All affirmative

- B. Approve Bid on Tax Acquired Property – We received two bids on the Lower Main Street property. One from William Browning for \$8,100.00, he is looking to renovate the home and one from Graydon McCrum for \$5,000.00, he would like it torn down.

Motion: Terry Greenier moved to except the bid from William Browning for \$8,100.00.

Second: Ruel Flannery

Vote – All affirmative

- C. Review Request for Street Light Placement – An application was received from Stephanie Beaulieu and reviewed by Tony and Dan. It was decided that this request did not meet the standards outline in the ordinance. Their recommendation is not to place a light in the location on Roosevelt Ave. There was a brief discussion by the council and they felt that this was indeed a dark and dangerous location and it was recommended that a light be placed.

Motion: Terry Greenier moved to approve the request from Stephanie Beaulieu and place a light on Roosevelt Ave.

Second: Mark Babin

Vote – All affirmative

- D. Tax Acquired Property – At our last meeting the Council approved tearing down the structure located at 109 Riverside Ave. Dan has received a request from Leo Rideout to assume the responsibility of tearing it down and if

allowed would salvage the building materials. Once everything was disposed of we would go in and level the lot. Dan is requesting permission to deed the property to Leo for the purpose of disposing of the building, with a simple memorandum of agreement that stipulates that the buildings are to be torn down and no other structures would be placed on the property and that this be completed within an acceptable period of time. This would alleviate any liabilities to the community, reduce our costs, allow Leo to make a little money and help start to clean up that section of our community.

Motion: Ruel Flannery moved to approve deeding over the property to Leo Rideout to salvage and clean up the property at 109 Riverside Ave., within a Specific time frame.

Second: Mark Babin

Vote – All affirmative

## VII. New Business

- A. Approve NMDC Appointment – Each year the Town Council appoints their representation to the NMDC Executive Committee. John Herold has been our representative for the past four years and currently is serving on the Loan Review Committee as well. He attends all their meetings and is willing to continue to represent Fort Fairfield

Motion: Mark Babin moved to approve allowing John Herold to continue to represent Fort Fairfield by being on the NMDC Executive Committee and David McCrea will serve as the alternate

Second: Ruel Flannery

Vote – All affirmative

- B. Approve ATV Trails on Town Property – Each year the ATV Club requests access to Town owned property for the use of their trail system. We have always allowed them access with some exceptions, there are some concerns regarding ATV's on rail beds and various dams. They have been very good at working around these properties.

Motion: Ruel Flannery moved to approve the ATV Clubs requests to access to Town owned property subject to exceptions pending approval by Dan.

Second: Mark Babin

Vote – All affirmative

- C. Approve Request from the Fort Fairfield Utilities Trustees. The Board of Trustees for the Utilities have requested that their annual stipend be increase from \$400.00 a year to \$60.00 a meeting which would average \$780.00 a year. This compensation has not changed in over 25 years and they believe that the time spent and the responsibilities assumed warrant a change.

Motion: Ruel Flannery moved to approve the requested increase from \$400.00 per year to \$60.00 per meeting,

Second: Kim Murchison

Vote – All affirmative

## VIII. Minutes: March 16, 2011

Motion: Ruel Flannery moved to approve Minutes of March 16, 2011 as written.

Second: Kim Murchison

Vote – All affirmative

IX. Warrants: #18 - \$121,757,.26; #19- \$377,633.84  
Motion: Ruel Flannery moved to accept warrant #18, #19 as presented.  
Second: Mark Babin Vote – All affirmative

X. Other - NONE

XI. Executive Session -  
move into executive session at 7:34 pm.

MRSA 405(6)(C) – Economic Development  
MRSA 405(6)(D) – Labor Negotiations  
MRSA 405(6)(A) – Personnel

It was moved by Ruel Flannery and seconded by Terry Greenier to exercise the lease purchase agreement with Pineland Farms.

All voted in favor  
Out of executive session at 8:04 pm

XII. Adjournment at 8:06 PM

Respectfully submitted,

Rebecca J. Hersey  
Council Secretary