

Fort Fairfield Town Council Monthly Meeting Minutes  
Council Chambers  
Wednesday, April 13, 2022  
6:00 P.M.

I. Roll Call

Council – All present.

Staff – Andrea Powers, Neadra Dubois, Tony Levesque, Ella Leighton, Darren Hanson, Kevin Senal, Chief Cummings, Sgt. Cormier, Officer Wipperman, Jack Shannon, Lacy Cyr, Lon Cyr, Cheryl Boulier, Jennifer Gaenzle

Counsel – Attorney Currier

Citizens – 19 present

Local Media – Star Herald & Fort Fairfield Journal

II. Prayer

III. Pledge to the Flag

IV. Public Comment Period

**Mr. Butler** – “Mr. Chair, I would like to thank the Town Staff and Town Manager, Council for the flowers they sent for my father’s wake. Melissa and I really, really appreciated the thought and the gesture.”

**John Durepo** – “My name is John Durepo. I’ve been in this community for fifty-seven years. So, I’ve seen some ups and some downs. Right now, we seem to be on a downturn. Our financial position isn’t very well. With the economy in the country and the world, the way it’s going, we should be very prudent in the things that we do, and the way we spend the money. We have a huge debt. Not that I’ve experienced everything, but, the time that I farmed, when you lose a dollar, you’ve gotta make two to get it back, and that’s awful hard, especially in farming, to get it back. And, I would imagine that in the Town, it’s going to be just as hard. You’re gonna have to raise taxes, some probably. But, they shouldn’t be very much, because the people here are going to be under a great amount of pressure with everything they buy. Two big items is food and gasoline right now, because you buy it everyday and you spend it a lot. So, this is a good time to... I’d probably waited a while before I started saying all of this, but you’re gonna be doing you’re budget for the next year, and it’s gonna be a budget for a lot of years ahead. It’s gonna take a lot of time to get outta this hole. People cannot stand a lot more taxes here. The farming community can’t stand anymore taxes, because they’re under great pressure. This Committee you formed for Public Advisory Committee I think is a decent idea, you might get some different ideas.

There's some people on there that's probably well advised in finances. But, when it comes to farming, you're going into great peril right now. The processing plants, the seed industry, it doesn't make any difference which way you turn, you're not going to have enough money. So, the processors, they've been hit with big electric bills. Electric bills alone would set ya back. The grocery bills, with gasoline and everything else. I'd just like to remind ya, that this is gonna have to be dealt with very carefully, and it can't be anything, I mean anything in the Town that you can't look at the budget and say do we need this, or do we need that. But, I am concerned about a lot of things here. I'm not farming now, but I do understand where it's going, and what it's gonna cost. So, that's about all I got to say for right now, but. Thank you."

**Mr. Kilcollins** – "Thank you Mr. Durepo. Anybody else? If not, we'll move on to Correspondence and Reports."

## V. Correspondence and Reports

### A. Licenses and Permits

No Licenses and Permits to report.

### B. Financial Report

Checking account balance as of 3/31/2022 was \$517,591.25 and Machias Savings is \$5,000. Excise collected in February was \$59,360.24 compared to \$59,835.68 last year. As of 02/28/2022, uncollected Real Estate taxes for 2021 were \$531,135.35 compared to last year \$564,086.47. As of February 28, 2022, our revenue was up 8.67% which equals \$5,614,249; our expenses were up 3.26% which equals \$5,511,007. Increased revenue versus increased expenses is \$103,242.00. The Town received March Revenue Sharing in the amount of \$38,864.92 on 03/22/2022. Total revenue sharing received to date is \$603,272.67. The Town is at 69.9% vs budget of 75%, which is down 5.1% equaling \$43,980.

### C. AWS Report

Stev Rogeski reports the update for AWS. Mr. Rogeski reports about the last meeting, which was on April 1, 2022. Mr. Rogeski also reports on the finances and Audit, which he reports are fine. Mr. Rogeski also discusses the need for volunteers to do some litter picking at the landfill in both Presque Isle and Fort Fairfield.

## VI. Old Business

### A. Tax Acquired Property

The following property was put out for bid with a minimum bid of \$1500. Bid closing was March 30, 2022 at 12:00 noon. Bids were opened March 30, 2022 at 12:05pm.

Heirs of Rodney P Turcotte – 357 Dorsey Road – Total Taxes Due \$1,213.19.

Assessed Value is \$12,500: Minimum Bid Recommendation is \$1,500. The Town received 9 bids ranging from a low \$2,500 to a high of \$8,250. Tradition is for the property to be offered to the highest bidder. Upon payment of the bid amount, a Quit Claim deed will be prepared. Recommendation is that we offer the property to the highest bidder for \$8,250.

The following property was put out for bid with a minimum bid of \$9,500. Bid closing was March 30, 2022 at 12:00 noon.

Heirs of Rodney P. Turcotte –125 Fort Hill - Total Taxes Due \$9,404.12 . This includes \$7,175 Clean-up) Assessed Value is \$9,320: Minimum Bid \$9,500. The Town did not receive any bids on the property at 125 Fort Hill.

Recommendation is that Council authorize Treasurer to offer 357 Dorsey Road property to highest bidder for \$8,250. Council authorize Treasurer to offer abutting owners the opportunity to purchase the property at 125 Fort Hill for a minimum of \$9,500 and if they are not interested, put property back out to bid with a minimum bid of \$9,500.

Motion: Mr. Butler makes the motion.

Second: Mrs. Libby seconded.

Discussion: None.

Vote: All Affirmative.

## B. Insurance Increases

A list of budgeted insurance costs versus actual costs is included in a Memo from the Treasurer to the Councilors. Due to circumstances beyond the Town's control, there is a budget increase of \$11,004 to cover these additional costs. In the Memo, The Treasurer asks the Town Manager to ask Council to approve charging the excess of \$11,004 to the Admin Reserve Account number G-1-3010-00.

Motion: Mr. Butler makes the motion.

Second: Mrs. Libby seconded.

Discussion:

**Mr. Pelletier** – “I got a question, has any of this gone out for replacing with anybody, any other insurance carriers out there?”

**Ms. Powers** – “Yes. We have a Councilor who's been through this with us actually.”

**Mrs. Libby** – “So, I actually put this out to bid, I think it was two years ago that we did it, and I did actually was the one who put it out to bid and for the municipality, it seemed like everywhere was way out of range compared to what they were currently paying. I don't know who it's with now.”

**Ms. Powers** – “F.A. Peabody.”

**Mrs. Libby** – “Okay. Yeah. And they were the best rate at that point in time, so.

**Mr. Pelletier** – “Okay.”

**Mrs. Libby** – “Usually, with these, they put out to bid every year, I would assume?”

**Ms. Powers** – “Every three years was tradition, but I've done it every year since I came here.”

**Mrs. Libby** – “Yeah. With price changes. Yup.”

**Mr. Pelletier** – “Alright. I vote Aye.”

**Mr. Ouellette** – “And I vote Aye.”

Vote: Motion passed.  
(4 Aye’s, Chair didn’t vote)

#### C. Sewall Central Aroostook Cable Consortium

The Central Aroostook Cable Consortium was a group of area communities (Fort Fairfield, Mars Hill, Fort Kent, Mapleton and Woodland) formed to negotiate cable franchise consulting and renewal agreement services with James W. Sewall Company to TWC/Charter Communications. It was brought to our attention from James W. Sewall Company that an outstanding invoice from 2018 needed to be paid. Services were rendered to full completion and a franchise contract was properly negotiated and signed by both the Town and TWC/Charter Communications.

Recommendation is that Council allows the Town Manager to pay for the outstanding invoice for \$2,600.00 for James W. Sewall Company from G1-3010-00.

**Mr. Pelletier** – “I’m just wondering why it’s, it’s gone this long without being paid?”

**Ms. Powers** – “We need a motion.”

**Mr. Kilcollins** – “Yeah, we need a motion.”

**Mrs. Libby** – “I make a motion we approve payment of this invoice.”

**Mr. Kilcollins** – “Do we have a second?”

**Mr. Butler** – “I’ll second it.”

**Mr. Kilcollins** – “We got a motion and a second, we’ll go for discussion.”

**Ms. Powers** – “So, we received a letter from James W. Sewall Company letting us know that back in 2018, invoice was not paid off of this contract that the Town signed with them. I was not here. I was not part of this so, I don’t know much more that it, it just didn’t get paid. So, it, it could be in various reasons, but all I do know is that we owe it, and we should, should pay it.

**Mrs. Libby** – “And, the other communities have already paid their portion?”

**Ms. Powers** – “Yes.”

**Mr. Kilcollins** – “Alright, any other discussion? Good? We’ll go for vote.”

Motion: Mrs. Libby made the motion.

Second: Mr. Butler seconded.

Vote: All Affirmative.

#### D. Budget Advisory Committee

The Fort Fairfield Town Council accepted applications for the Budget Advisory Committee until April 11, 2022 before close of day at 4:30pm in the Town Office.

Applications were made available at the Town Clerk's Office and on the Town's website.

The Town received 13 applications at the Town Office as indicated in the paperwork you received with this MEMO. Of those 13 applications, 7 names are presented as citizens that have been vetted to their residency by the Town Clerk, Neadra Dubois. Per State Statute; Title 1, Chapter 13, Subchapter 1, §412.4. F, Budget Advisory Committee Members must be Freedom of Access Act (FOAA) trained and per Ordinance 22-02 a chairman and secretary will be elected by a majority of its members and initial staggered terms will be decided by its members at the first meeting scheduled for May 12, 2022.

The list of a seven (7) member Budget Advisory Committee per the Ordinance 22-02 to serve for a term of two (2) years is as follows:

1. Jason Barnes
2. Pat Canavan
3. Billie Jo Sharpe
4. Danielle Cote
5. Aaron Brown
6. Janet McGillan
7. Kevin Bouchard

The recommendation is that Council votes the slate of members as suggested above with the date of the first meeting to be May 12, 2022 at 6:00pm in Council Chambers with the FOAA Training to begin their first session.

Motion: Mr. Butler made the motion.

Second: Mrs. Libby seconded.

Discussion: None.

Vote: All Affirmative.

## VII. New Business

### A. Swearing in of Sergeant Cormier Fort Fairfield Police Department

Chief Cummings thanks the Town Manager, the Town Council and the residents for continued support of the Police Department. Chief Cummings talks about when he became the Police Chief nine months ago. He also talks about the much needed demolition and renovations that was done in the Police Department by several community members and an anonymous donation to make it happen. He also publicly thanks the following community members and staff for their assistance: Erica Cummings, Ms. Andrea Powers, Chuck and Allison Ainsworth, Barrett Fisher, Deputy Sheriff Nathan Chisholm/Sheriff's Office, Mike Greenlaw/Greenlaw Electric, Adam St. Peter/St. Peter & Sons Plumbing, Jake and Stev Rogeski, Darren Hanson and the Highway Department. Chief Cummings talks about Sgt. Cormier's time on the Fort Fairfield Police Department, which led to his promotion to Sergeant.

Citizens, Council and Staff applaud. Photos of Sgt. Cormier and family were taken.

## B. Server Replacement REBOOT IT

ReBoot IT has informed Ms. Powers that the server the Town has currently is well beyond its expected lifespan and is in need of replacing immediately. The HPE ProLiant Gen10 High Performance Server Tower is their recommendation for a replacement that's going to be a reliable server for the foreseeable future.

Reboot Information Technologies builds, manages, maintains, monitors and stores all of our software and hardware needs. IT support is 24/7, cloud hosting and data backup, and integration of enterprise communication services that are all managed from their data center.

Without this server replacement the Town runs the risk of data loss and unknown amount of downtime.

The recommendation is that Council allows the Town Manager to move forward with the replacement of the Town's server with ReBoot IT for \$8,635.13 from G1-3010-00.

Motion: Mr. Butler made the motion.

Second: Mrs. Libby seconded.

Discussion:

**Mr. Ouellette** – “Were there any other bids?”

**Ms. Powers** – “So, we have a contract agreed with REBOOT IT (inaudible) until 2024 and Dan is here if you have questions for him.”

**Mr. Ouellette** – “No, my question was for you..”

**Ms. Powers** – “Okay.”

**Mrs. Libby** – “So, in that contract, we can't go out for bids for larger items like this?”

**Ms. Powers** – “So, they do that with us. They do that for us.”

**Mrs. Libby** – “Okay.”

**Ms. Powers** – “So, part of their responsibility is to find us the, I don't want to say least expensive, but the piece of equipment that serves us the best for a very reasonable price.”

**Mr. Butler** – “It's got a three-year warranty?”

**Ms. Powers** – “Yes. Dan, you wanna come answer some questions?”

**Mr. Pelletier** – “How long have they been serving, serving the Town.”

**Ms. Powers** – “Since 2019.”

**Mr. Pelletier** – “Who was doing it before that?”

**Ms. Powers** – “We had no IT. We had a computer, Mr. Murchison did computers but we didn't have. So, we had no real data protection or anything and our computers were susceptible to a lot.”

**Mrs. Libby** – “So, you go out a research obviously and this was the best option for what we need?”

**Dan Butts** – “Yeah, we tend to stay away from the cheap solutions. It’s not by any means the most expensive, it’s the middle of the road. We find the best with the most longevity out of it without, you know, sacrificing for something cheaper. We structure the contracts that we do with everybody so that we don’t, we’re not looking to make the money on the hardware, so we can work with the businesses to get the best products that they can use while everybody’s being taken care of because our service is covered from that. So, there’s no install costs, we’re part of the, we consider ourselves part of the Town, so it’s just the cost of the equipment. And, it’s like this, somebody mentioned a three-year warranty, it’s a product that if there’s physical damage or hardware or something goes wrong with it, they, we have contracts downstate where people come up and take care of the equipment itself for those three years.”

**Mr. Pelletier** – “So, if there’s a surge in power or anything like that and it does damage to that, is that, is that covered under any kind of warranty or is that under insurance?”

**Dan Butts** – “That would be more of an insurance role. We have, we have battery backup in place and we have redundant power supplies. So, typically if the battery backup fails and that takes a surge, there’s multiple power supplies, so, if one fails they’re hotspottable.”

**Mr. Pelletier** – “It’s backup.”

**Dan Butts** – “Yeah, we have one back up.”

Council thanks Mr. Butts.

Vote: All Affirmative.

### C. Primary June Election Appointments

The Primary Election is scheduled for June 14, 2022. Election Clerks will be compensated at \$12.75 per hour per (minimum wage). As in the past we need to have the Council vote on:

- A) Opening (8:00AM) and closing (8:00PM) of the polls, which is set by the State as stated in Title 21-A §626.
- B) Voting location \*Community Center per Title 21-A §622-A.
- C) The Election Warden, Neadra E. Dubois.
- D) Approval of Election Clerks of the Warden’s choosing.

Recommendation: That Town Council approves A – D as presented.

Motion: Mrs. Libby made the motion.

Second: Mr. Butler

Discussion: None.

Vote: All Affirmed.

#### D. Recreation Department Donation

Background: Title 30-A M.R.S.A. §5654 states that a conditional gift for any specified public purpose offered to a municipality may be accepted or rejected by its legislative body.

Discussion: The Recreation Department has been contacted by multiple individuals looking to make donations that will directly support their programming. The Rec Department has come up with a sponsorship booklet that outlines the department's program needs which support growth in current and future programs.

Two of the individuals have responded with requests to sponsor specific equipment. The first individual wishes to make a cash donation of \$2,000. They requested these funds to be used towards the purchase of two Jugs Lite-Flite pitching machines, three dozen Lite-Flite baseballs, and three dozen Lite-Flite softballs. The Rec Department often has more than one team practicing at a time, so two machines will be beneficial. Each Lite-Flite machine works with both Lite-Flite baseballs and softballs. Any extra funds they asked to be used towards youth Sports.



The Lite-Flite machines can be run by an extension cord plugged into an outlet, a gas generator near the machine at the mound, or a Jugs battery pack designed specifically for the Lite-Flite pitching machine. The second individual wants to anonymously donate two Lite-Flite battery packs. Each pack will run a pitching machine for roughly three hours. Having the battery packs means there is no tripping hazard from a cord running across the base path, and there doesn't need to be a noisy generator on the field. The value of the battery packs is \$360.00 each, for a total value of \$720.00.





The value of these combined sponsorships totals \$2,720.00.

The recommendation is that Town Council accepts the two anonymous sponsorship donations to our department, with the total value of \$2,720.00.

Motion: Mrs. Libby made a motion to approve the donation.

Second: Mr. Pelletier seconded.

Discussion: None.

Vote: All Affirmed.

#### E. Recreation Department Resolve Land and Water Conservation Fund Project

The Parks and Recreation Department has begun the process of preparing to apply for grant funding through the Land and Water Conservation Fund (LWCF). The grant funding is going to be used towards upgrading Puddledock and Riverside Parks, to meet the recreational needs of the community, and to improve the safety of these two assets. As part of the grant process, the LWCF requires Project Certification. This document certifies that our governing body (Town Council) certifies that they are aware of and approve the following:

- That Council authorizes Fort Fairfield Parks and Recreation Department to make application for financial assistance under the provisions of the Land and Water Conservation Fund Act, Public Law 88-578 for development of Puddledock and Riverside Park.
- That Council is familiar with the terms and conditions of the Land and Water Conservation Fund Project Agreement, revision dated March 1995 and hereby authorizes our Town Manager to enter into said agreement between Fort Fairfield and the State of Maine upon federal approval of the above identified project.
- That the Fort Fairfield Recreation Department has been legally constituted and is responsible for planning and carrying out the municipal recreation program, and the continued operation and maintenance of this completed project in accordance with

the terms and conditions of the Land and Water Conservation Fund Project Agreement.

- And that except for the financial assistance requested by this project application, no financial assistance has been applied for, given or promised under any other State or Federal Program.

The recommendation is that Council certifies the Parks and Recreation Department's parks renovation project so they may proceed with the application process to meet the June 30, 2022 deadline.

Motion: Mr. Ouellette made the motion to follow the recommendation.

Second: Mr. Pelletier seconded.

Discussion: None.

Vote: All Affirmed.

#### F. Library ADA Compliant Door

On March 1<sup>st</sup> 2022 the Library's ADA Compliant Entrance Door Opener suffered a terminal failure of the drive motor. This opener was installed in 1994 and operates the main rear entrance to the Library and provides the only access to our vertical wheelchair lift. The unit is no longer manufactured and is unable to be repaired and the motor is unable to be replaced. The entire drive head unit over the door must be replaced. Failure to repair the ADA automatic opener exposes the Town to possible fines of a minimum of \$75,000 up to \$150,000. Portland Glass was consulted and they have provided a written quote of \$3,328.00 for replacement of the unit.

The recommendation is the librarian director's recommendation is to accept the quote of \$3,328.00 and approve the director to engage the services of Portland Glass to replace the ADA Compliant Entrance Door Opener.

Motion: Mr. Butler made the motion.

Second: Mr. Pelletier seconded.

Discussion:

**Mr. Butler** – "Is this coming out of the Reserve Account, or the Library Account?"

**Ms. Powers** – "Jenn?"

**Mrs. Gaenzle** – "So, the Library has no Reserve Account."

**Mr. Butler** – "Okay."

**Mrs. Gaenzle** – "So, it's going to have to come from one of our other line items."

**Mrs. Libby** – "Admin has a Reserve Account?"

**Ms. Powers** – "We do."

**Mrs. Libby** – "And there's enough funds in there?"

**Ms. Powers** – "Absolutely."

**Mrs. Libby** – "So, that would be my recommendation, to take it from that. That's what we put it there for, correct?"

**Ms. Powers** – “Correct. It doesn’t meet the requirements under undesignated.”

**Mrs. Libby** – “Okay.”

**Ms. Powers** – “The undesignated (inaudible), so Admin Reserves would qualify for it.”

**Mr. Butler** – “So, we’d have to make an amendment to the motion to take it out of the Administrative Reserves? So moved.”

Motion: Mr. Butler

Second: Mrs. Libby

Vote: All Affirmed.

## G. Fort Fairfield ATV Club

Ms. Powers reads a letter for Kendall Stratton to the Council:

My name is Ken Stratton and I’m a resident of Fort Fairfield and have been for 28 years.

I am also the current President of the Fort Frontier ATV Club, here in Fort Fairfield and have been since 2017.

Back in 2017, after being elected president of the club, I had several in-town residents contact me, asking me if it was legal for them to operate their ATV from their residence to the local ATV Trails. They had told me that they had been stopped by our local police department and told that they were not allowed to use the side streets in town to get to the trails. Since getting back into ATVing in 2011, I have checked with our local police chief about road use and have always been told that we wouldn’t be bothered if we behaved and followed the rules of the road. I guess some folks are told that they can and others are told that they can’t.

Having heard from a few past club officers and our local state representative (that had been on the Town Council back then) that the Town of Fort Fairfield did approved ATVs using the town streets to get to the trails “many years ago”, but none of them could remember exactly when.

I inquired about this with our Town Manager back in 2018 and was told that he would look into this and get back with me. A few weeks later, he contacted me and told me that there was no record whatsoever that this had been approved by Town of Fort Fairfield and that if the residents of Fort Fairfield wanted to use the streets to get to the trail, we would have to go before the Town Council and ask again. I did and it was shot down.

A month or so later, I approached the Town Council again, this time asking for a few in-town ATV access routes (instead of all streets) that would provide a legal way for almost all of the in-town residents to get to and from the trails. Three of the four proposed access routes were denied.

This past winter, I found some free time to dig through old Town Council minutes and came across the minutes of April 12<sup>th</sup>, 2012, where the Town Council did, in fact, approve local residents using the side streets to access the local ATV trails.

Had I been given the information that I requested back in 2018, I never would have had to go before the Town Council to ask for the town to approve it (again) and this time have it shot down.

I’m here to ask the current Town Council:

- 1) Why was I told that there was no such record for in-town road use for ATVs being approved, when in fact it was and why was our local ATV Ordinance not updated to reflect this decision?
- 2) What can we do here tonight to straighten this out and make it legal for our local residents to use the streets to get to closest trail head? If in-town road use (for the sole purpose of getting to and from the trails) is going to be allowed for our local residents, I strongly suggest that we include what's allowed and what's not allowed in our local ATV Ordinance.

**Ms. Powers** – “There’s also a letter included in here from Chief Cummings.”

**Chief Cummings** – “I didn’t bring that letter, I just brought a few talking points. I, I did meet with Ken Stratton on, I believe it was Friday, regards to ATVs. We, we did have a good discussion. I do have a couple of issues with ATVs on the side streets, which wouldn’t be prudent of me if I didn’t bring those up. I believe that it poses a safety risk due to the volume of traffic on our side streets, how narrow the streets are, specifically Roosevelt, Fisher, Blaine, Brunswick, Milk, and Columbia, as well as the curves that create visibility issues on Columbia and Fisher, I’m sure you all know what I’m talking about. I believe that if we open up the side streets to all ATVs, we’re going to have a safety problem with ATVs, motor vehicles and pedestrians. I had a discussion with Mr. Stratton, President of the ATV Club. The law does allow governing bodies of municipalities to open up Town-owned streets and ATVs and set rules in place regarding this. The current ATV trails that we have, along with access routes, that have been designated in the past by the Town Council, allow ATVs access to all of our local food and fuel establishments on Main Street and Presque Isle Street. Anything that’s decided in regards to allowing ATVs would not include Route 1A, Route 161, Presque Isle Street or Main Street, because they are State roads. We don’t have any authority over that. In discussions with Mr. Stratton, should the Town Council decide to honor his request to open up the side streets to ATVs, working with the ATV Club, I recommend the following language for this type of access: limiting the ATV access to citizens and residents of Fort Fairfield who are using the roadway in accessing the ATV trail from their residence or home to trail only, limiting it from you live on Center Street, you’re going from Center Street to the trail and that’s, that’s it. You’re not going from Center Street to your buddy’s house on Brown Street to visit. I mean, this is just to get to the trail and this is to help citizens who, who cannot trailer or things like that to the Park and Ride. Requiring ATVs to travel to the extreme right of the roadway and travel no faster than 15 miles per hour. Fort Fairfield Police Officers will monitor the ATV traffic as we do with motor vehicle traffic to ensure that ATVs are adhering to the laws as set forth by the State and as directed by the Council. And, I believe if it starts to get out of hand and it starts to be a big safety issue, especially on streets like Brunswick, where the Elementary School is, there’s a lot of kids walking that street, it’s really narrow, vehicles have to move completely into the other lane to give children a place to walk and that’s an issue in itself, without adding ATVs to the mix. If it becomes a big issue and it’s really problematic we would need the Council to tighten the reins and maybe take that privilege away. Do you have any questions?”

**Mr. Kilcollins** – “Nope. We’re good.”

**Chief Cummings** – “I believe Mr. Stratton came to see me on Sunday. He brought a proposed, I guess, addendum to, to an Ordinance. We would need some time to, in working with Ms. Powers, to come up with some appropriate language for this and if, if the ordinance is going to be amended, then we need to go through the proper channels of a Public Hearing and so on and so forth, because, I know there are, not everybody in

Town is in favor of ATVs on the roadways. So, they would need a chance to come in and speak in regards to that as well.”

**Mr. Kilcollins** – “So, if I could get, possibly a motion to provide the next level of writing an ordinance for the Town Manager? We could take that step, but that’s what I would need is a motion to advise the Town Manager to pursue in an ordinance.”

Motion: Mr. Ouellette made the motion.

Second: Mr. Pelletier seconded.

Discussion:

**Mrs. Libby** – “So, we have access to all of the trailheads and the businesses, so this would just give additional access for people that are unable to trailer.”

**Chief Cummings** – “What did we say the maximum feet was probably, Ken we were kind of discussing that?”

**Mr. Stratton** – “Right now state law says you’re allowed 500 yards on the road from Point A to Point B. Point A being a piece of property you have permission to be on and same with Point B. If we wanted, if we had a compact zone here in Town, I’m told that we don’t, if we were to set a limit of say 1,000 yards, I think everybody pretty much in the compact zone would be legally be able to get to the trail. I know the discussion came up is if this every gets out of hand. The only people that would ever be operating on Brunswick Avenue are the two families that own ATVs there. Nobody else has business being on Brunswick Avenue. The same with Brown Street, Center Street and all the other streets. Get from your house to the closest trailhead. Don’t go to your friend’s house, no tooling up and down the road, no going around the block, no going to the grocery store. 15 miles an hour.”

**Mrs. Libby** – “My only concern is that we, you know, with the Police Department having issues with something that we’ve had, not having you, know, just being able to have to take care of that when we’re trying to take care of a lot of other things. That’s my only concern. I understand people trying to get to the trails, and, I mean, we should do so. I totally do understand that, and not everyone can trailer, so. I see that as well, but.”

**Mr. Stratton** – “So, we understand things kind of got out of hand last year, because we didn’t have a full-time Police Department here. Hopefully that won’t happen again.”

**Mr. Butler** – “Well this is the problem that we, we discussed before. I mean, it will get out of hand. We’re just introducing an ordinance is all we’re doing, is that right?”

**Mr. Kilcollins** – “That’s right.”

**Mr. Butler** – “Okay, so we’re going to introduce an Ordinance, so discussion will be taking place (inaudible)”

**Mr. Ouellette** – “Well, it’s really just a change to the existing order, I think.”

**Ms. Powers** – “It’s the same process though. You have to go through the procedures for an Ordinance.”

**Chief Cummings** – “I can tell you that the way our call volume has been over the last year, ATV law enforcement is not going to be one of our priorities because we’re dealing with drug issues, domestic violence issues, assaults and things of that nature, and traffic has kind of taken a back seat to all of those high priority calls, so, we’re not always going to have somebody on the side streets to monitor this, these issues so that can also be problematic. It’s like with anything else, there’s always going to be problems.”

**Mr. Kilcollins** – “Well, we’ll go for a vote.”

Vote: All Affirmative.

## H. WLR Property Zoning Change Request

The property Manager for WLR Property Rentals would like for Council to consider a zoning/change of use for their property located at 232 Main Street, the Village Square Building.

They would like to convert the second floor from commercial to apartment/residential space (10 spaces) with a focus on Senior Housing with an option to also convert a section of the first floor to apartment/residential space as needed.

The Planning Board meets May 10, 2022.

The recommendation is that Council directs the Town Manager to forward the request of WLR Property to the Planning Board for review and recommendation.

Motion: Mr. Butler made the motion.

Second: Mrs. Libby seconded.

Discussion: None.

Vote: All Affirmative.

## I. Maine Northern Railroad Group - Recreational Trail Development

Several communities and an independent State Authority in Central Aroostook County have joined into a coalition focused on the reuse potential for portions of the Maine Northern Railroad Corridor.

The railroad corridor currently leased from Maine Department of Transportation by Maine Northern Railway, an Irving Lands subsidiary, connects Presque Isle, Caribou, Fort Fairfield, and Limestone together via rail. Regular rail service, however, has not been offered past Maysville Street in Presque Isle for over two years, service to Caribou has not been offered for a decade and not since the mid 1990's to Fort Fairfield and Limestone.

This rail corridor that historically connected our communities has been largely abandoned in place, bridges have not been maintained and repairs have not been completed. Resulting in areas that are washed out, overgrown, or otherwise lost to time and elements, especially from Caribou north to Limestone and the former Loring Air Force Base.

Potential reuse of this corridor is envisioned with the development of a Regional Multi-Use Recreation Corridor once again linking our communities together or possibly a co-inhabited rail/multi-use trail system connecting the communities in Central Aroostook County and beyond.

This group will be requesting that the Maine Department of Transportation form a Rail Corridor Use Advisory Council, as defined by L.D. 1133, An Act to Amend the Transportation Laws that would, upon petition, review and make recommendations on the likelihood, benefits and cost of potential uses for portions of the Maine Northern Railroad Corridor in Central Aroostook County.

Recommendation is that Council agrees to sign a letter of support to Commissioner Van Note, Maine Department of Transportation, for a Rail Corridor Use Advisory Council.

Motion: Mrs. Libby made the motion.

Second: Mr. Ouellette seconded.

Discussion:

**Mr. Butler** – “This trailhead looks to me it’s going from Presque Isle to Caribou, to Limestone?”

**Ms. Powers** – “And, through parts of Fort Fairfield.”

**Mr. Butler** – “So they need the rent to go through the parts of Fort Fairfield, it’s not going to make it through Fort Fairfield what so ever.”

**Ms. Powers** – “It does. On the map.”

**Mr. Kilcollins** – “You know on the Strickland Road, or on the West Road, the old, right there. That’s where it crosses down, by Harty Ketches. That’s big. I just want to say everybody, this is, this is, this is a big event to connect this and have this work done. It is. It would bring a lot of economic resources to all our communities. It really would, so. Alright, we’ll have a vote.”

Vote: All Affirmative.

## J. Spring Clean-Up

Due to a lack of staff, we will be unable to do curbside pickup during spring cleanup this year, we will however accept wood, yard debris and metal that is brought to our sand shed Monday thru Thursday between the hours of 6:00 am to 4:30 pm on the week of May 16<sup>th</sup> thru May 19<sup>th</sup>.

Doing spring cleanup in this manner will allow us to still provide a good service to the taxpayer in a safe and timely fashion.

**Mr. Hanson** – “Any Questions?”

**Mr. Kilcollins** – “Yeah, I think they should probably know a little bit more what this is gonna detail.”

**Mr. Hanson** – “So, don’t put anything else beside the road. Bring it to the Sand Shed. We’ll load it onto a truck for you, separate it, take it where it needs to go. Anything that’s left outside of the hours specified will be considered littering.”

**Mr. Kilcollins** – “So, the, the, the cleanup process for everybody in Fort Fairfield would, would rely on them loading it themselves and bringing in to the Sand Shed.”

**Mr. Hanson** – “Yes, Sir. That’s correct.”

**Mr. Kilcollins** – “I think that’s the only misconfusement we may have. I just hope that everybody understands or can clerically get that out there to everybody because they’ve been so used to everybody just.”

**Ms. Powers** – “Yeah, because it’s so different this year, we would definitely.”

**Mr. Hanson** – “We’ve just been waiting for approval from the Councilor to have discussion on it so that we can get some advertisement out there to let everybody know what we’re going to do and that will start that process tomorrow.”

**Mr. Butler** – “There gonna be sectioned off areas around the shed where you put things, or?”

**Mr. Hanson** – “No, we’ll have a crew right there all day. We’ll have a loader sitting there so there’s no heavy lifting. Like I said, we’ve got limited staff. I envision three people there all the time, one traveling back and forth to the dump with the yard debris, we’ll have two trucks sitting there, loader loading into it, another two trucks for metal and a guy shuttling each one of those trucks back and forth to our metal pile.”

**Mr. Kilcollins** – “Yeah, the only thing I’d like to, even though you do advertise, I would like obviously, if, if somebody didn’t communicate in any way to find out the difference, we would be able to contact them first to let them know that they, this is what’s going on rather than not and there is trash side the road and we have the PD drive out and give them a ticket for litter, and, if, you know, I just, I just would like to see in this closet, they, you would make at least one of the attempt to contact the homeowner to say, hey this has changed.”

**Ms. Powers** – “Yeah, that’s a good suggestion. I don’t think that’s what Director Hanson was referring to. I think he meant people just dumping stuff at all hours right through that week.”

**Mr. Kilcollins** – “Right, okay. Okay.”

**Mr. Hanson** – “So, other towns have, have done what we’re doing and they’ve basically tried to leave the equipment sitting there and taxpayers came and just loaded there, it doesn’t work. You end up with batteries and tires and it just turns into a real mess.”

**Mr. Pelletier** – “So, Darren, if there was some things that out there, that had, we’ll say a lot of metal, a lot of stuff that they couldn’t get there, we’ll say, and then they had a mess that needed to be cleaned up, is there anything that could be done about that?”

**Mr. Hanson** – “No, we can’t do it for one and not another. If we’re gonna do it for one, we’re gonna do it for everybody. Unfortunately, we can’t pick and choose. I’d really like to do it the way we’ve been doing it. We just don’t have the staff. We wouldn’t be able to do it safely. I project it would take a month and, and in that month we wouldn’t be patching the road, we wouldn’t be cleaning ditches, we wouldn’t be taking care of water problems, you know, we would, we would put a lot of stress back on the taxpayer that way, so it’s an unfortunate situation, but it is what it is.”

**Mr. Kilcollins** – “Thank you.”

**Mr. Hanson** – “Yes, Sir. Thank you.”

## K. CDBG Applications

**Ms. Powers** – “So, we had two entities submitting Letters of Intent. The one for MSAD20, after Bob Clark from NMDC spoke with the Superintendent Doak, they’ve decided to hold back upon that Letter of Intent for now because of possible funding from the Department of Education. So, once we get more information on where they’re at with the amount of money that they may receive from the Department of Education, then we can formally introduce at a later time for NBRC, CDBG, any of, NMDC, any



of those other entities, but it was under the suggestion of Mr. Clark that we, we wait on that one. So, we just have the one Letter of Intent to vote on tonight.

The Letters of Intent to the Maine Department of Economic and Community Development (DECD and the Office of Community Development (OCD) for Community Development Block Grant (CDBG) Funds on behalf of Thibeau Farms LLC for grant funds to purchase equipment using the Economic Development Program and on behalf of MSAD#20 for grant funds to facilitate a Child Day Care Facility using the Community Facility Program.

The recommendation is that Council votes to authorize the Town Manager to sign the Letters of Intent for the Community Development Block Grant Funds on behalf of Thibeau Farms LLC and MSAD #20.

Motion: Mrs. Libby made the motion.

Second: Mr. Butler seconded.

Discussion: None.

Vote: All Affirmative.

#### VIII. Minutes of the March 16, 2022 Regular Council Meeting

Motion: Mr. Butler made the motion to approve the Minutes of the March 16, 2022 Regular Council Meeting.

Second: Mrs. Libby seconded.

Discussion: None.

Vote: All Affirmative.

#### IX. Warrants #19 \$167,117.68 #20 \$130,675.25

Warrant #19 in the amount of \$167,117.68 and Warrant #20 in the amount of \$130,675.25 was completed on 03/21/2022. Checking balance after completion of warrant #20 was \$505,757.14.

Motion: Mr. Butler made a motion to approve Warrants 19 and 20 as written.

Second: Mr. Ouellette seconded.

Discussion: None.

Vote: All Affirmative.

#### X. Other

**Scott Colton** – “First off, thank you Town Council for hearing me tonight. My name is Scott Colton and I am Vice President of K-PEL Industrial Services, and there’s been some

changes happening over there and some bigger changes to come. So, I'm here tonight to ask you folks for some help and I don't know, I'm not sure exactly what you have or what you don't have so, is, is, does everyone have a copy of the letter I presented to the Town along with the maps and whatnot? If you don't or if anybody wants one, I've got spares here."

**Mr. Pelletier** – "We have one."

**Mr. Colton** – "Okay, I'll set these here for a minute. And, just so you folks will kind of have some stuff to look at, it'll help illustrate. This is gonna kind of speak to what I'm gonna to be telling you folks. I know it's a lot of stuff but bear with me. We at K-PEL, for those that don't know, we've, we've been sold. We have a new owner, his name is Tyler Player. He owns PDI out of Westbrook and Presque Isle. He is a local person, he's from the Presque Isle area. And, so, some of you may know him, he's been in the area a long time. They own an engineering group and, basically, what they do at this time is go around the world. They design dryer systems for pellet mills, for lumber yards, for wood products of any kind that need to be dried. So, part of this marriage of the two companies, if you will, what we're going to be doing in the future is at the Cheney Grove, at the end of Cheney Grove the building there that we own, we've turned that into a manufacturing facility. A lot of what you see in the brochures and flyers are drying equipment. It's a lot of duct work, it's cyclones, it's a lot of equipment, it's fuel bins, it's structural steel. So, PDI travels the world selling systems, they design them and now we're going to build them and we're going to ship them all over the world from Fort Fairfield. So, you know, it's, in one sense, it's a great thing for us, but I think it's also a good thing for the Town of Fort Fairfield. There's several things that come about on this. Number one – what we're asking for is for you folks to consider to let us acquire some additional land that will be adjacent to the land that we own now. And, the reason for that, is we're just starting and we know we're too small already, which is a good problem, I guess, but the facility we have now will allow us to manufacture, but it's still a little bit small. So, some of the additional need for space is to put up another large building. We need to house the raw material, the steel that come in. We have, we're buying thousands of pounds of steel at a time, it's structural steel, it's everything that we need to, to manufacture what we're doing. So, on the other end of the manufacturing process, we have to paint the items before it goes to the customer. So, not only do we need that building to house the raw material before it goes in and to be worked on, but we, we need to paint the finished product. It's not like painting a car or anything that technical, but you know, folks that, customers that like to see this come to their place with a color on it and some protection from, you know, rain and the elements. Again, in those pamphlets it shows you a lot of what Tyler Player's PDI does and what they're selling and what we'll be building. At this point in time, in the last month, we've put on three employees, that, over what we had before. Our hope is by the end of June, first of July, somewhere in that neighborhood we will have gone from thirteen to twenty-six employees. So, we're looking to put on a substantial workforce in the area. We're looking to grow. We're looking to add buildings, which I think it's a win for everybody. It adds revenue for your Town and for you folks. It brings other employees to the Town and some of the spin-off for that is they're going to spend money in the stores and go each lunch and, you know, these sort of things. So, on my, on the letter that I presented, in the second page, you'll see a map of where our current building is, and then, forgive me, I did this but I didn't know, I wasn't positive what land you folks own versus what might belong to somebody else, so the dotted line between parcel one and parcel two is the existing fence that used to be the entry into the, into the power plant. You know, our goal, if it's possible, we'd like to acquire both those parcels. It's kind of a square there, but it, it's surprisingly a sizable piece there, and, and, it's, it's flat ground so, you know, that's a perfect place to set up a new building. The

parcel three does a couple of things. It kind of squares up our property on that side of the building and, but it also allows us a couple of things if, if we chose we wanted to add on to the west side of the building where that parking lot is now, we, we could add on in that direction, or if we found that bringing trucks down in to go through our existing building, we could come down, we could extend the driveway down, down around and take a straight shot into the building with tractor trailers as opposed to having to make a tight turn that's there now. So, we're just, we're trying to set ourselves up, we know we're gonna grow. We know we're gonna bring additional resources to the community. We know we're gonna to bring revenue to the community. We're asking you to help us do that and I'm open to any questions anybody's got."

**Mr. Butler** – "Who owns that property?"

**Ms. Powers** – "We do. That's the ReEnergy's. The only discussion that I've had with the Public Works Director, specifically, because we've had other businesses recently approach us about, and there's lots of space up there, so we really want to keep this turnaround as a tractor trailer turn around."

**Mr. Colton** – "It's not, forgive me, I don't, I don't want you to think I'm interrupting you, but we have no intent to, to close any of that off, because we know we need those roads as well. What we're looking to do is put a building in the middle of it and then we have options as to which way we can access the building. That little parking lot that's up there now is, is a great place for us sometimes it's easier for us to take things up there and load it onto tractor trailers. Tractor trailer drivers, they get a little fussy sometimes on, you know, how level their, their trailer is and where they like to be loaded, and they prefer easy. So, you know, it's just to us it just seems like an ideal fit for us and what our thought and plans are for our growth in the future."

**Ms. Powers** – "Maintaining that as a tractor trailer turnaround actually benefits the other businesses that are already established, like the recycling center. Currently, right now, the tractor trailers are, they have to do a lot of turning around. But, if it's a smooth, in the wintertime, smooth turnaround for them, it's much easier."

**Mr. Colton** – "Yeah, the existing road that goes, goes straight behind that parcel and goes out to where the chip pile used to be at the power plant, I mean that, that road is beyond what, what we're asking for, as far as that goes, but that whole turnaround, I mean, it benefits us just as well as it does anyone else."

**Mr. Pelletier** – "I think that turnaround up there could benefit anybody that's up there operating, really."

**Mr. Colton** – "I mean, sooner or later, we, I'm kind of making the assumption that where the old power plant used to stand, it's a matter of time somebody's going to be out there, so, you know, I mean, in the spirit of cooperation, it just benefits all of us to play nice in the sandbox."

**Ms. Powers** – "I have a question for you. It says building addition, what, what's the, is this part of the manufacturing side of it?"

**Mr. Colton** – "We're already talking about adding on to that, our existing building, because it's not big enough. You know, when the time comes for that, you know, we're looking to probably go in that direction and maybe taller than the existing building is now to give us some, some moving room, but. With PDI and K-PEL together, it just, it fits, it works really well and I think it's gonna to be something that's going to grow well in the future, because, as I said, Player Design, right now, they have probably thirteen projects going on in Canada, The United States, Vietnam, they're, they're all over the world, and, so you know, he's, he's another case of a local boy done well, and, with that in mind, I, I think

that the, the growth of us together just, you know, brings everything a step closer. One of the future steps is to not only design it, build it, send it out, but design it, build it and go install it. Because, the larger customers tend to want a turn-key package, they want something that they can just go to Tyler and say you either done well, or we've got some problems and we need you to fix it, or whatever the place may be. But, the situation is if, if we design it, build it, and install it, you know, chances are, if there's any issues along the way it'll be taken care of and a better product for the customer."

**Mr. Butler** – "How big of a building?"

**Mr. Colton** – "Unknown yet. Where the weird parcel is, somewhere in that neighborhood."

**Mr. Butler** – "Not that I really care, because anything new, I like. Cause, you know, I'm just trying to figure out."

**Mr. Colton** – "There's really still some planning to go into, you know, what that might look like. We definitely, along building a longer building, we see that as a benefit because all the different raw materials that we need, the different thicknesses and sizes of sheet steel, beams, angle iron, all that stuff would have to come into that building and be placed on rack and a storage system until it was time to bring it down into the, to the shop for fabrication. But, you know, even aside from the wood industry that PDI services now, PDI also plans on, on getting together with us and we're gonna to go to the local communities. We're going to go to the Twin Rivers Paper and we're gonna go to McCain's Easton and Huber and say 'folks, we have a full capability here, in your own, in your home area, there's no need to go to Wisconsin, there's no need to go. So, you know, hopefully in the future we open that door and, and allow, you know, growth in the local area as well. So, we really want to service Aroostook County, Fort Fairfield and the world."

**Mr. Kilcollins** – "Fantastic."

**Mrs. Libby** – "We're very excited to have PDI and expansion of K-PEL and growth in our community. It's very exciting, so we're glad to have you."

**Mr. Pelletier** – "Can I interject here for just a minute? I've known Tyler for a lot of years, and Scott and I've been in business together for twenty years, and these guys are on their game, they really are. I think that what they're telling us, is what's going on, so."

**Mrs. Libby** – "I've heard lots of great things about PDI, so, very excited to have him here."

**Mr. Colton** – "And, the amount of time that I've been dealing with him on, I'll say, my personal level and business level, I mean, I'm impressed as well so. He's, he's already, you know, taking us in directions, we're, we're building thirty BTU burners, biomass burners for facilities, we're building air heat exchangers, you know, it's, it's, it's, it's fun, it's fun and amazing and it's a good time."

**Ms. Powers** – "So, are you going to give a proposal for what you want, like how much, or what are?"

**Mr. Colton** – "Well, other than explaining to you folks what we would like to get, I wasn't even sure what was available. So, I guess what we would like to have is, as you folks come back to, you know, talk it over, do what it is you folks do, and then come back with an offer to us."

**Ms. Powers** – "This is our Tax Assessor, you know, Tony."

**Mr. Levesque** – "He knows me. If I could make a suggestion to the Town Council for the action that needs to go forward. I think you need to make a motion to authorize the Town Manager to negotiate a purchase/sale agreement to find out exactly what they need, what they would like to do, and what it would cost."

**Mr. Butler** – "That was my question. What do we need to do for that?"

**Mr. Levesque** – “That’s my opinion.”

**Mr. Hanson** – “If I could make a suggestion, for just a moment. There is a lot of land up there and we really should think about, you know, what your needs are and what you’re looking for, because you may want to go in a different direction. I know that’s level ground, but there’s level ground, there’s a lot of level ground up there and the issue that I can see that you may run into in the future, is having a right away going through three different broken up pieces of property that you’re trying to move equipment through back and forth, large equipment through. So, just, just think about that because you know you’re, you’re in the front of what should be a large built-up industrial area with all of that traffic trying to go through it. There are other options there.”

**Ms. Powers** – “All things we can discuss if Council allows us to.”

Motion: Mr. Butler made the motion.

Second: Mr. Ouellette seconded.

Discussion: None.

Vote: All Affirmative.

XI. A.1 M.R.S.A. § 405(6)(A) Personnel Matters

Motion In: Mr. Butler made the motion to go into Executive Session.

Second: Mrs. Libby seconded.

Vote: All Affirmative.

Time In: 7:17PM

Motion Out: Mr. Butler made the motion.

Second: Mrs. Libby seconded.

Vote: All Affirmative.

Time Out: 8:40PM

B.1 M.R.S.A. § 405(6)(C) Economic Development

Motion In: Mr. Butler made the motion.

Second: Mrs. Libby seconded.

Vote: All Affirmative.

Time In: 8:40PM

Motion Out: Mr. Butler made the motion.

Second: Mr. Ouellette seconded.

Vote: All Affirmative.

Time Out: 8:59PM

No action taken.

XII. Adjournment

Motion to Adjourn: Mr. Butler made the motion.

Second: Mrs. Libby seconded.

Vote: All Affirmative.

Council Adjourned at 8:59PM.

Respectfully Submitted,

Neadra E. Dubois,  
Council Secretary