

CALAIS CITY COUNCIL
MARCH 10, 2016

The first regular monthly meeting of the Calais City Council was held this date in the Council Chambers of the Calais City Building at 6:00 p.m.

Present were Councilors Howard, Rogers, Mingo, Moreside, and Nixon.

The City Clerk opened the meeting asking for nominations for Mayor Pro Tempore.

Councilor Moreside nominated Councilor Mingo. This nomination was seconded by Councilor Nixon. There being no further nominations, it was unanimously voted that Councilor Mingo be Mayor Pro Tempore.

On a motion by Councilor Howard and a second by Councilor Moreside, it was unanimously voted to approve the following consent agenda:

- A. Previous Minutes
- B. Treasurer's Warrants City through March 9, 2016
\$ 361,390.63
- C. Treasurer's Warrants School through March 9, 2016
\$ 574,092.95
- D. Treasurer's Warrants Water through March 9, 2016
\$ 56,123.75
- E. Monthly Departmental Reports
- F. Chase Fund for March - \$150.00

The City Manager then gave his report. He asked the Recreation Director to update the Council on the funding raising campaign for the Calais Pool. The Manager then asked the Council to consider suspending the Council rules in order to add an agenda item.

Councilor Geel entered the meeting at 6:07 p.m.

On a motion by Councilor Nixon and a second by Councilor Moreside, it was unanimously voted to suspend the Council Rules. It was then moved by Councilor Nixon, seconded by Councilor Moreside, and unanimously voted to add "consideration of Interim Financing Bids to the Council Agenda.

Attendance

Mayor Pro Tempore

Consent Agenda

City Manager's report

Councilor Geel

Suspend Rules/add agenda item

Interim Financing Bids

The Finance Director presented the Council with the following bids received on Interim Financing for the \$500,000 South and Harrison Street Project:

Total financing: \$500,000

The First:

Int. rate: 1.09% (1 year), 1.32% (2 years), 1.48% (3 years)

Maturity Date: 1, 2 and 3 years from issue date

Annual interest only payments

No closing costs

No Bond Counsel required

Bangor Savings Bank:

Interest rate: 0.86%

Maturity Date: September 22, 2017

Annual interest only payments

No closing costs

Bond Counsel required

Machias Savings Bank:

Interest rate: 2.15%

Maturity Date: 3 years from issue date

Annual interest only payments

No closing costs

No Bond Counsel required

On a motion by Councilor Nixon and a second by Councilor Geel, it was unanimously voted to award this bid to Bangor Savings Bank, with an interest 0.86% for a term of 18 months and authorize the Finance Director to sign the documents. This motion is pending favorable comparison of Bond counsel costs with Interest costs.

There were no Council Committee reports presented.

There was no CDRC Report.

At this point the City Clerk presented the Council with the following list of Tax and/or Sewer acquired properties with Committee recommendations, that were discussed at a Property Committee meeting on March 3, 2016:

INSERT PROPERTY COMMITTEE RECOMMENDATIONS

On a motion by Councilor Howard and a second by Councilor Nixon, it was unanimously voted to approve the Property Committee Recommendations as presented.

On a motion by Councilor Howard and a second by Councilor Moreside, it was unanimously voted to approve a request from Mike McLean of the Calais American Legion, to hold Flag Raising Ceremonies at the Triangle Park on Tuesdays prior to the Concerts in the Park.

It was moved by Councilor Moreside, seconded by Councilor Howard, and unanimously voted to approve a request from the Maine Wabanaki Reach and Schoodic River Keepers to hold a River Run along Route #1 from the Rest Area to the Wabanaki Center on Union Street on April 30th.

On a motion by Councilor Geel and a second by Councilor Moreside, it was unanimously voted to authorize the City Manager to fill the Fulltime Police Officer position, with his choice of David Claroni.

The next agenda item was a discussion of the Audit. There will be a workshop on Tuesday, March 22nd at 9:00 a.m. to go over the Audit.

Other items addressed with no Council action being taken at this time included:

- MDOT Public Hearing at next meeting to discuss North Street Traffic Light.
- Feedback on newly provided Ambulance Financial Report.
- need to look at more paving in next year's budget.
- Property Maintenance Ordinance, begin to enforce, look for properties in need of maintenance.
- Plans for Tourist Info Center Building, need for Property Committee to meet.
- Culverts for sale on Craig's List
- Street Sweeping Program

Tax/Sewer Acquired Properties

Flag Raisers

Historic River Run

Fulltime Police Officer

Audit Workshop

Other Items

--Salt Brine, working?

--Drug Awareness Meeting

There being no further business to come before the City Council at this time, it was moved by Councilor Nixon, seconded by Councilor Moreside, and unanimously voted that this meeting be adjourned at 7:00 p.m.

ATTEST: _____

Theresa M Porter, City Clerk

Ayer, Richard – 28 Lincoln Street – Land & Bldg.

Assessed Value Land=\$9,800 Bldg=\$36,300

Outstanding Balance = \$3,982.01

No mortgage holder, Certified mail signed. 30-day redemption letter sent, and there was no response. Appear to be walking away.

Committee Recommendation: Tim Krug get price on asbestos removal. Refer to City Solicitor for due diligence.

Bridges Bros – 3 properties

MAIN ST – 8/6/27 Assessed Value = \$21,700 Outstanding Balance = \$1976.17

RIVER RD – 33/201/202 Assessed Value = \$15,100 Outstanding Balance = \$1,423.12

428 MAIN – 7/1/17&12 Land Value = \$65,300 Bldg Value = \$17,100 Outstanding Balance=\$6,978.39

Committee Recommendation: accept Payment arrangement of \$2000.00 down And remainder paid within 1 year.

Carter, Gary L – 33 Lafayette St – Land & Bldg.

Assessed Value Land = \$18,100 Bldg. = \$99,300

Outstanding Balance = \$1,610.79

Certified Mail was sent to Gary and two other mortgage holders. Gary's was unclaimed, so it was resent by regular mail. One mortgage holder signed, the other mortgage holder's card was not returned to us, so we did a USPS tracking of certified mail and it indicates that the mail was delivered. I also sent the 30-day redemption letter to Gary and did not receive a response. I messaged him on Facebook and have not received a response.

Record Mortgage holders – MERS, P O Box 2026, Flint, Michigan 48501-2026 (signed Certified)

- ACE Securities Corp – Home Equity, c/o BAC M/C: CA6-914-01-43, 1800 Tapo Canyon Rd, Simi Valley, CA 93063 – card is missing but we did a USPS Tracking of Certified mail and it indicates it was delivered.

Committee

Recommendation: Refer to City Solicitor for due diligence.

Chan , Yau Hung – 43 North St. – land & bldg.

Assessed Land Value = \$18,200 Bldg. = \$138,800

Outstanding Balance = \$10,447.42 Plus outstanding loan of \$88,884.67

Asking for a proposal. Email provided

Committee

Recommendation: Put to bid with stipulation that we can accept or reject any or all bids

Dow, Christopher – 78 Monroe St – Land Only

Assessed land Value = \$6,200

Outstanding Balance = \$9,808.56 plus outstanding Special Tax of \$6,555.92 (Demolition)

All certified mail unclaimed. 30-day redemption letter sent, no response

Committee

Recommendation: Put to bid with stipulation that we can accept or reject any or all bids. Discuss minimum bid?

Fullmore, John & Christina – 77 Garfield St – Land Only

Assessed Value = \$6,600

Outstanding Balance = \$2,285.26 plus outstanding Special Tax of \$10,639.64 (Demolition)

Certified mail to Fullmore unclaimed. 30-day redemption letter was sent, with no response. Certified Mail sent to record mortgage holder was signed.

Record Mortgage Holder – US Bank National Assn, 60 Livingston Ave., St Paul MN 55107

Committee Recommendation: Put to bid with stipulation that we can accept or reject any or all bids. Discuss minimum bid?

Lyford, Alan – 431 North Street – Land & Bldg

Assessed Land Value = \$18,500 Assessed Bldg Value = \$47,200

Outstanding Balance = \$6893.70

A foreclosing Tax Lien was paid, but the sewer lien was not. Mr Lyford plans on attending the property committee meeting with a proposal or request.

Committee Recommendation: accept payment arrangement of \$2000.00 down And remainder paid within 1 year.

Matthews, Les – North St – Land Only

Assessed Land Value = \$5,300

Outstanding Balance = \$614.09

Certified mail unclaimed. 30-day redemption letter sent. No response.

Committee Recommendation: Refer to City Solicitor for due diligence.

McDonald, Desiree – 22 Boardman St – Land & Bldg

Assessed Land Value = \$11,700 Assessed Bldg Value = \$58,600

Outstanding Balance = \$14,432.91

No mortgage holder. Certified mail signed. I spoke to Desiree this week. She claims there is too much water damage and neglect damage, done to the home. She is walking away. They are currently looking for homes for a few animals and then they are moving to Belfast.

Committee Recommendation: Refer to City Solicitor for due diligence.

Ramsey, Robert – 90 Lafayette St., Land & Bldg

Assessed land value = \$7,500 Assessed Bldg value = \$32,500

Outstanding Balance = 3,833.85

Crystal has sent a letter to Mr Ramsey, we currently are holding 2 checks totaling \$600. I believe Mr Ramsey is working out of town during the week, and has not received the letter yet.

Committee Recommendation: still awaiting response to letter sent by Finance Director

Reed, Harriet V Heirs – 469 South St., Land & Bldg.

Assessed land value = \$15,900 Assessed Bldg Value = \$50,000

Outstanding Balance = \$5,568.65

Send certified mail to Justin Reed (grandson) and to Caroline Phillips in Canada. No response from either. Also no response from 30-day redemption letter,

Committee Recommendation: Refer to City Solicitor for due diligence.

Steadman, Beulah – 8 Tyler St., Land & Bldg

Assessed land value = \$6,400 Assessed bldg. value = \$700.00

Outstanding Balance = \$775.97

Steadman, Beulah – Main St., Land Only

Assessed land value = \$6,000

Outstanding balance = \$684.84

Certified mail unclaimed, resent regular mail. No response. Sent 30-day redemption letter, no response.

Committee Recommendation: Put to bid with stipulation that we can accept or reject any or all bids

Dow, Petra – 27 Price Street – Land & Bldg

Assessed land value = \$6,200 Assessed bldg. value = \$22,100

Outstanding Balance = \$7,649.68

This property has been tax and sewer acquired for 2 years. Previously put out to bid, no bidders. We have tried to secure property. Code enforcement has indicated that there seems to have been someone squatting.

Committee Recommendation: Fire Dept to do Controlled burn after checking for pets

Day, James heirs – 146 Union Street 3 lots connected, land & bldg.

Assessed land value = \$14,200 Assessed Bldg value = \$6,800

Outstanding Balance = \$3,813.83

This property has been acquired for 2 years, no bidders.

Committee Recommendation: Demolished Buildings and put out to bid

Santos, Richard – McLean Street – land only

Assessed land value = \$7,800

Outstanding Balance = \$1,107.74

This property has been acquired for 2 years, no bidders.

Committee Recommendation: Put to bid with stipulation that we can accept or reject any or all bids

Harris, Peter – 23 Lincoln Street – Land & Bldg

Assessed land Value = \$11,900 Assessed Bldg value = \$61,200

Outstanding Balance = \$1,323.25

This property has been foreclosed on by mortgage holder. They have paid all taxes, but missed the sewer liens. I have spoken to the foreclosure attorney and they indicate that they will be paying the outstanding balance within 30 days.

Committee Recommendation: Mortgage Holder will be paying within 30 days

Pascarella, Philip & Britani – 345 Main St., Special Tax

Outstanding Balance = \$15,585.43

Committee Recommendation: Abate \$3475.00 plus interest on that amount. Britani will pay the balance.