

Fort Fairfield Town Council Meeting Minutes
Council Chambers
Wednesday, May 16, 2012
6:00 P.M.

2nd Public Hearing
FY 12/13/Budget

Dan started with the 2nd Public Hearing for the 12/13 budget. The purpose of this hearing is to allow for public comments on the Town of Fort Fairfield 2012/2013 budget. The first budget hearing was held on May 2 2012.

Dan shared a couple of articles from the Bangor Daily, “Protecting Main’s Credit” and Skipping Cost of Tax Breaks”, which are attached to these minutes.

In the 08/09 tax year our total expenses were \$2,622,286 compared to the 12/13 year of \$2,634,779 showing an increase in the last five years of \$11,493.00.

Since 2008 we have lost \$282,000 in revenue sharing. We have lost 45% of the money that we have been getting from the State. This loss of State and Federal funding is representative of the level of funding that can be expected in the future. This is our new reality that impacts all communities.

For Fort Fairfield to be successful and prosper we need to continue seeking out and acting on all feasible opportunities. We need to maintain and concentrate on coming together as a community. Focus on marketing Fort Fairfield to the outside world. We need to maintain a quality and nimble work force, need to react and act like a business. We need to do so much more together as a group. Citizens are our customers, need to treat them with respect, to provide quality services and maintain a reasonable tax structure. There are no quick and easy answers.

There were no comments or question, the public hearing adjourned at 6:11 PM.

Regular Council meeting opened at 6:12 PM

Councilors: David McCrea, Kim Murchison, Mark Babin, Terry Greenier and John Herold

Staff: Bill Campbell, Tony Levesque, George Watson and David Lown

Citizens: 4

Roll Call - Chair Kim Murchison 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 – NONE
- V. Correspondence and Reports
 - A. Licenses/Permits – None

- B. Financial Report – Dan – With two months in this fiscal year it appears that we will have a small surplus by the end of June. We have a number of accounts that probably will need some adjustment for next year. We have been over budget on postage for the past two years, this year much worse than last. On our income side we are still dealing with a shrinking revenue sharing line but nothing drastic. Our cash flow is fine, we have had some expenses related to the Senior Citizens Project, but these will be reimbursed at loan closing, which should be sometime in June.
- C. Tri-Community Landfill Report- Stev – Talked about the problem we are having with the plastic bags blowing out into the fields and the area farmers are concerned about their live stock eating them. Also had their annual haulers meeting/dinner and Earlan Turner was voted “Hauler of the Year”. We have also been working with DEP and we are confident that we will not be seeing any fines. We will be taking bids for the scrap metal we have accumulated, the income from this will pay for any unexpected expenses.
- D. Update on Senior Citizens Housing – Dan – moving forward, 90% drawings has been turned into Maine State Housing, looking at end of the month to go out to bid.
- E. Update on Health Clinic – None
- F. Police Department Update – Bill – This month we are working on an under age drinking incentive grant, we are checking in with stores and watching kids. We have been authorized for a new Stone Garden for a 12 week period at 10 hours per week. Bill has joined the Fort Fairfield Rotary Club. We have had another dog in our Canine Clink and it was adopted by one of our officers.
- G. Update on Rail Line Transfer – State is moving forward. There was a public hearing at noon today, there were no comments.
- H. Update on Purchasing the Apartment Building on Main Street – It has been purchased. George has met with JR McGillan regarding tearing the apartment building down and burying it on site. This will hopefully happen in a couple of weeks.
- I. Update on Riverside Park – George - The pavilion should be opened by Friday. Public Works is preparing for the paving to be done. Pavement blocks are being engraved with the names of all who volunteer and gave of their time. A ribbon cutting ceremony is scheduled for Friday during the Maine Potato Blossom Festival.
- J. Update on Installation of Coal Furnace at Public Works – The bids on installation came in, the lowest was \$13,000.00. The furnace has been ordered, same size and price as the community centers. George will have to build a furnace room and coal bin, estimated costs are between \$2,500 and \$3,000.

- K. Town Wide Clean-Up- Tony – Tony and George canvassed Fort Fairfield street by street and found 37 violations compared to 83 in 2005. An initial letter will go out and if Tony isn't contacted within 7 – 10 days a more aggressive letter will go out from the Police Department.
- L. Update on Dangerous Building – This is the half burned home located on Center Street. This has been cleaned up by Public Works and still needs to be buried. An itemized bill will be sent to the land owner and if this isn't paid within two years the property will become tax acquired.
- M. Update on Community Concert – Mike – Carolyn Dorsey has a student, Derek St. Peter, who did an internship in Nashville. While there he became friends with Matt Mason, winner of CMT's "Next Super Star". Matt has offered to do a charity concert in the county. This will take place on June 30th from 7 pm – 11 pm at Farm Park, tickets will be \$15.00 each. The opening act will be Neon Highway. The Fort Fairfield Chamber and Cary Medical Center are partnering for this project.
- N. Update on Quality of Place Council Meeting – Brent – Their meeting was on the 8th. Had a couple of visitors, Jonathan Lee, Slow Money Maine and Chris Hallwaver, Northern Girl. They were very impressed with the "Can Do" attitude of Fort Fairfield. Quality of Place Council minutes are attached to these minutes.

Dan, Mike and Brent will be meeting with Slow Money Maine Board of Directors to share our Investment Strategy and look to partner with them on projects of mutual interest. It's also important to point out that they are working with (CEI) Costal Enterprise which is also the same organization that Fort Fairfield is using with our new senior citizen facility.

Mike Bosse - We are also working on a project for home buyers, it is a work in progress. We are interested in putting up a home to entice new families to move to Fort. Riverview Homes have sent us a bid and floor plans. The next step is to get bids for a foundation, then have it appraised. The appraisal needs to come in 20% higher than the home value. Have also spoken with NMCC, (the sinawak house) and was told we could have a home delivered as early as 2013. The location of this new home will be at Meadow Lane.

VI. Old Business -

- A. Approve Bid on Tax Acquired Property – Property located at 304 Dorsey Road, property consists of a house that all the windows and doors have been taken out resulting with the structure being exposed to the weather for over a year. There is a 5,000 gallon gasoline tank buried on the property, a 4,000 sq/ft machine shop that appears to be in reasonable condition. County Environmental Engineering, Inc sent a good faith estimate of \$2,800.00 based on no soil contamination. We received one bid from LJM Holdings, LLC in the amount of \$1,200.12. Currently back taxes and costs are \$3,689.12. Need

to decide if the town is to assume the responsibility of cleaning up the property, burying the house and disposing of the underground tank, then putting it out to bid again or to sell as is and relieve the town of the liability.

Motion: Terry Greenier moved to approve to except the bid in the amount of \$1200.12 from LJM Holdings, LLC and provide a Quit Claim Deed.

Second: Mark Babin

Vote – Kim, David & John Nay
Terry and Mark - Affirmative

Discussion:

David McCrea – I know we don't want this property, the machine shop is worth a considerable more than the bid of \$1,200.12. I would like to see us put it out there again and try to get a higher bid.

Terry Greenier - The machine shed is in good shape, we have already gone three years with no taxes, do we want to continue not receiving any revenue?

Motion: David McCrea moved to extend the bid for one more month and except the highest bid at that time leaving the property as is.

Second: John Herold

Vote – All affirmative

- B. Approve Quitclaim Deed to Linda York – The property located at 65 Columbia Ave, was tax acquired March 2nd.

Motion: John Herold moved to approve giving Linda York a Quitclaim Deed for property located at 65 Columbia Ave.

Second: David McCrea

Vote – All affirmative

VII. New Business

- A. Approve Proclamation Recognizing MMA Award to Seth Woodman – Seth, a seventh grader in our Middle School was one of four State-wide winners in the Maine Municipal Associations essay contest “If I Led My Community”

Motion: Terry Greenier moved to approve a proclamation and this will be presented to Seth in his classroom.

Second: Mark Babin

Vote – All affirmative

- B. Consider a Proposal with the Halfway Home Pet Rescue – They are currently located in Norma Milton's home, which they have out grown and are looking to relocate to a new facility to meet their expanding needs. We would like to propose that we allow for a structure to be built on our property located Cheney Grove, which we would own. We would provide a perpetual lease to HHPR that would allow for them to fulfill their mission to cats. We would provide help with the ground work to prepare for a cement slab and with help from the Utilities District, bring water and sewer to the building. We would utilize town employees to help build the external structure and put on a roof. We would not be paying for any of the materials. HHPR has a dedicated board and they are looking for a more permanent home with us

Motion: David McCrea moved to approved working with HHPR in building a new structure at no cost to us.

Second: John Herold

Vote – All affirmative

VIII General Election

- A. Council Designation of opening and closing of polls
Rec. Open 8:00 am and close 8:00 pm
- B. Council Designation of central counting location
Rec. Town of Fort Fairfield Community Center
- C. Council Designation of voting polls location
Rec. Fort Fairfield Community Center
- D. Council Ratification of election warden
Rec. Mary Whitmore, Warden
- E. Council Ratification of election warrants
- F. Council Ratification of election clerks and counters

Motion: John Herold moved to approve A – F as presented.

Second: Terry Greenier

Vote – All affirmative

IX. Minutes: April 18, 2012 and May 2, 2012

Motion: David McCrea moved to approve Minutes of April 18, 2012 and May 2, 2012 as written.

Second: John Herold

Vote – All affirmative

X. Warrants: #22 - \$69,638.56; #23- \$375,123.23

Motion: John Herold moved to accept warrant #22, #23 as presented.

Second: Mark Babin

Vote – All affirmative

XI. Other – NONE

XII. Executive Session -
move into executive session at 7:31 PM

MRSA 405(6)(A) – Personnel

No action taken

XIII. Adjournment at 8:15 PM

Respectfully submitted,

Rebecca J. Hersey
Council Secretary