

**Presentation by The Aroostook Medical Center
Council Chambers
Wednesday, April 22, 2014
5:30 P.M.**

Mike Bosse opened the meeting with introduction, Jay Reynolds, Jim McKenney, Gene Lynch, Bruce Sandstrom and Tim Doak from The Aroostook Medical Center.

Mike and George had a brief walk through of the 70's section of CGH last week. The building is set up in three different sections, the 1950's, 1960's and the 1970's sections. We looked at the 70's section because previously there was some discussion that maybe the Town would be interest in utilizing this section.

Tim Doak then went on to share some of the history of the CGH building and its timeline. It was originally constructed in 1950, which is two stories, approximately 23000 sq. feet. All of the utilities for the structure originated in this part of the structure, this includes the sewer, water, telephones and electrical entrances.

The 1961 wing was built originally for a tuberculosis hospital. This is a single story building with a basement, less than 20,000 sq. feet and this is where the Health Center is located.

The 1971 addition was added specifically for offices, it is a split level, just under 9,000 sq. feet.

In 1982 the Community General Hospital merged with TAMC. The Fort Fairfield Health Center was built in 1990 and continues from that location for the past 24 years. Most recently Crown Ambulance base was relocated into the hospital, then two weeks ago Crown was relocated here to the Community Center.

We have been talking to a lot of groups for a long time, about if it makes sense to relocate the Health Center and if we did that what would happen to the rest of the building, is there some potential reuse for it, does it make sense to look at some re-use options? A developer has come in and looked at the building and has come to the conclusion that given how it was built, very specifically for a hospital, codes have change, ADA accessibly, it was determined that it would be a lot cheaper to tear it down. The unused portion of the building which represents some 50,000 sq. feet continues to deteriorate. We have had some increasing roof leaks, problems with frost action.

There are two things that TAMC thinks is very important and one of them being that the Health Center remains. The Second is the tearing down the remainder of the buildings, that being the 51 and the 71 building, with the final approval from the Board of Trustees. The asbestos abatement has begun, County Abatement from Caribou was the low bidder, they have been working there for about six weeks now removing the asbestos from the 51 and the 71 sections. This is \$220,000.00 project, almost all of the flooring in both sections, the ceiling and all of the pipe-wrap contains asbestos. The building is not in great condition, we don't think it is economically viable to do anything with this building. We also had the bricks tested and they do contain

asbestos in the mastic coating, so the entire skin of those sections contain asbestos. The building's roof in the section 51 has significant leaking. TAMC's intent is to preserve the cornerstone and the sign and with the final approval of the board, demolition should begin in a couple of weeks. Using local contractors the final cost of the demolition will be approximately one million dollars.

Discussion:

John Herold - What are the plans for disposing of the asbestos debris and the bricks.

Tim - All of the asbestos from the inside of the building are being removed by the abatement contractor, being put into 50 gallon drums and going to a landfill in Ohio which is a license asbestos facility, the bricks will be buried on site.

John - This burying of the asbestos mastic bricks on site is going to affect any future construction on site.

Tim - It limits what can happen on this site, it can stay as a lawn, or we can build a parking lot over it. But you can't do any activity that would dig down to the extent that you would run into that material.

Asbestos is a mineral fiber that was incorporated in all of these different places primarily because it is a very good insulator it is also a really good binding agent. It is a health hazardous to your lungs, it can cause mesothelioma lung cancer. It is only harmful if it is broken and becomes air born. The contractor will be compacting the bricks and using it as fill mixing it with soil to0.

Sodeberg of Caribou was the low bidder for the demolition of the building. We are still waiting for final Board approval.

Fort Fairfield Town Council Meeting Minutes
Council Chambers
Wednesday, April 22, 2014
6:00 P.M.

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

Staff: Tony Levesque, Ella Leighton, Mike Jalbert, Tom Towle, George Watson

Citizens: 16 including media

- I. Roll Call - Chair David McCrea asked that the record reflect all councilors are present with the exception of Susan LeVasseur.
- II. Prayer – Tony Levesque offered the prayer
- III. Pledge to the Flag - All in attendance pledged their allegiance to the Flag.
- IV. Public Comment Period –

Wayne Troicke – Update of the Meadows project, they have full occupancy.

Also the Frontier Historical will be having fund raiser to replace the roof on the block house, the existing roof is 38 years old

Stev Rogeski - Voiced his concern with finding the funds to fill the position of the Towns Marketing Director. He stated that this is a very important position for the town and it's critical that this position is filled.

- V. Correspondence and Reports

A. Licenses/Permits- One liquor licenses for Boondock's

B. Financial Report – Mike B. – On the revenue side, all items seem to be on track, State Revenue Sharing also being on track for this year with what was budgeted. Our expense status for the 9 months is pretty much on track with only a couple of exceptions. One being the Community Center heating account being over by \$2,500.00 due to a higher than normal heating degree days and the cold snap earlier in the season. Our Cash flow has stabilized, we are anticipating tapping into the Sweep Account for the next warrant.

C. Homeless Shelter – Mike Eisensmith, President and Steve Eyler, Executive Director – Talked about the operations and about the funding, where things go and how things work. Over the last three years there have been twenty people from Fort Fairfield using the shelter. They totaled 849 bed nights, a bed night is one person in a bed for a night. In those same three years we have had 563 unduplicated people stay with us, 150 of those were children under the age of 18. They totaled 2,442 nights and since we feed everyone, for free, there were 73,206 meals provided. 75% of the people who come to the shelter are from Aroostook County, they are our neighbors, they are our friends. We do an extensive background check before anyone is allowed in. All residence are drug tested upon admission and we randomly test for alcohol. Our funding comes primarily through Maine

Housing in Augusta, we do receive funds from United Way of Aroostook. Critical additional funds are requested from Municipalities to keep the doors open and lights on. We ask for \$1.50 per resident from the municipalities that we serve, which equals \$5,244.00 per year from Fort Fairfield.

- D. Tri-Community Landfill Report – Stev Rogeski –. Everything is going pretty well. Want to thank the council for their support in our purchase of the excavator, with this we have been able to maintain the flows coming down the hills so that we didn't have any leachate breakouts. We have had our annual DEP report given to us and everything passed with flying colors with the exception that we still have a small gas migration problem which was why we put the gas burning system in.
- E Department Report: Fire Department – Mike Jalbert – The ice went out smoothly considering what was headed our way, with the winter and spring that we have had worst things could have happened. Not just due to the ice out but also due to the run off which cause some issues. There were 22 different organizations that came to help us, there were no injuries. We had 73 hours at the pump station, we had two rescues and one structure fire. The biggest thing we had to do was closed roads, we have to stage people there to keep people out.

Mike Bosse - George provided a report which is attached to these minutes. List various damage caused to roads and cost associated with these roads. We had approximately \$46,500.00 in damage to our roads. George and Mike did an extremely good job. Also mentioned that we now have a signed agreement with Crown Ambulance and the personnel is now staying here in this building and we are housing the ambulance here as well.

- F. Quality of Place Council/Chamber Report –

a. Letters to Council – QOPC, Chamber, Downtown Businesses

Phil Christensen, President of the QOPC spoke to the council endorsing the filling of the position of Marketing Director for The Town. We have the Main Street Committee and there is still a lot of things that need to be done to market our town, it is very important for the growth of Fort Fairfield.

Carolyn Dorsey – Treasure for the Chamber of Commerce – Would like to expand on what Stev and Phil stated earlier. We are very supportive, we understanding that it isn't very easy at budget time to find funding for positions. But the Marketing and Economic Development Director position is very critical in what we do as the Chamber of Commerce.

Pat Canavan and Peggy Strid here to represent the businesses on Main Street. Would like to recognize the Chamber of Commerce and the QOPC. I would also like to say that I haven't seen anybody. As a business owner I think that is one of the most important things to happen because we are the commerce in this town. We would like to have more people come in, we would like this to be a very positive interaction. We have a lot of energy, we

have ideas, we certainly know what we can use for support from the town. We would like to be part of some of the idea generating energy that the Chamber of Commerce has, we would like to hear some of the ideas that the QOPC has. We are struggling, we open our stores and we watch traffic go by. There is nothing on Fort Fairfield's web site stating what the stores are. We would like to see the business supported more.

G. Senior Citizen Update- Mike – This is at full capacity, the Town can now seek the developers fee.

H. 2014/15 Budget – Mike – Today is the deadline for submitting a budget to the Council. After the budget workshop there were several items that the council requested and I have included those on this budget. This new budget will address our aging fleet of plow trucks and equipment, funding of the school, the filling the position of the Marketing and Economical Director, an extra police officer starting in September and the cost of living increase to the town employees. The first Public Hearing is scheduled for April 30th, at 6:00pm here in the Council Chambers.

VI. Old Business – None

VII. New Business –

A. Community Development Week Proclamation 14-01 – Tony is requesting the Community of Fort Fairfield to acknowledge and celebrate Community Development Week, April 21 through April 26, 2014

Motion: John Herold moved to approve the Proclamation 14-01 as Community Development Week, April 21 – 26, 2014

Second: Jason Barnes

Vote – All affirmative

B. Huber Engineered Woods – Request for endorsements – Huber purchases several cords of wood from Canadian suppliers and because of different truck weight limits, Canada are 109,000 pounds while in the U.S. the limit is 100,000. They are requesting a special permit from MDOT to allow their Canadian suppliers travel through our community at a higher limit.

Motion: Jason Barnes moved to approve Huber Engineered Woods – Request for endorsements

Second: Robert Kilcollins

VOTE: John Herold – Nay

Jason Barnes, David McCrea
and Robert Kilcollins - Affirmative

- C. Police Department Sub-grant Award for Buckle Up – No Excuses - Takes place between May 19th – June 1st.

Motion: Robert Kilcollins moved to approve the Police Department taking part in the Buckle Up – No Excuses sub-grant.

Second: Jason Barnes

VOTE: John Herold – Nay
Jason Barnes, David McCrea
and Robert Kilcollins - Affirmative

- VIII. Minutes: March 19, 2014-

Motion: Jason Barnes moved to approve Minutes of February 19, 2014 as written.

Second: John Herold

Vote – All affirmative

- IX. Warrants: #20 - \$97681.39 and #21 - \$325,402.60

Motion: John Herold moved to accept warrant #20 & #21 as presented.

Second: Jason Barnes

Vote – All affirmative

- XI. Other – None

- XII. Executive Session – 7:00 PM

Motioned: Jason Barnes moved to go into Executive Session to discuss

1 MRSA 405(6) (A) Personnel

1 MRSA 405 (6) (C) – Economic Development – Tax Acquired Property

Second: John Herold

Vote – All affirmative

Came out of executive session at 7:35 PM

No action taken

Adjournment at 7:36 PM

Respectfully submitted,

Council Secretary
Rebecca J. Hersey