

Fort Fairfield Town Council Monthly Meeting
Council Chambers
Wednesday, July 15, 2015
6:00 P.M.

Councilors: David McCrea, Jason Barnes, Susan LeVasseur, John Herold
and Robert Kilcollins

Staff: Tony Levesque, Ella Leighton, George Watson, and Tom Towle.
Rebecca Hersey and James Risner

Citizens: 3 including media

- I. Roll Call - Chair Jason Barnes asked that the record reflect all councilors were present.
- II. Prayer – Tony Levesque offered the prayer.
- III. Pledge to the Flag - All in attendance pledged their allegiance to the Flag.
- IV. Public Comment- None

- V. Correspondence and Reports
 - A. Licenses/Permits – Ms. Rebecca Hersey – We have received a Catering Permit application from the Fort Fairfield Lions Club, they will be catering the Maine Potato Boards Industry Dinner on the 16th at Farm Park. We have also received a Catering Permit from Aramark Educational Services of Presque Isle, they are going to be catering a private wedding on the 18th.

 - B. Financial Report -Mr. James Risner – Due to diligence of all department heads, it appears that our expenses were in line with the budget. Expenses were \$77,971 less than we budgeted. On the revenue side we were under budget by \$36,669. We did have an increase over budget in revenue of \$38,493 in excise tax and \$10,704 in State Revenue Sharing, tax collections were \$86,779 below budget, therefore leaving us under budget for revenues in the amount of \$36,669. Our apparent surplus at the end of the year was \$41,202. Our audit is scheduled to begin approximately July 20th with reports issued no later than September 15th. Cash flow is in good shape. We have \$501,042.07 in our savings account and over \$249,000 in our checking account. Also, today we received a local road assistance program letter from the State and we are scheduled to receive \$97,608.00.

 - C. Tri-Community Landfill Report – Mr. James Risner -Tri-Community began publishing a semi-annual Tri-Community Notes to keep municipal and commercial customers informed of activities related to waste management in general and TCL in particular. The next TCL Board meeting is July 17th at the Tri-Community facility.

 - D. 68th Maine Potato Blossom Festival Update – Mr. James Risner – We are at the half way point of the festival, it is an enormous undertaking and a logistical challenge, but it is an event that everyone can be very proud of. We have expanded to three nights of street dances, adding events closer to the end of the parade to capture the large crowds

that line our streets and working to improve awareness of the event through a mixture of advertising, use of social media and through the press. Mr. Goff has been doing a great job at getting a considerable amount of coverage throughout the State of Maine.

- E. Wind Energy Technical Review Committee – Mr. James Risner – The Wind Energy Technical Review Committee and its various Sub-committees have been very busy meeting over the past nine months working on a draft of the proposed ordinance. The committee is fully aware of the timetable that this process needs to be completed in order to provide its report and recommendations to the Council before the moratorium expires. The committee has put in countless hours of effort to thoroughly explore this complex issue and provide a conclusive set of recommendations for the Council’ review and continues to make progress toward this goal.

- F. Department Report: Parks and Recreation – Mr. Tom Towle – Our programs are going very well. We have approximately 120 boys and girls, 2 years old and up enrolled in our swimming lesson program. We have six certified life guards on duty. The pool is also open to the public 1pm – 4pm and 6pm – 8 pm, seven days a week. We also have the MRPA Track and Field program with 30 kids participating, with 19 of them who qualified for the State meet which was in Bangor and several of them placed first. We have approximately 120 kids playing on our Baseball and Softball programs, with two of the teams playing in the semifinals this evening. Parks and Rec is responsible for, helps to organize, supervise and promote seven various youth camps with over 400 kids participating. During the MPBF we are very busy, we are involved in the 3 on 3 annual basketball tournament, we have our youth swim meet, the girl’s junior softball tournament and the Spud Classic bicycle race.

Ms. Susan LeVasseur thanked Mr. Towle for his work and said that he is doing a wonderful job.

- G. Fiscal Year 2015/16 Permits and Licenses Update – Mr. Tony Levesque – Since our last Council meeting, everyone has been in. Pursuant to the last meeting regarding the Mountain View Trailer Park, Tony has put a call into the State and asked them if they were going to conduct an inspection this year. They thought it was in everyone’s best interest to do the inspection and on Monday 13th, Tony and the State inspector visited the trailer park. There were a few issues that they have and the State has given them a time frame to clear these up. If they are not cleared then the State may start the process of resending their license at that time. As of today Tony has not issued them a license.

- H. Housing Survey Results – Mr. Tony Levesque - His findings are that as a whole the occupied structures in Fort Fairfield are mostly maintained with only two identified maintenance issues. However the vacant structures including the Foreclosed Properties are not being maintained and are creating eyesores all over Town. At this time the Town does not have any current enforceable ordinance, rules or regulation that addresses this issue. It is recommended that the Town Council authorize the drafting of a Maintenance Ordinance to better protect the neighborhoods in our Community. The Town Council agreed to allow Tony to move forward with drafting an ordinance.

VI. Old Business

- A. Spring Clean Up – Mr. James Risner – This item was tabled at the June 17th council meeting to allow the Manager to provide more information on the cost of the spring cleanup. This will give the Council more information to have an informed discussion. The total direct costs for the 2015 spring cleanup were \$10,452.66. The biggest cost was equipment at \$6,590.00, followed by labor at \$3,241.66. The fuel cost was \$381, and expenses for support from another Town department were \$240.00.

Motion: Mr. David McCrea moved to continue with the spring clean-up with more regulation, structure and more publicity regarding clarification as to what will be allowed and not allowed. And to allow staff to develop rules and regulations and present it to the Council in a timely fashion.

Second: John Herold

Vote – Mr. Kilcollins – Nay
Ms. LeVasseur – Nay
Mr. Herold – aye
Mr. McCrea – aye
Mr. Barnes – aye

Discussion: It was brought up that yes the cost was high, but the labor cost we would have been paying that anyway, the equipment we own and also would be using no matter what. As for the statement about taking the crew off of projects, Mr. Watson had stated that during that time of the year the crew is very limited to what they can do as regards to road repairs, they had already taken care of the winter equipment, so it didn't put them behind. The spring cleanup is a valuable service, it helps clean our community up and hopes that it continues. It was also stated that we already have a couple of haulers in Town and that we should not be taking work away from them. They are trying to make a living why should the town be doing it in the first place, we should not be involved in it. But there are a few things that the haulers will not take, and there are some people who are not able physically or financially to take the big items to the land fill themselves. We need to advertise more next time, get the word out.

- B. Disposition of Tax Acquired Property, 5 Arch Street – Mr. James Risner – At the request of the QOPC, the Town Council at its June 17th meeting tabled the pending sale of the 5 Arch Street property. The QOPC met on July 9th and determined that with the information they currently have it is not feasible to pursue acquiring this property. Mr. Risner spoke with Mr. Robert Walker the adjacent property owner and Mr. Walker stated he would like to purchase the property and he is aware that it would be sold to him AS IS WHERE IS condition with no guarantees expressed or implied, for \$4,737.52, plus any cost incurred between now and closing. It is recommended that the Town Council sign the quitclaim deed and real estate transfer tax declaration to Mr. Robert Walker and Ms. Rose Anne Walker (Joint Owners).

Motion: Mr. David McCrea moved to approve that the property be sold to the adjacent property owner Mr. Robert Walker and Mrs. Rose Walker as Joint Owners, in AS IS WHERE IS condition with no guarantees expressed or implied, for \$4,737.52, plus any cost incurred between now and closing. With additional conditions to read that the property is to be brought up to a standard making the structure decent-, safe and sanitary or to be demolished. Failure to do one of these-within a three year period from the date of sale, the Town of Fort Fairfield shall be able to purchase it back at the purchase price the Walker's paid.

Second: John Herold

Vote – All affirmative

- C. Disposition of Tax Acquired Property, 19 and 21 Richard Street – Mr. James Risner – At the Town Council's June 17th regular meeting, a quitclaim deed and real estate transfer tax declaration for the tax acquired properties at 19 and 21 Richard Street were signed. The successful bidder failed to complete the purchase in the time slated and there for the bid acceptance is void. The Town's Code Enforcement Officer, Chief of Police and Director of Public Works visited the properties after the bid was voided. The interior of 19 Richard Street is full of what looks like a years' worth of garbage and animal excrement. The interior of 21 Richard Street is in better condition. There is a party that is interested in possibly acquiring the properties, they are in the process of getting estimates on bringing the properties to a livable condition. It is recommended that the Town Council allow Town staff to continue reviewing solutions that provide the lowest liability to the Town.

Council agreed to allow the Town staff to continue reviewing solutions that provide the lowest liability to the Town.

VII. New Business

- A. Maine Municipal Association Annual Election – Mr. James Risner -MMA is holding an election for vice President and three directors. The deadline for receipt of this ballot is Friday, August 14, 2015. The proposed candidates are – Laurie Smith, 1 year term as Vice President, and Directors 3 year term, William Bridgeo, Michael Crooker and Marianne Moore

Motion: Mr. David McCrea moved to approve the nominations for Vice President and Directors as presented for the MMA's annual elections.

Second: Ms. Susan LeVasseur

Vote – All affirmative

- B. Ordinance for Acquisition of Commercial Property- Mr. James Risner – The owners of a parcel 28-66 have offered to sell part of this property to the Town for \$5,000.00. In order to acquire the property an ordinance needs to be introduced, a public hearing will be scheduled for August 19th during the regular Council meeting, and then the Council would need to vote on the ordinance. It is recommended if interested in acquiring the property that a Councilor needs to introduce the ordinance.

Motion: Mr. John Herold introduced ordinance 15-03 for the acquisition of commercial property, part of Parcel Map 28 Lot 66 from T & G. LLC located on Main Street.

- C. Paving Bids – Mr. George Watson contacted three paving contractors for quotes on the Town’s 2015 paving program and a paving project for the Tri-Community Recycling and Sanitary Landfill. Two contractors provided quotes. The total cost of the 2015 paving program is \$112,790.54, of this amount \$18,868.50 is for the paving project for Tri-Community Recycling and Sanitary Landfill and will be reimbursed to the Town of Fort Fairfield. The remaining \$93,922.04 is the Town’s portion, which will be paid from the Town’s paving account; E-01-08-3041; which has \$100,000 in the FY 15/16 budget. It is recommended that the Town Council authorize the award of the 2015 paving contract to Steelstone Industries in the amount of \$112,790.54 and that the \$18,868.50 is being reimbursed to the Town by Tri-Community to be placed E-01-08-3041.

Motion: Ms. Susan LeVasseur moved to approve the paving contract to Steelstone Industries in the amount of \$112,790.54.

Second: Mr. Robert Kilcollins

Vote – All affirmative

- D. Puddledock Roofing Project, Results of Bids – Mr. James Risner -The roof on the Puddledock facility is in need of repair. The facility is leased to a child care center and they have experienced leaks in the roof. The bids were opened at 10:01 AM on July 14th at the Town Office. There was only one bid, which does not provide an opportunity to compare bids in order to determine a market cost. It is recommended to re-solicitation of bids to include notifying local companies that do roofing, which should result in more than one bid.

Motion: Mr. David McCrea moved to authorize re-solicitation of bids for the Puddle dock roofing project.

Second: Mr. John Herold

Vote – All affirmative

- VII. Minutes: Council Meeting June 17, 2015

Motion: Ms. Susan LeVasseur moved to approve Minutes of June 17, 2015 as written.

Second: Mr. Robert Kilcollins

Vote – All affirmative

- VIII. Warrants: #26 in the amount of \$67,579.90 and #27 for \$86,467.98

Motion: Ms. Susan LeVasseur moved to accept warrants #26 & #27 as presented.

Second Mr. David McCrea

Vote – All affirmative

- IX. Other – Mr. James Risner mentioned that Mr. Watson had parked the new plow truck that the Town purchased out front for the Council to look at.

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XI. Executive Session 7:12 PM

Motion: Mr. Robert Kilcollins moved to go into Executive Session to discuss
MRSA 405(6) (D) – Labor Negotiations

Second: Mr. David McCrea

Vote – All affirmative

Came out of executive session at 7:25 PM

Motion: Mr. Herold moved to authorize the Town Manager to conclude and execute the
Memorandum of Agreement between the Town of Fort Fairfield, Maine and the New
England Police Benevolent Association Local 604, as presented to Town Council at its'
July 15, 2015 meeting, with the Union's consent and agreement to the language.

Second: Mr. McCrea

Vote – All affirmative

XII. Adjournment

Council adjourned at 7:28 p.m.

Respectfully submitted,

Rebecca J. Hersey
Council Secretary