

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

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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

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 allow 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, 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

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

Second: John Herold

Vote All affirmative

- C. Disposition of Tax Acquired Property, 19 and 21 Richard Street Mr. James Risner
th 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 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 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

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.

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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 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 ion, which will be paid
-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 opd tha

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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

Second: Mr. McCrea

Vote All affirmative

XII. Adjournment

Council adjourned at 7:28 p.m.

Respectfully submitted,

Rebecca J. Hersey
Council Secretary