

Fort Fairfield Town Council Meeting Minutes
Council Chambers
Wednesday, June 15, 2011
6:00 P.M.

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

Staff: Tony Levesque and Mike Bosse

Citizens: 4 including media

Roll Call - Chair David McCrea asked that the record reflect that all councilors are present with the exception of Kim Murchison.

- 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 – one (1) for Liquor License for the Irish Setter Pub for use during the MPBF.

 - B. Financial Report – This time of the year we are focused on year end. We have approximately two weeks left in this year. May was uneventful, income continues on track with ongoing exceptions of revenue sharing and rental income from Graphic Utilities. Salary for Public Works is very high, though this has been offset somewhat with \$15,000.00 received from FEMA for work completed to repair road damage from a storm in December. Our cash flow remains strong and ahead of last year.

 - C. Tri-Community Landfill Report- Stev Rogeski – At the last meeting Mark gave us some good news, the pipeline running to Caribou is almost complete. It is ahead of schedule and under the projected budget. This has been a 2.4 million project. Have been looking at self financing this as opposed to getting financing through the USDA. The new scale house is in place but is not in use at this time.

 - D. Update on Quality of Place Council – Met with Karen Vigue of the Finance Authority regarding the Next Gen program. We are the first community to be looking at setting this type of program up. QPC is planning on presenting this to the Council in August and hoping implement it in September which is national education month. They have met with the County Federal Credit Union regarding the financial end of the residential development at Meadow Lane, an appraisal has been done of the subdivision and Frontier Development Corporation is very interest in participating and have agreed to pay for the appraisal.

 - D. Update on Maine Potato Blossom Festival – Brochure is going out to print tomorrow. The festival schedule is on the web site along with registration forms. There are a few new events that will be taking place, for example

there will be a Family Fun Fest at Riverside Park and we will be having the Best of America by Horseback.

- F. Review Community Center Renovations – Mike Bosse -Currently working on the sound upgrades. We have all the materials for the side panels and the fire department will be assembling them, hope to be completed by July 1st. I plan on ramping up the fund raising after the MPBF.
- G. Update on Atlantic Custom Processors – Dan – This is not a positive thing, it appears that the building is going to be dismantled in August. This does not impact our FY 11/12 budget but will the next one. This building was built in 1961 and they have been trying to sell this for the last couple of years, it includes 60 acres and has a rail line next to it.
- H. Update on Riverside Park Project – The building has been started, the trusses are going to arrive tomorrow. George has been doing a great job on getting quotes and financially we are saving monies because Public Works is doing the work. We are hoping to have the building ready and available for the festival.
- I. Review Posted Road Ordinance – When it comes time to post the roads next year, we are leaning towards sending a letter to the growers regarding the roads that we are most concerned about, request that they minimize traffic on those roads during the time that George has them posted.
- J. Update on Central Aroostook Shared Resources Process – Jim Bennett has reached out to the managers in Easton, Mapleton, Washburn, Caribou and Fort Fairfield to discuss the possibility of our communities to meet and strategize how we might be able to share resources to reduce our overall cost of meeting the needs of our respective communities. This meeting is scheduled for September 1st and he would like the managers and Councilors to join the meeting. Jim plans on sending out a survey to the managers to provide input on establishing goals and priorities.
- K. Update on FEMA Disaster Assistance – We received \$15,000.00 from Federal Government which was applied towards Public Works salary and we are hoping to get another \$3,500 from the State.
- L. Update on Meeting with GSA Regional Administrator – On Friday, June 10th Dan and Paul met with Bob Zarnetski, Regional Administrator and Samir Randolph Special Assistant to the Administrator of the GSA to discuss their programs to assist local communities with their needs. This meeting was arranged by Phil Bosse from Senator Susan Collins office. There are a variety of programs available to communities. One question was raised regarding our ability to purchase the Border Patrol's SUV's when they are ready to turn them in, which is after 30,000 miles, they are being trucked to Texas where they are being made available to other governmental agencies.

- M. Update on LEAD & APP Annual Meeting – Was June 10, 2011 at the Northern Maine Community College and Mike and Dan attended this, James Irving was the speaker and he talked about the Rail service in Aroostook County. They have taken ownership as of June 15th and are planning on having 6 locomotives compared to 3 in the past.
- N. Employee Picnic, July 30th – This will take place at the Riverside Park, the councilors and employees spouses are also invited.
- VI. Old Business -
- A. Approve Contract to Install a Coal Furnace in the Community Center – The price for the boiler delivered to the site is \$26,758.00 from Center Farms, Inc. We solicited three bids for installation, Patrick St Peter & Sons did not provide a quote, Philip Lento's price was \$25,695.00 and Jeff Murchison's price is \$12,741.00. Asking the Council to approve the purchase from Center Farms, Inc and to have it installed by Jeff Murchison
Motion: Mark Babin moved to approve to the purchase the coal furnace from Center Farms, Inc and to have it installed by Jeff Murchison.
Second: Terry Greenier
Vote – All affirmative
- B. Approve FY 11/12 Budget – Only two changes have been made since the workshop with the department heads
Motion: Ruel Flannery moved to approve to the FY 11/12 budget as revised
Second: Mark Babin
Vote – All affirmative
- C. Approved Insurance Bid from F A Peabody – we received a request from H O Perry to allow them to quote our insurance package. We provided them with all the information that they requests and notified our current carrier that we were putting the insurance out to bid this year. The only bid received was from F A Peabody in the amount of \$34,567.00, this is a decrease of \$3,005.00 from last year and this will be effective July 1st.
Motion: Mark Babin moved to approve to accepting the bid from F A Peabody in the amount of \$34,567.00
Second: Terry Greenier
Vote – All affirmative
- VII. New Business
- A. Approve 11/12 Permits & Licenses – a public hearing was held today at noon to review all renewals and applications for permits and licenses in the community.
Motion: Ruel Flannery moved to approve to the 11/12 permits and licenses list as provided.
Second: Terry Greenier
Vote – All affirmative
- B. Approve 11/12 Board Member Appointments –
Motion: Mark Babin moved to approve the 11/12 Board Member Appointments as presented.
Second: Terry Greenier
Vote – All affirmative

- C. Approve 11/12 Department Heads & Town Officials –
Motion: Ruel Flannery moved to approve the 11/12 Department Heads & Town Officials as presented
Second: Terry Greenier
Vote – All affirmative
- D. Introduce Ordinance #11-02 to sell McShea Siding to Smith Holding Company, LLC . Smith Farms would like to purchase the 27 acres that we own at McShea Siding for the purpose of building a grain facility adjacent to the railing siding located on that site. I recommend to the Council that we sell this property for its assessed value of \$40,625.00, which is the assessed value.
- Ordinance #11-02 was introduced by Ruel Flannery, a public hearing will be scheduled then brought to the Council in July to be voted on.
- E. Approve Purchase of Cardboard Container - We have a cardboard container at our recycling location that has significant use and is not meeting the needs of the community. Ed Adams picks it up on Saturday with his other cardboard accounts and it is not feasible for him to pick it up separately during the week. Ask the Council to approve having another one built and double our capacity. Cost is estimated at \$1,500 and will come from emergency reserves.
Motion: Mark Babin moved to approve building another container for cardboard recycling.
Second: Terry Greenier
Vote – All affirmative
- F. Recommendation to the LDA Board of Directors – The LDA normally has had someone from Fort Fairfield on their Board. Rob Langner last filled this position. Approximately three years ago the Council submitted Steve Ulman’s name to replace Rob but the Governor at the time choose not to appoint him. Carl Flora has requested that we submit a name and Steve felt that this was not an obligation he wanted to assume at this time. I would like the Council to consider recommending Janet McGillan to this position. She truly fits all the criteria and has been very involved in our schools and the community.
Motion: Terry Greenier moved to appoint Janet McGillan to represent the Town on the LDA Board.
Second: Mark Babin
Vote – All affirmative
- G. School Board Appointment – Dan received a call from the superintendent office today saying that Shawn Murchison has resigned his position on the school board and has recommended Joseph Cassidy as his replacement and request that the Council approve this replacement.
Motion: Terry Greenier moves to appoint Joseph Cassidy as Shawn Murchison’s replacement until the end of the year.
Second: Ruel Flannery
Vote – All affirmative
- H. Zoning Change Request – Mark Babin started by introducing Al Tompkins. Al is here tonight because he owns property at 37 Brown Street, which is the

former Farm Store and he is in the process of selling this. However, it is zoned commercial and the financial institution will not release funds until it can be zoned residential.

Tony: If there is going to be a zoning change, there has to be an introduction of an ordinance, then a public hearing will have to be scheduled, and the abutters will have to be notified. It can be done with a lot change (spot zoning) however we are finding this to be illegal, change the whole area or change a portion of the area. The zoning ordinance has been in place since 1995, Al purchased this property in 1999 and converted the store into a home without any permits or public hearings.

Mark: Tony you being in your position for as long as you have been what do you recommend?

Tony: I would schedule a public hearing and hear the comments.

Al Tompkins: I am living in Skowhegan now, I just want to sell my property so that I am free to purchase a new home.

Motion Mark Babin I would like to submit to the planning board a proposal for an amendment for map 35 lot 23A recommending to change from commercial to residential.

Second: Terry Greenier

Motion: Mark Babin would like to resend his earlier motion and replace it with the following motion, He would like to introduce an ordinance to amend the zoning map.

Second: Terry Greenier

Vote – All affirmative

VIII. Minutes: May 18, 2011

Motion: Ruel Flannery moved to approve Minutes of May 18, 2011 as written.

Second: Mark Babin

Vote – All affirmative

IX. Warrants: #22 - \$102,204.99; #23- \$295,495.27

Motion: Terry Greenier moved to accept warrant #22 #23 as presented.

Second: Mark Babin

Vote – All affirmative

X. Other - NONE

XI. Executive Session -

move into executive session at 7:09 PM

MRSA 405(6)(C) – Economic Development

MRSA 405(6)(D) – Labor Negotiations

MRSA 405(6)(A) – Personnel

Motion: Terry Greenier to approve the Town Manager's contract for FY 11/12 and FY 12/13

Second: Mark Babin

Vote – All affirmative

Out of executive session at 7:45 PM

XII. Adjournment at 7:50 PM

Respectfully submitted,

Rebecca J. Hersey
Council Secretary