



City of Old Town

Special Council Meeting Minutes July 15, 2019

Council convened July 15, 2019 at 6:00 p.m. in the Old Town City Council Chambers, 265 Main Street

Councilors present – President Stan Peterson, Shirley Brissette, Donna Ketchen, Jan Klitch, David Mahan, Carol May, and Kyle Smart

Administration present – Bill Mayo, Danielle Berube, Travis Roy, David Russell, Lance Farrar, Scott Wilcox, Irene Pehrson, and Michaëlle Lachance

Others present – Lin Lufkin, David Wight, and 3 citizens

Council President Stan Peterson called the meeting to order at 6:00 p.m.

Approval of the Minutes

Motion made by Councilor Smart, seconded by Councilor Klitch,

Resolved, the Old Town City Council hereby approves as presented the June 3, 2019 Regular Council Meeting, the June 17, 2019 5pm Special Council Meeting, and the June 17, 2019 6pm Special Council Meeting minutes. *Approved, all in favor, 7-0*

Petitions, Communications, and Citizens' Requests

Ethelyn Gross and a family member addressed the City Council to consider an additional year real estate tax abatement for property owned at 60 Jefferson Street, Old Town. Council President Stan Peterson suggested that Bill Mayo, City Manager, and Travis Roy, Tax Assessor, review the matter and report findings at next Council meeting. Stan also requested to put any lien/foreclosure action on hold. *Approved, all in favor, 7-0*

Reports

City Councilors

Councilor Brissette communicated a tree near the Jefferson Street School has presented problems with loss of power and limbs falling and now presents as a safety issue.

Councilor May communicated that a resident contacted her with a complaint about City owned property near the synagogue that needs lawncare/landscape maintenance.

Councilor Brissette and City Manager, Bill Mayo, also received a similar complaint about the property.

City Manager

City Manager, Bill Mayo, communicated that he and Travis Roy, Tax Assessor, will be in Augusta on Friday for a State Property Tax hearing – City of Old Town v. Expera.

Consent Agenda – New Business Items 1, 2, 3, 4, 5, 6, 7, & 8

Motion made by Councilor Smart, seconded by Councilor May,

Resolved, the Old Town City Council hereby approves the Consent Agenda – New Business items 1, 2, 3, 4, 5, 6, 7, & 8 as presented. *Approved, all in favor, 7-0*

Hearings and Second Reading of Ordinances

Old Business

Habitat for Humanity Update

Travis Roy, Tax Assessor, and Lin Lufkin, Habitat for Humanity Board Member and Chair of the Building Committee updated the City Council on their efforts for the possible donation/purchase of foreclosed property located at 1064 West Old Town Road (Rte.43) to add affordable housing in Old Town. Sara Trafton, Executive Director of Habitat for Humanity, was unable to attend.

Travis Roy communicated that no bids were received when the 1064 West Old Town Road property was advertised for sale. He further reported that John Rouleau, Public Works Director, submitted proposal for \$4,000, for the public works staffs' demolition and removal of the 1974 mobile home on the property donated sometime in past by Jay Shorette. A second proposal was submitted by Streets' Landscape for the demolition and removal of said property in the amount of \$3,000. Both proposals would utilize the City of Old Town's tipping credits at the Juniper Ridge Transfer Station.

Lin Lufkin communicated his continued interest in obtaining the property for Habitat for Humanity and intent to build a single-family home on the site, if obtained. He expressed time and funds may be an issue because of the current condo project in progress in Old Town, but he would "like to keep his hat in the ring."

Discussion and consensus amongst the Council was that Streets' Landscape's proposal of \$3,000 for the demolition and removal of the 1974 mobile home on the 1064 West Old Town Road property, utilizing tipping credits at the Juniper Ridge Transfer Station, would be accepted.

In addition, the consensus amongst the Council was once the demolition and removal of the mobile home was completed, the property would be advertised for sale by bid.

If no bids are received, the property would be donated and/or sold to Habitat for Humanity. Travis will update the council on this process at the next council meeting.

CDD Landfill Update

Bill Mayo, City Manager, updated the Council on the CDD Landfill. Now that there is funding from the State, there is a meeting on July 26 with the Department of Environmental Protection to review and develop a plan to close the CDD land fill and determine the amount of funding needed to cover cost.

New Business

Consent Agenda

Motion made by Councilor Smart, seconded by Councilor May,

1. Resolved, the Old Town City Council hereby approves the annual request of the Orono-Old Town Kiwanis organization, for permission to allow use of the Juniper Ridge Transfer Station and waiver of the tipping fees for their charitable auction on July 18-20, 2019. ***Approved, all in favor, 7-0***
2. Resolved, the Old Town City Council hereby approves an application from the Stillwater Federated Church, for a Minor Special Event Permit for a food sale to be held in Coombs Park on August 10, 2019 and waiver of the permit fee. ***Approved, all in favor, 7-0***
3. Resolved, the Old Town City Council hereby approves an application from the New Life – Old Town organization, for a Major Special Event Permit for the Day of Hope event to be held in Riverfront Park on August 24, 2019 and waiver of the permit fee. ***Approved, all in favor, 7-0***
4. Resolved, the Old Town City Council hereby accepts an after-deadline redemption on foreclosed property for Terry F. Awalt located at 322 Stillwater Avenue Unit #1 for payment of 2017, 2018, & 2019 real estate taxes in the amount of \$5,579.97 plus \$67.47 lien cost and \$371.93 interest; for payment of 2018 and first quarter 2019 sewer fees in the amount of \$464.19 plus \$5.71 interest; and the \$150 late redemption fee for a total amount of \$6,639.27; and further authorizes the City Manager to execute a Municipal Quit-Claim Deed. ***Approved, all in favor, 7-0***
5. Resolved, the Old Town City Council hereby accepts a Maine Emergency Management Agency (MEMA): Homeland Security Grant in the amount of \$9,000 for ballistic vests for the Old Town Emergency Medical Services (EMS) personnel. ***Approved, all in favor, 7-0***
6. Resolved, the Old Town City Council hereby approves the Victualer's License application for Jason & Kylie Coleman, d/b/a Jersey's Subs & Sweets, 601 Stillwater Avenue #1. ***Approved, all in favor, 7-0***

7. Resolved, the Old Town City Council hereby approves the Lunch Wagon application for Monica Hursh, d/b/a Monica's Sweets & Treats. ***Approved, all in favor, 7-0***
8. Resolved, the Old Town City Council hereby approves the Lunch Wagon application for Joseph W. Larson, d/b/a Joe's Chuck Wagon. ***Approved, all in favor, 7-0***

Motion made by Councilor Klitch, seconded by Councilor Ketchen,

9. Resolved, the Old Town City Council hereby acknowledges, approves, and ratifies any and all actions taken in contracting for the sale, and conveyancing of any of Lots 1-5, as depicted on the City of Old Town Airport Business Park Subdivision Plan, recorded on May 13, 2019, at the Penobscot County Registry of Deeds as Plan 2019-39. ***Approved, all in favor, 7-0***

Motion made by Councilor Brissette, seconded by Councilor Smart,

10. Resolved, the Old Town City Council hereby authorizes City Manager, William J. Mayo, to take any and all actions, upon such terms and conditions as he deems necessary or appropriate, to conclude the sales and conveyancing of any of Lots 1-5 of the Airport Business. ***Approved, all in favor, 7-0***

Motion made by Councilor Ketchen, seconded by Councilor May,

11. Resolved, the Old Town City Council hereby authorizes the replacement purchase of the existing Nerderman rail system with STR Plymovent Source Capture Emergency Vehicle Exhaust Fume Removal System for the Fire Department in the amount of \$66,930.00; Funds to be expended from account 01-120-60-6420 and authorizes the transfer of funds from the city facility and infrastructure reserve account 09-529-65-7200 to account 01-045-4853 to offset the cost. ***Approved, all in favor, 7-0***

Motion made by Councilor Mahan, seconded by Councilor Brissette,

12. Resolved, the Old Town City Council hereby approves the amended Appropriation Resolution 2019-1 of the FY 2019-2020 Municipal, County and School Budget. The budget calls for City expenditures of \$11,150,612, Penobscot County Taxes of \$657,253 and RSU #34 expenditures of \$5,401,782 for a total City, County and RSU #34 Budget of \$17,209,647 with total City revenue and reserve transfers of \$7,345,626 for a net property tax requirement of \$9,864,021. ***Approved, all in favor, 7-0***

Additional motion made by Councilor Mahan, seconded by Councilor Brissette,

Resolved, the Old Town City Council hereby approves an additional amended to the Appropriation Resolution 2019-1 of the FY 2019-2020 Municipal, County and School Budget of an additional reduction of \$85,000 to City expenditures. The amended budget calls for City expenditures of \$11,065,612, Penobscot County Taxes of \$657,253 and RSU #34 expenditures of \$5,401,782 for a total City, County and RSU

#34 Budget of \$17,124,647 with total City revenue and reserve transfers of \$7,345,626 for a net property tax requirement of \$9,779,021. *Approved, all in favor, 7-0*

Adjournment

Motion made by Councilor Klitch, seconded by Councilor Brissette, moved to adjourn at 6:32 p.m. *Approved, all in favor, 7-0*

Respectfully submitted,

Michaëlle Lachance
Deputy City Clerk