



SPECIAL COUNCIL MEETING – JANUARY 16, 2018

Council convened January 16, 2018 in the Old Town City Council Chambers at 265 Main Street.

Councilors present: President David Mahan, Shirley Brissette, Donna Ketchen, Jan Klitch, Carol May, John Nuttall and Stan Peterson.

Administration present: Bill Mayo, Katie Foster, Danielle Berube, Patty Brochu, John Rouleau, Travis Roy, David Russell and Scott Wilcox.

Others present: Two citizens in the audience.

Council President Mahan called the meeting to order at 6:57 p.m.

Councilor Peterson, seconded by Councilor May, moved to approve the Minutes of the December 4, 2017 Organizational and Regular Council Meetings. **Approved all in favor, 7-0.**

COMMUNICATIONS

Kirkland Road resident Ed Spencer expressed his unhappiness with how the Planning Board operated with the Landfill Expansion issue.

REPORTS

President Mahan reported on the Committees he has assigned and when the meetings are scheduled.

Councilor Klitch thanked the Ambulance Department for saving her life recently.

Councilor May gave kudos to the Public Works Department for a great job handling the last 3 big storms.

Manager Mayo reported that the half year budget reports will be sent out soon to get ready for budget discussions next month; 2) he's aware that pot holes are an issue and the Public Works Department is working to keep up with them the best they can; 3) he is leaving for vacation in Florida and will be gone 2 weeks.

CONSENT AGENDA

Councilor May, seconded by Councilor Klitch, Resolved, the Old Town City Council hereby approves the Suggested motions under New Business items 1, 2 & 3 as presented and as follows:

Item #1: Resolved, the Old Town City Council hereby accepts the donation from Riverside House of Pizza in the amount of \$140.00. These funds will be deposited into the City Community Food Drive Account #00180 which in turn will be paid out to the Good Shepard Food Bank.

Item #2: Resolved, the Old Town City Council hereby authorizes the City Manager to execute a Municipal Quitclaim Deed to clear the Title of a 1988 undischarged Tax Lien for property located on Map 31, Lot 57 and owned by KRK, LLC/Munroe Jt. Irrevocable Trust.

Item #3: Resolved, the Old Town City Council hereby approves a renewal application for a Malt, Spirituous & Vinous Liquor License for John Rondo d/b/a Yamas, 268 Main Street.

Consent agenda items approved all in favor, 7-0.

OLD BUSINESS

The City Council considered removing an item regarding property at 159 Perkins Avenue that was tabled at the December 4, 2017 Regular Council Meeting.

Councilor May, seconded by Councilor Klitch, Resolved, the Old Town City Council hereby removes the item regarding property at 159 Perkins Avenue from the table. **Approved all in favor, 7-0.**

The City Council considered authorizing the City Manager to execute all necessary documents to transfer the property located at 159 Perkins Avenue to the Bangor Area Habitat for Humanity for the development of affordable housing.

Councilor Ketchen, seconded by Councilor Brissette, Resolved, the Old Town City Council hereby authorizes the City Manager to execute all necessary documents to transfer the property located at 159 Perkins Avenue to the Bangor Area Habitat for Humanity.

Lin Lufkin from Habitat for Humanity reviewed what they discussed at the last meeting. He said that Habitat builds or rehabs properties for people who don't have enough income to go the conventional loan process. The property on Perkins was looked at for rehab but it wasn't feasible for that purpose and has since been demolished. He passed out a sketch of what they are envisioning as a 3-plex. He thinks there's enough room for the 3 unit buildings. He thought they would be able to start construction in August of 2018. They've had University of Maine Engineering students and EMCC students working on their current projects. Councilor Klitch asked how they fund it and Mr. Lufkin replied it's mostly from donations. Councilor Peterson said Lindsey Foundation donated everything but the cost of the concrete and Sargent's did all the ground work for free for the current project. The building will be sold at commercial value. The owner can get a 30 year loan with no interest. The potential owners will also have to give 200 hours to the project. He said there's an architect from Blue Hill who has done several of these 3-plexes and has offered his plans. Councilor May worries about how the owners will get along and feels it would be better served as a single family home. She also feels Old Town citizens should be given first priority to purchase. Mr. Lufkin said there's still a lot of work to be done which probably won't be completed until May.

Motion approved 4-2. Councilors May and Ketchen opposed.

The City Council considered removing an item regarding the renewal of a Liquor License and Special Amusement Permit for the American Legion that was tabled at the December 4, 2017 Regular Council Meeting.

Councilor Peterson, seconded by Councilor Klitch, Resolved, the Old Town City Council hereby removes the item regarding the renewal of a Liquor License and Special Amusement Permit for the American Legion from the table. **Approved all in favor, 7-0.**

The City Council will consider approval of a Liquor License and Special Amusement Permit for the American Legion.

Councilor Klitch, seconded by Councilor May, Resolved, the Old Town City Council hereby approves a renewal application for a Malt, Spirituous & Vinous Liquor License and Special Amusement Permit for the American Legion, Tedd-Lait Post #75, 20 Water Street.

The City Clerk reported that they have complied with all the Inspectors issues.

Motion approved all in favor, 7-0.

NEW BUSINESS

The City Council considered approval of a renewal application for a Malt, Vinous & Spirituous Liquor License & Special Amusement Permit for the Boomhouse Restaurant.

Councilor Peterson, seconded by Councilor Brissette, Resolved, the Old Town City Council hereby approves a renewal application for a Malt, Spirituous & Vinous Liquor License and a Special Amusement Permit (No dancing) for Luke Duplessis and Matthew Duque, d/b/a The Boomhouse Restaurant, 170 Main Street.

The City Clerk reported they still owe monies for Personal Property tax, past due sewer and past due UDAG loan. The Code & Fire Departments also had a few issues.

Councilor Peterson, seconded by Councilor Brissette moved to amend the motion to “approve contingent upon all monies owed to the city be paid and inspections approved by the Code & Fire Departments”. **Approved all in favor, 7-0.**

Original motion as amended approved all in favor, 7-0.

The City Council considered renewing the annual Animal Control Agreement with Penobscot County for Animal Control Services in the City at the cost stated in the Agreement.

Councilor Brissette, seconded by Councilor May, Resolved, the Old Town City Council hereby approves renewing the annual Animal Control Agreement with Penobscot County at the cost stated in the Agreement for Animal Control Services in the City. **Approved all in favor, 7-0.**

The City Council considered authorizing the City Manager to take all necessary steps to retain Tax Acquired properties pursuant to the mature tax lien process.

Councilor Nuttall, seconded by Councilor Klitch, Resolved, the Old Town City Council hereby authorizes the City Manager to take all necessary steps to retain the following Tax Acquired Properties:

1. 586 Main St., Map-28, Lot 1-Single Family-Brian & Lois Croman-Occupied
2. 8 Southgate Rd, Map 3, Lot 68-A-1997 Trailer/land-Herbert & Lisa Davis-Occupied
3. 70 Front St., Map 31, Lot 181-2 Unit home-Orange Blossom Spec.LLC-Vacant
4. 2444 Bennoch Rd, Map 3, Lot 44A-1968 Trailer/land-Estate of Paul Nadeau-Vacant
5. 1064 W. Old Town Rd, Map 2, Lot 24-1970 Trailer/land-Sherman Davis-Vacant
6. 942 W. Old Town Rd, Map 2, Lot 30A-Single Family-US Rural Housing-Vacant
7. 18 Bosworth St, Map 31, Lot 165-Vacant Land-Alan & Beverly Greenleaf

Assessor Travis Roy said these properties are all matured tax liens and are foreclosed. He recommends they be disposed of by Municipal Quitclaim Deed. Two of the properties are occupied and the City would let the new owners deal with the tenants. He said the #7 property is in between the 2 foreclosed properties that the City demolished the buildings on last month and recommend merging them into 1 lot which will be the size of the Perkins Avenue property. Code Officer Russell said that would make the lot big enough to allow for a 5 Unit building.

Motion approved all in favor, 7-0.

The City Council considered going into Executive Session for the purpose of discussing a Personnel matter.

Councilor May, seconded by Councilor Klitch, Resolved, the Old Town City Council hereby approves going into Executive Session at 7:40 p.m. pursuant to MRSA Title 405, Section (6)(A) for the purpose of discussing a Personnel matter. **Approved all in favor, 7-0.**

Councilor May, seconded by Councilor Klitch, moved to come out of Executive Session at 8:20 p.m. **Approved all in favor, 7-0.**

Councilor Peterson, seconded by Councilor Klitch, moved to adjourn at 8:20 p.m. **Approved all in favor, 7-0.**

Adjourned,

Patricia A. Brochu, CMC
City Clerk-Old Town, ME