

CALAIS CITY COUNCIL
MAY 26, 2016

The second 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 was Mayor Moore presiding over Councilors Geel, Howard, Rogers, Mingo, and Moreside.

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

- A. Previous Minutes
- B. Monthly Department Reports- Olver Associates
- C. Treasurer's Warrants City through May 25, 2016
\$214,483.75
- D. Treasurer's Warrants School through May 25, 2016
\$487,607.02
- E. Treasurer's Warrants Water through May 25, 2016
\$ 25,557.15

The City Manager then gave his report on the following:

- Culvert replacement on Shattuck Rd
- Bids received on Price Street tax acquired property demolition
- Nash's Lake Dam inspection by our Engineers

The City Manager then asked that the Council consider suspending the Council rules in order to add 2 agenda items.

On a motion by Councilor Howard and a second Mingo, it was unanimously voted to suspend the Council rules in order to add 2 items dealing with banking issues.

It was then moved by Councilor Geel, seconded by Councilor Rogers, and unanimously voted to authorize the Finance Director to open up a checking account with Bangor Savings Bank, on which the City Manager, City Clerk, and the Finance director will be signors. This account will be for the Draw-Downs on the interim financing for the South/Harrison Street Project.

Then on a motion by Councilor Geel and a second by Councilor Mingo, it was unanimously voted to authorize the City Treasurer to

Attendance

Consent Agenda

City Manager's Report

Suspend Council Rules

Bangor Savings Bank
Resolution

2 new accounts at The First

write a letter to The First, requesting two new checking accounts be opened with the intent that the School will use these under the new City-school bookkeeping method. The signors would be the Superintendent, City Manager, and Finance Director.

The following Council Committee reports were submitted:

1. **Finance Committee** – No report
2. **Property Committee** – met prior to City Council meeting to discuss St Croix #1 Brick Repointing Project Proposal.
3. **Public Safety Committee** – No report
4. **Public Works Committee** – No report
5. **School Liaison Committee** – met on Budget
6. **Economic/Community Development Committee** – met with Joe Cassidy of WCCC on uses for the Tourist Information Center Building. Also met with John Pottle on the TIF Policy, and scheduled the next meeting on June 3rd at 8:00 a.m. to discuss Dark Fiber and ATV Trail.

There was no CDRC Report

The next agenda item was Tax Acquired Property. The City Clerk informed the Council of 2 requests from property owners for the redemption of their property.

On a motion by Councilor Howard and a second by Councilor Geel, it was unanimously voted to authorize Robert Ramsey to make monthly payments of \$500 in order to redeem his property located at 90 Lafayette Street.

On a motion by Councilor Moreside and a second by Councilor Rogers, it was unanimously voted to authorize John Day to make payments of at least \$200 per month on the property located at 146 Union Street, provided that Mr. Day remove the junk trailer, tear down the out buildings plus clean up the land. These improvements must be done by September 1, 2016.

The next agenda item was the St Croix #1 brick repointing project. The Council was approached by Gary Young with a proposal to repoint the bricks of the St Croix #1 Firehouse. Mr. Young proposes a bid of \$55,000 to complete the project within 4 months. This bid is contingent on Mr. Young gaining ownership of the property at the rear of his buildings at 435, 449, and 455 Main Street. There will be a 5-foot buffer between this land and St Croix #1 Firehouse. On a motion by Councilor Moreside and a second by Councilor Rogers, it was unanimously voted to authorize the City

Committee Reports

Tax Acquired Property

St. Croix #1 Brick Repointing

Manager, along with the City Solicitor to draw up a contract and deed.

There was no public input on agenda items

The first item under new business was a discussion on the City and School Dept Budget meetings and the June City Council Meetings. There will be a budget workshop on the next 2 Thursdays, June 2 and June 9. The City Council meetings for June will be on June 16th and June 30th.

On a motion by Councilor Moreside and a second by Councilor Geel, it was unanimously voted to schedule a Public Hearing on June 16, 2016 on the issuance of a General Obligation Water Bond in the amount of \$687,800 to finance water system improvements in the vicinity of Union Street.

INSERT WATER BOND ORDINANCE

It was moved by Councilor Mingo, seconded by Councilor Geel, and unanimously voted to authorize the City Manager to enter into a 10-year agreement with Southwest N. B. Service Commission for the tipping of waste and demolition debris.

On a motion by Councilor Howard and a second by Councilor Moreside, it was unanimously voted to expend \$2500 from the Dawson Fund to contribute to the coalition forming to fight the EPA on the issue of discharging on the St Croix and Penobscot Rivers.

It was moved by Councilor Mingo and seconded by Councilor Rogers to authorize the Fire Chief to advertise the Full-time Paramedic position. Voting in favor of this motion were Councilors Geel, Howard, Rogers, and Mingo. Councilor Moreside abstained. Motion carried.

The City Manager presented the Council with the results and recommendation on the Ambulance Billing RFPs. Following a brief discussion, it was moved by Councilor Mingo and seconded by Councilor Rogers, to stay with Caribou Fire. Voting in favor of this motion were Councilors Geel, Rogers, Mingo, and Mayor Moore. Councilor Howard was opposed. Councilor Moreside abstained. Motion carried.

Budget and City Council Meetings

Water bond

Southwest NB Service Commission Agreement

St Croix River Coalition

Fulltime Paramedic Position

Ambulance RFPs

CITY OF CALAIS – ORDINANCE
AUTHORIZATION OF
A WATER SYSTEM IMPROVEMENT PROJECT AND THE ISSUANCE OF A
GENERAL OBLIGATION BOND (\$687,800)

The City of Calais hereby ordains as follows:

Section 1. That under the constitution and laws of the State of Maine and pursuant to Section 5772 of Title 30-A, M.R.S.A., and the Charter of the City, and other applicable authority under the constitution and laws of the State of Maine thereto enabling, the City of Calais is hereby authorized to borrow from the Maine Municipal Bond Bank a principal amount not to exceed Six Hundred Eighty Seven Thousand, Eight Hundred Dollars (\$687,800), for a period not to exceed thirty years, at such interest rates and on such further terms and conditions as may be determined by the Maine Municipal Bond Bank, with principal and interest to be payable annually at least (with the first installment payable within five years), the proceeds of which will be used substantially to finance water system improvement projects in the City, including, but not limited to, water system improvements in the vicinity of Union Street and related costs (the “Project”), and the obligations of the City with respect to such borrowing will be evidenced by a General Obligation Bond or Bonds of the City to be executed and delivered on behalf of the City by the City Treasurer and countersigned by a majority at least of the City Council in a principal amount not to exceed \$687,800 (the “Bond”).

Section 2. That in anticipation of the receipt of the Bond proceeds for the Project and pursuant to the Charter of the City and Section 5772 of Title 30-A of the Maine Revised Statutes, as amended, and any other applicable authority under the laws of the State of Maine thereto enabling, the City of Calais is hereby authorized to borrow from a financial institution, the Maine Municipal Bond Bank, the United States of America or any other person or persons (each a “Purchaser”) approved by the City Treasurer and a majority at least of the City Council a principal amount not to exceed Six Hundred Eighty Seven Thousand, Eight Hundred Dollars (\$687,800) and in evidence thereof to execute and deliver one or more General Obligation Bond Anticipation Notes (the “Note”) of the City for one or more periods not to exceed an aggregate of three years and to bear interest at such rate and the Note to be subject to such further terms and conditions as the Treasurer and a majority at least of the City Council shall approve, and the Note, together with interest thereon, to be a general obligation of the City, the Note to be executed and delivered on behalf of the City by the City Treasurer and countersigned by a majority at least of the City Council and intended to be repaid from the Bond and such Note may be refunded from time to time for one or more periods not to exceed an aggregate of three years.

Section 3. That the City Treasurer or Mayor and each of them hereby is authorized to execute such documents and do all things necessary or convenient in order to issue the Bond to

the Maine Municipal Bond Bank and to issue the Note.

Section 4. That the term of the Bond shall not exceed the estimated period of utility of the Project, and further that sufficient taxes shall be levied by the City each year that the Bond is outstanding in the amount necessary to meet the payment of the principal and interest due and payable in that year pursuant to the Bond, and that such amount of principal and interest shall be included in the tax levy of the City for each year until the Bond has been paid in full.

Section 5. That the City Clerk shall distribute a copy of this Ordinance to each Council member and to the City Manager, and shall file a reasonable number of copies of this Ordinance at the following places: City Hall and such other places as may be directed by the City Manager.

Section 6. That a Public Hearing be held at 6:00 p.m. in the City Council Chambers, City Building in Calais, Maine on or about June 16, 2016 for the purpose of taking testimony and comments from the public with respect to the proposed issuance of the Bond, and that notice of the public hearing be given by the City Clerk by publishing a summary of this ordinance in the Calais Advertiser on or about June 2, 2016 together with a notice setting forth the time and place for the public hearing, and for consideration of the proposed ordinance by the City Council at the meeting to be held on June 16, 2016 immediately following the public hearing.

Section 7. That all actions heretofore taken by the municipal officers of the City of Calais relating to the selling of the City's General Obligation Bond and Note authorized hereby be and they hereby are ratified, approved, and confirmed.

Section 8. That the law firm of Preti Flaherty Beliveau & Pachios, LLP is hereby designated as bond counsel to the City to advise the City with respect to the issuance and sale of the Bond and Note and to prepare documents and render opinions as may be necessary or convenient for carrying out the purposes of this Ordinance.

Section 9. That the municipal officers and officials of the City are hereby authorized to execute all documents and certificates, and to take all action, including affixing the seal of the City, as may be necessary or convenient to carry out the full intent of the foregoing sections of this Ordinance or any one of them.

Section 10. That the City Treasurer is authorized to executed and deliver any agreement with (a) the Maine Municipal Bond Bank in such form as the Maine Municipal Bond Bank shall require and (b) the Purchaser in connection with the issuance of any Note in such form as the Purchaser shall require, and in each case the municipal officers and officials of the City are hereby authorized to execute and deliver any and all documents and certificates, and to

take any and all actions, including affixing the seal of the City, as may be necessary or convenient to carry out the intent of the foregoing orders or any one of them.

Section 11. That as soon as practicable after adoption of this ordinance, the City Clerk shall publish a summary of this ordinance in the Calais Advertiser together with a notice of its adoption.

I certify that I am the duly qualified City Clerk of the City of Calais, Maine and that the foregoing ordinance was introduced by Councilor _____ at the regularly scheduled Council Meeting on May 26, 2016 and was adopted by the City Councilors of the City of Calais at the meeting of the City Councilors on June 16, 2016 duly called and legally held in accordance with the laws of Maine and the City Charter, that the meeting was open to the public and that adequate and proper notice thereof was given in accordance with the laws of Maine and the City Charter, and that such ordinance has been entered into and become a part of the permanent records of the City and remains in full force and effect and has not been rescinded or amended.

CITY OF CALAIS, MAINE

By: _____
Theresa Porter
City Clerk

(SEAL)

Dated at Calais, Maine
June 16, 2016

On a motion by Councilor Moreside and a second by Councilor Geel, it was unanimously voted to write-off and send to collections the following delinquent water debt:

Kristie Conti Acct #4163 - \$57.42
Wade Papke Acct #3235 - \$52.08
Byron Sanford Acct #4160 - \$57.42
Kelly Ulvila Acct #4170 - \$114.84

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

- Friends of Devil's Head – Clean up and need of wood chipper
- plugged sewer issues next door to tax acquired property at 28 Lincoln Street
- Thanks to City Manager and staff on budget preparation
- Need to ready Memorial Park for Memorial Day Program
- Citizens recognition
- thanks to Fire Dept – Pool Fund Raising

On a motion by Councilor Howard and a second by Councilor Geel, it was unanimously voted to retire into Executive Session for the following at 7:07 p.m:

- A. Personnel Issue Pursuant to Title 1 MRSA, 405 6 (a)
- B. Chase Fund Issue

Open session resumed at 7:25 p.m.

There being no further business to come before the City Council at this time, it was moved by Councilor Moreside, seconded by Councilor Geel, and unanimously voted to adjourn this meeting at 7:25 p.m.

ATTEST: Theresa M Porter
Theresa M Porter, City Clerk

Water Debt Write-offs

Other Items

Executive Session

Open Session

Adjourn