

**CITY OF EASTPORT  
CITY COUNCIL MEETING  
WEDNESDAY, MARCH 13<sup>th</sup>, 2019  
SHEAD HIGH SCHOOL - BAND ROOM - 6:00 P.M.**

EXECUTIVE SESSION - 5:30 P.M. TO 6:00 P.M.

(Recording Reference WS700354 & 700355)

- |   |                                     |
|---|-------------------------------------|
| <input type="checkbox"/> Personnel Matters                                | <i>Title 1 M.R.S.A. § 405(6)(A)</i> |
| <input checked="" type="checkbox"/> Real Property or Economic Development | <i>Title 1 M.R.S.A. § 405(6)(C)</i> |
| <input type="checkbox"/> Labor Negotiations                               | <i>Title 1 M.R.S.A. § 405(6)(D)</i> |
| <input checked="" type="checkbox"/> Consultation w/Legal Counsel          | <i>Title 1 M.R.S.A. § 405(6)(E)</i> |
| <input type="checkbox"/> Poverty Abatement Application                    | <i>Title 36 M.R.S.A. § 841</i>      |

**MOTION** EMERY      **SECOND** PEACOCK      **(PASSED 4-0)**      **TIME: 5:30p.m.**  
*Councilor Small Not Yet In Attendance "But Expected"*

To go into Executive Session under *Title 1 M.R.S.A. § 405(6)(C) for Real Property or Economic Development* and under *Title 1 M.R.S.A. § 405(6)(E) Consultation with Legal Counsel.*

**MOTION** PEACOCK      **SECOND** EMERY      **(PASSED 5-0)**      **TIME: 6:05p.m.**  
To come out of Executive Session.

**Those in Attendance:** Council President, Roscoe Archer, III, Councilor Scott Emery, Councilor Hailley Bradbury, Councilor Jeanne Peacock, and Councilor, Peter Small arrived at 5:55 p.m.. Also present were City Manager, Ross Argir; City Clerk, Ella Kowal; and Legal Counsel, Dennis Mahar.

**Audience Attendance:** Elizabeth Hastings-Renner, Jana Sutherland, Jesse Sutherland, Paula Bouchard, Kathryn Lewis, Gordon Smith, Gerry Morrison, Earl Small, Doug Hoover, Coleman Brice, Susan Coopersmith, and Paul Emmert.

**REGULAR COUNCIL MEETING**

(Recording Reference WS700356)

**I. CALL TO ORDER**

Council President, Roscoe Archer, III called the meeting to order at 6:06 p.m.

**II. ACTION from EXECUTIVE SESSION**

**MOTION PEACOCK SECOND BRADBURY (PASSED 5-0)**

To take possession of and put out to bid a vacant lot at 32 Mitchell Street referencing tax map # with a minimum bid of \$2,000.00 which was acquired by the City through foreclosure of non-payment of real estate taxes for FY2017. with a minimum bid of \$2,000.00

**III. PUBLIC HEARING(S) - THERE WERE NONE**

**IV. ACTION on PUBLIC HEARING(s) (not applicable) - NONE**

**V. ADJUSTMENTS to AGENDA**

The City Manager address the Council with a request brought forward to make an adjustment to the agenda to add (h) *“Authorize the City Manager to accept a repayment extension of the loan held by The First with a current principal balance \$63,000.00 for three years with principal payments to continue at \$10,000.00 per year plus interest with the balance due April 1<sup>st</sup>, 2022 under Item VII - New Business; and to also add to the Consent Agenda Item E - “Appointment of Jesse Sutherland to the Park and Recreation Committee”*. The City Clerk asks the City Manager to clarify what this is for and he responds it was for consulting services for the airport.

**MOTION BRADBURY SECOND PEACOCK (PASSED 5-0)**

To authorize an adjustment to the agenda to add (h) under Item VII – New Business “Authorize the City Manager to accept a repayment extension of the loan held by The First with a current principal balance of \$63,000.00 for three years with principal payments to continue at \$10,000 per year plus interest with the balance due April 1<sup>st</sup>, 2022; and to also authorize an adjustment to the Consent Agenda to add Item E - “Appointment of Jesse Sutherland to the Park and Recreation Committee.

**VI. UNFINISHED BUSINESS - THERE WERE NONE**

**VII. NEW BUSINESS**

The City Manager addresses Council and reminds them that they had approved at last month's meeting an increase of rental rates at the mill from .14 cents a square foot to .20 cents a square foot and that there are tenants in the audience to address this matter.

Council President opens up the floor to the audience and *Gerry Morrison* addresses the Council to say that he was in receipt of a letter from the City Manager relative to the increase that Council approved at the last Council meeting. He further comments to say that this is reflective of an increase of 60% and that it is too much for a small business and he would like to

negotiate a price to bring it down lower. He asks the Council to work with them as they would like to continue rental of the building but at an affordable amount. He makes reference that he pays \$13,000.00 per year and makes his payment on time.

The City Manager addresses the Council to clarify a discussion was had of rental rates but no decision was reached nor an agreement.

**Former Councilor Earl Small** and a tenant of the mill building also addresses the Council and he reflects that he has a small place at the mill and pays \$2,400.00 per year and that his rate increase would go up to almost \$3,900.00 per year. He notes that this increase is not cost effective for him, and if it were to remain at .20 cents a square foot, he would need to opt out all together.

**Wayne Clossey d/b/a Downeast Masonry** addresses the Council as well and speaks to that it is not feasible for him also with this amount of increase and comments to say that he only uses the building four months out of the twelve months that he pays for.

Council President asks if there are any comments from the Council. **Councilor Peter Small** responds to say that he feels it needs to be looked into more and feels with the number of businesses out there that we consider some type of adjustment. **Councilor Jeanne Peacock** would also like to see Council work with the tenants. Council President, Roscoe Archer, asks the tenants if they had met or have any idea what they feel would be a fair increase and they responded with an increase of \$.16 cents per square foot. The City Manager makes reference that this is on the detail sheet that has been passed around.

a) **Revisit the Rental Rates for Rear Portion of Guilford Mill**

MOTION PEACOCK SECOND SMALL (PASSED 4-1)  
*Councilor Scott Emery Voted "NO"*

To *rescind* last month's motion of the rate increase to .20 cents per square foot to the rental rates at the mill and to *approve and authorize* a **re-negotiated price** for an increase of **.16 cents a square foot** and to *revisit* this again next year.

b) **Revisit the Potential Storage of School Buses in the Gilford Mill**

Council President addresses the City Manager and asks if he has information on this. He responds with a yes and recaps that at the previous meeting brought discussion of storing them in the Tex-Shield portion of the mill. He comments to say that Howie Johnson and Richard Clark came together and did some brainstorming with a proposal of storing the buses in the winter in the other side of the mill in the loading space with the larger door and notes that this side of the mill is open more.

**Councilor Peter Small** responds to say that this may be an issue when there are any equipment needs that the buses would need to be moved out. The City Manager responds that it is his understanding that it is proposed that the buses would be there just during the winter. **Councilor Scott Emery** reminds Council and the City Manager that people do work out there on weekends. The City Manager responds that he was hoping that there was a representative from the school that could speak to the availability of bus drivers to move said buses – but no one was present.

**Council President** asks if there was another location to be considered and then he continues to say that if the buses are going to be out all day that they do have block heaters in them and the motors are home and that there is no reason for them to run for half an hour. The **City Manager** responds that the only alternative was the idea that comes from Howie and Richard and that there was no other proposal presented. **Council President's** opinion is for them to remain where they are. **Councilor Jeanne Peacock** notes that she did some research and spoke with bus driver, John Mealey, and asked for his opinion and he responded that he feels they should be inside to preserve it. He makes reference to a problem of them being at the fire station and if the power went out it would be very cold. Whereas, if it were in a heated garage it would not pose such a problem. **Councilor Jeanne Peacock** addresses the City Manager about getting a generator out at the Tex-Shield building and he responds that there is one that could be hooked up there. She further states that she understands the potential issue for accessibility of moving equipment in or out. **School Board member Elizabeth Hastings-Renner** responds to say that she is uncertain that they would be able to have a bus driver available all the time on a weekend. **Councilor Jeanne Peacock** comments to say that she feels it is a good idea but not for the location that is being proposed. **Councilor Scott Emery** comments to say that winter is pretty near over and that there is no need for panic and take another look at it next year. **Councilor Scott Emery** recommends tabling it for now and **Councilor Hailley Bradbury** responds to say that she is in agreement with Councilor Scott Emery.

**MOTION** EMERY **SECOND** BRADBURY **(PASSED 5-0)**

To table this item and revisit it in the fall.

c) **Adoption of Rules and Procedures for City Committees**

The City Manager addresses the Council to say that committees not established by the Charter do not operate with any set of rules and procedures. He has drafted a two-page set of uniform rules and regulations designed to apply to those committees when conducting business, keeping in mind that the City Charter prevails.

**MOTION** BRADBURY **SECOND** PEACOCK **(PASSED 5-0)**

To approve and adopt the Rules and Procedures for City Committees as submitted and presented by the City Manager.

d) **Accept Award of \$182,000.00 from Maine Dept. of Transportation for**

The City Manager reminds Council that this was a grant that the previous City Manager (Elaine Abbott) applied for a couple years as well as this year. He makes Council aware that when Maine DOT awarded this grant to us, they took it back. This will help with the design and construction of sidewalks. He further comments to say that there is a local match of \$45,500.00 and that half of this amount has been budgeted for in the previous capital improvement plan for the fiscal year that we are currently in (FY2019) and the remaining half is drafted into the budget for FY2020 under capital improvements. He continues to say that the estimated completion of the project is three years from now as the State is leveraging federal funds. This will provide repair and replacement to existing sidewalks as well as handicap accessibility.

**MOTION BRADBURY SECOND PEACOCK (PASSED 5-0)**

To approve accepting an award of \$182,000.00 from Maine Dept. of Transportation for Design and Construction of Sidewalks along High Street from Key Street to Spruce Street.

e) **Renewal of Lease with the City – Paula Bouchard d/b/a Rosie's Hot Dog Stand**

**MOTION PEACOCK SECOND SMALL (PASSED 5-0)**

To approve the renewal lease with the City and Paula Bouchard d/b/a Rosie's Hot Dog Stand as submitted and presented for an annual amount of \$1,250.00 from 4/1/2019 through to 3/31/2024, reflecting a five-year period.

f) **Council Liaison/Manager Updates**

**MOTION BRADBURY SECOND PEACOCK (PASSED 5-0)**

To approve the Liaison/Manager updates as presented and given.

g) **Council Approval of Consent Agenda**

**MOTION BRADBURY SECOND EMERY (PASSED 5-0)**

To approve the Consent Agenda as submitted.

h) **Council Approval to Authorize the City Manager to Accept a Repayment Extension of the Loan Held by The First with a Current Principal Balance \$63,000.00 for Three Years with Principal Payments to Continue at \$10,000.00 per Year Plus Interest with the Balance due April 1<sup>st</sup>, 2022.**

The City Manager addresses the Council to say that he believes the loan was taken out two years ago to pay consultants for the proposed airport snow removal building and that it was anticipated that we have FAA funds on completion of the building and that the building is not complete but that the payment has become due

but is not budgeted for this year. He has spoken with The First and they are offering to extend the loan for a three year period at an interest rate of 2.5% as opposed to the initial 1.6%. Council President asks the City Manager if he has attended one of their meetings. He responds they have not held one since he started with the City.

**MOTION** PEACOCK **SECOND** BRADBURY **(PASSED 3-2)**

*Councilors Scott Emery & Roscoe Archer Voted "NO"*

To authorize the City Manager to accept a Repayment Extension held by The First with a Current Principal Balance of \$63,000.00 for Three Years with Principal Payments to Continue at \$10,000.00 per Year Plus Interest with the Balance due April 1<sup>st</sup>, 2022 with an Interest Rate of 2.5%.

### **VIII. COUNCIL ISSUES**

Councilor Jeanne Peacock expresses appreciation to the City Manager for making arrangements for newly elected members of the Council an opportunity to visit the various site locations of the City to better understand what is before them with decision making.

### **IX. ADJOURN**

**MOTION** EMERY **SECOND** BRADBURY **(PASSED 5-0) TIME: 7:42 p.m.**

To adjourn.