

MINUTES

For a regular meeting of the Pittsfield Town Council held on Tuesday, January 3, 2017 at 6:30 pm in the Council Chambers.

PRESENT: COUNCILORS: Robert Stackhouse, Timothy Nichols, Michael Cianchette, Marie Manning, Heather Donahue, Trudy Ferland and Scott Strom. **ABSENT:** None. Also present: Town Manager Kathryn Ruth and Town Clerk Nicole Nickolan. Audience members: Pete Logiodice and Jan Laux.

1. **Mayor Stackhouse** opened the meeting by leading the Pledge of Allegiance. The Council observed a moment of silence.
2. Adoption of minutes of the Regular Meetings held on December 20, 2016.

Moved by **Deputy Mayor Nichols** and seconded by **Councilor Cianchette** that the minutes of the Regular Meeting held on December 20, 2016 be adopted.

VOTE: UNANIMOUS AYE

3. Council Members elected at the November 2016 Election took the Oath of Office and were seated:

District 3: Robert N. Stackhouse
At Large: Howard R. Margolskee

4. PRESENTATIONS, CONGRATULATIONS AND INTRODUCTIONS:

Presentation by Town Manager of Goals for 2017:

A brief presentation of focuses for 2017 will be addressed. Focuses are crucial so that the most important projects can be accomplished in an extremely busy community.

The Town Manager thanked the Town Councilors for her evaluation and noted that she greatly appreciated their comments.

The Town Council decided several years ago that at this time of the year, the Town Manager would report on the goals for the next year.

I do not believe there are any surprises on this list of goal projects for 2017 given our concentration on town infrastructure. It is important to have focuses in this busy world and this community, which is surprisingly much busier than other communities. Requests can come from many levels of government and layers of the region and community, which can often become conflicting in nature. In order to have accomplishments, it is crucial to stay focused on the priorities. The Town has made many commitments and needs to follow through on them:

Those priorities are:

1. Economic & Community Development:

Regional Business Forum

Annual Job Fair

Sebasticook Valley Chamber of Commerce Annual Meeting was held in Pittsfield for the first time two years ago and I am proud to announce that Sebasticook Valley Chamber of Commerce will be holding its Annual Meeting in Pittsfield again this year

Egg Festival activities which generate extensive revenue for local businesses.

Promoting the Certified Business Friendly Designation

Somerset Economic Development Corporation Meeting to be held in Pittsfield with a business tour in January 2017 with a meeting that day with our local businesses to talk about Somerset Economic Development Corporation's availability to assist them/provide information.

I will continue to work with the Pittsfield Economic Expansion Corporation (PEEC) on the Town's new **Industrial Park Lots**, which are a very valuable inventory. The economy seems to be coming back with an increase in calls about the Town so our time can be put to good use now promoting the sites. We sold 2 lots last year which means that 3 are now sold with 4 lots to go.

The UTC Factory as well as the SAS Building need to be pushed. The UTC Facility is under contract. In addition, **Business Visits** and working with local businesses on their expansion plans will continue into 2017 as well as representing the Town on multiple economic and community development regional groups.

There are a variety of additional ideas that can be implemented beyond the very successful **Buy Pittsfield Buy Local Day** that raised \$4,190 for the Theatre. We would continue to work with businesses to promote their discount programs and to buy in Town or some other activities of this nature to promote the businesses.

2. Work with many parties on the Historical Depot Preservation/Restoration

Fundraising. We need to team up with other groups and organizations to assist with this crucial project and other group's projects, which would be beneficial for all. There have been preliminary discussions of a large donation in the future which coupled with our \$11,000 grant that is being held for that project.

3. Work with many parties on the Theatre Restoration Project Fundraising. We need to team up with other groups and organizations to assist with this crucial project and other group's projects, which would be beneficial for all. We need an overall action plan, engineering and/or architectural work, and extensive fundraising. To date, we have not located the big grant that would move the project forward as we are looking for funds for a movie theatre owned by a town, which is a bit of a novelty.

We have the finalized Needs Assessment for the building after raising sufficient funds to do so and having a committed Historic Architect Ellen Angel, who was able to reduce pricing

to assist the Town. The Assessment begins tomorrow at the Theatre. In January 2017 one of the Theatre Committee Members will meet with myself to review the foundations we have located that may be available for Funding for our Theatre.

4. Work with the Engineering Consultant and the Water/Sewer staff to continue the Sewer System Rehabilitation. The long-awaited sludge removal project was completed in 2011 to remove 30 years of sludge from the lagoon system. We completed engineering, bidding and project construction for nearly \$3.0 million dollars of projects on Nichols, Cianchette, Livingston, Somerset and School Street cross county line, Franklin, Davis, and Stinson. The Sewer System Evaluation provided for jetting of the lines, camera work and smoke testing to locate leaks in the system which has led to a recommended CIP for the Town for sewer line replacement of \$9,005,000. We have made a great dent in this work and then were approved for the Clean Water State Revolving Loan (CWSRF) Project on Peltoma Avenue. The Town has pending pre-application materials at the USDA for funding for work on Madawaska, Detroit, Dobson, River Crossing and Manson Park project. We have been approved for projects but may be on hold and use this as a planning year.

5. Work with the Engineering Consultant and the Assistant Water/Sewer Superintendent to move forward the Water System Enhancements. Over \$2.4 million dollars in priority water projects have been identified. The Town was fortunate to be awarded a low-interest Drinking Water Program loan to rehabilitate the Waverly Avenue River Crossing receiving a small grant and a low-interest loan for this project totaling \$508,350. We have applied for two large DWSRF projects and are on the back up list for the projects and were approved for both. We chose to proceed forward on the low-interest loan for the North Main Street/Grove Hill project which was completed in 2016 and will be finalized in 2017. We have been approved for engineering only for the Peltoma Project. This will also be a planning year.

With all the grants that we have received plus the extensive water and sewer low-interest loans and grants, we have had nearly \$18,000,000 in capital investment in our community. We are basically \$1,200 away on the master list, however, there are projects not yet listed which are underway so we are well over that mark.

Community and Economic Development Activities and Events: Further updates will be provided regarding projects as information becomes available:

Lots of exciting development projects are being planned or are in progress.

Somerset Economic Development Corporation (SEDC) Board of Directors Meeting on Thursday, January 12, 2017 at 10:00 am with a Tour at CM Almy and then adjournment to the Pittsfield Town Council Chambers thereafter for the Board Meeting

Somerset Economic Development Corporation (SEDC) Meeting with Businesses on Thursday, January 12, 2017 at the Pittsfield Town Council Chambers at 12:30 – 1:00 pm for Refreshments and 1:00 pm for a Presentation/Discussion

Sebasticook Valley Chamber of Commerce Annual Dinner on Wednesday, February 22, 2017 at Maine Central Institute from 5:00 pm – 10:00 pm

5. PUBLIC HEARINGS: NONE

6. REPORTS: TOWN MANAGER, FINANCE, ORDINANCE & RECYCLING COMMITTEES:

Town Manager's Report: Town Council Meeting of 01/03/2017: No report as items were covered under the goals presentation.

Finance Committee: No Report

Ordinance Committee: The Ordinance Committee met before the meeting tonight to discuss a marijuana moratorium. There will be a proposal brought forward at the January 17, 2017 Town Council Meeting.

Recycling Committee: No Report

7. NEW BUSINESS:

ORDER 17-01: Ordered that the Town Council elect from among its members a Mayor to serve for the 2017 year.

Moved by **Deputy Mayor Nichols** and seconded by **Councilor Cianchette** that Order 17-01 be adopted inserting Robert N. Stackhouse.

VOTE: UNANIMOUS AYE

ORDER 17-02: Ordered that the Town Council elect from among its members a Deputy Mayor to serve for the 2017 year.

Moved by **Councilor Cianchette** and seconded by **Councilor Strom** that Order 17-02 be adopted inserting Timothy P. Nichols.

VOTE: UNANIMOUS AYE

ORDER 17-03: Ordered that the Mayor appoint from among the Councilors a Finance Committee, an Ordinance Committee and a Fair Hearing Authority consisting of three (3) members each and a Police Labor Negotiating Committee consisting of two (2) Councilors and the Town Manager.

Moved by **Deputy Mayor Nichols** and seconded by **Councilor Cianchette** that Order 17-03 be adopted inserting the following names:

Finance – Robert Stackhouse, Howard Margolskee and Scott Strom
Ordinance – Michael Cianchette, Robert Stackhouse and Heather Donahue
Fair Hearing – Michael Cianchette, Heather Donahue and Marie Manning
Police Labor Negotiating –Tim Nichols, Scott Strom and Kathryn Ruth

VOTE: UNANIMOUS AYE

RESOLUTION 17-01: Resolved that the Town Council appoint Kathryn Ruth as Official Representative, Councilor Stackhouse as Official Representative and Councilor Nichols as Alternate to the General Assembly for the Kennebec Valley Council of Governments (KVCOG).

Moved by **Councilor Donahue** and seconded by **Deputy Mayor Nichols** that Resolution 17-01 be adopted.

The Town Manager noted this is a yearly appointment. KVCOG is the planning agency for Kennebec, Somerset and a part of Knox County. KVCOG also serves as the agency representing the region before the federal government through the Comprehensive Economic Development Strategy Program (CEDS) for regional economic opportunities. The Annual Meeting is held in September during the day, generally on a weekday morning. Once in awhile there will be a General Assembly Meeting on a Wednesday morning if business cannot be held until September.

Last year, Mayor Stackhouse was the Official Representative and Deputy Mayor Nichols was the Alternate.

VOTE: UNANIMOUS AYE

RESOLUTION 17-02: Resolved that the Town Council appoint Gerard Forgue as the Alternate Representative to the General Assembly for the Kennebec Regional Development Authority (KRDA) also known as FirstPark. Councilor Scott Strom will be the Council Representative.

Moved by **Councilor Cianchette** and seconded by **Councilor Strom** that Resolution 17-02 be adopted.

The Town Manager noted KRDA is the group that oversees the FirstPark regional business park in Oakland. It would be helpful to have an Alternate for the KRDA General Assembly Meetings in case the Town Manager can not attend. These are generally held at 5:00 p.m. on the fourth Thursday of the month several times a year.

Last year, Councilor Strom was the Councilor Representative and Gerard Forgue was the regular Alternate.

VOTE: UNANIMOUS AYE

RESOLUTION 17-03: Resolved that the Town Council appoint Councilor Nichols as an Alternate to the Maine Services Center Coalition in addition to the Town Manager.

Moved by **Councilor Cianchette** and seconded by **Councilor Donahue** that Resolution 17-03 be adopted.

The Town Manager noted last year Deputy Mayor Timothy Nichols was the Alternate.

VOTE: UNANIMOUS AYE

RESOLUTION 17-04: Resolved that the Town Council appoint Councilor Margolskee as Council Representative to the Housing Revolving Loan Committee.

Moved by **Councilor Cianchette** and seconded by **Councilor Strom** that Resolution 17-04 be adopted.

The Town Manager noted last year former Councilor Ferland was the Council Representative.

VOTE: UNANIMOUS AYE

RESOLUTION 17-05: Resolved that the Town Council appoint Nicole Nickolan as Registrar of Voters for the period of January 01, 2017 – December 31, 2018, a two-year appointment as required by State Law.

Moved by **Councilor Cianchette** and seconded by **Deputy Mayor Nichols** that Resolution 17-05 be adopted.

The Town Manager noted this agenda item is a requirement of the State Law. The appointment of Registrar of Voters is a two-year term.

VOTE: UNANIMOUS AYE

RESOLUTION 17-06: Resolved that the Town Council create an ad hoc committee named Pittsfield's 200th Anniversary Committee and seek members as depicted on the naming resolution.

Moved by **Councilor Cianchette** and seconded by **Deputy Mayor Nichols** that Resolution 17-06 be adopted.

The Town Manager noted With Pittsfield's 200th Anniversary coming up on June 19, 1819, it is important to designate a committee to recommend the details of the celebration to the Town Council, organize the events and conduct the activities.

Councilors will discuss the Committee, its function, and timeline.

There are many types of activities that can be involved with a 200th Anniversary – there can be a week of exciting adventures or events leading up to the birthday bash each month or quarter. Historical walks, genealogy, live histories of older citizens by students; calendar of

the historic or older homes in town compiled and sold; play of the Town's history at the theatre; parade/float; fireworks; town dance; dress up party; picnic with outside games; historic scavenger hunt list with geocaching; tour of farms; local buy day; run/walk; town history book; photographs, post cards or a stamp; art gallery or art/craft fair; and so forth. One could start with a contest in the schools for the Pittsfield Anniversary Essay Contest (like the Manson Essays) and/or a logo design contest. This is only a quick list that I compiled in a couple of minutes off the top of my head so there is much more to choose from for activities to celebrate the Town's history and anniversary.

Councilor Manning volunteered for the Committee. Other Councilors expressed interest as well. It was discussed that two Councilors can be appointed if interested.

RESOLUTION 17 – 06: A RESOLUTION CREATING AN AD HOC COMMITTEE NAMED “PITTSFIELD’S 200TH ANNIVERSARY COMMITTEE”

WHEREAS, the Town Council of the Town of Pittsfield desires to create an ad hoc advisory committee, to be known as the “Town of Pittsfield 200th Anniversary Committee” to be organized and to operate as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PITTSFIELD, as follows:

1. Creation. There is hereby created and established an ad hoc advisory committee of the Town to be known as the “Town of Pittsfield 200th Anniversary Committee.” The Committee shall operate in accordance with this resolution.
2. Appointment and Qualification.
 - a. The Committee shall consist of up to nine members who shall be appointed by the Town Council based upon such member's knowledge, interest, experience and involvement with the community of Pittsfield.
 - b. The Council shall strive for initial appointments in the following composition to the best of its ability:
 - 1 member from the Town Council
 - 1 member from MSAD#53
 - 1 member from Maine Central Institute
 - 1 member from business
 - 1 member from history
 - 4 members from the general public
 - c. As the Committee is temporary in nature, all members of the Committee do not need to be residents of the Town.
 - d. Members of the Committee shall serve at the pleasure of the Town Council.
 - e. No more than two members of the Town Council may be members of the Committee.
3. Term of Office and Vacancies.
 - a. The term of office of the Committee members shall commence upon appointment and shall continue from year to year until the functions and duties of the Committee have been

completed. When the Committee's duties are completed, the Committee shall be automatically dissolved.

b. A vacancy on the Committee shall exist when any of the following events takes place: (1) a member resigns; or (2) a member misses three consecutive unexcused meetings of the Committee, or four unexcused meetings of the Committee in any twelve-month period.

c. In the event that a vacancy occurs during the term of any appointed member of the Committee, the Town Council shall appoint a successor.

4. Compensation. Members of the Committee shall serve without compensation.

5. Duties and Responsibilities. The Committee shall have the following duties and responsibilities:

a. Plan and coordinate the 200th Anniversary of the establishment of Pittsfield leading to an expanded awareness and appreciation of the Town's 200-year rich history.

b. Present a proposed schedule of events, timeline and preliminary budget to the Town Council by September 1, 2017;

c. Engage local organizations, businesses and committees in anniversary events; and

d. Communicate with the public about anniversary events.

6. Operation. The Committee shall elect a Chair and a Vice-Chair from its members, along with such other officers as the Committee shall deem appropriate. The Committee shall keep written minutes. A majority of the current members of the Committee shall constitute a quorum for the transaction of business.

7. Meetings. The Committee shall meet at the Pittsfield Municipal Building Meeting Room (Town Council Chambers) on a monthly basis. The Committee shall meet on such dates as the Committee shall determine. All meetings of the Committee shall be subject to the same open meeting laws and requirements as are applicable to the meetings of Town boards and committees.

8. Rules and Regulations. The Committee may adopt rules and regulations governing its operation.

9. Effective Date. This resolution is effective upon adoption.

VOTE: UNANIMOUS AYE

RESOLUTION 17-07: Resolved that the Town Council sign the Expense Warrants upon recommendation of the Finance Committee for the year 2017.

Moved by **Councilor Cianchette** and seconded by **Councilor Donahue** that Resolution 17-07 be adopted.

The Town Manager noted the Town is governed by a variety of rules, regulations and laws which sometimes makes action a bit complicated. By signing and/or reporting on the Expense Warrants at each meeting and between meetings, the Finance Committee as a Council Committee is recommending their approval. We should have a majority of the

Councilors then sign the warrants after the Finance Committee reviews them. This resolution authorizes that action for the Year 2016.

VOTE: UNANIMOUS AYE

RESOLUTION 17-08: Resolved that the Town Council sign the Certificate of Commitment for Sewer User Rates and Water User Rates during the Year 2017.

Moved by **Councilor Cianchette** and seconded by **Councilor Margolskee** that Resolution 17-08 be adopted.

The **Mayor** and Town Manager noted this agenda item is a housekeeping function only and does not address rate changes.

VOTE: UNANIMOUS AYE

RESOLUTION 17-09: Resolved that the Town Council authorize the Town Manager to hire Independent Review(s) and execute all paperwork for Airport Grants for the Year 2017 as necessary in accordance with the Town's Bid Policy, the Federal Aviation Administration (FAA) regulations and the Maine Department of Transportation (MDOT) regulations.

Moved by **Councilor Cianchette** and seconded by **Councilor Donahue** that Resolution 17-09 be adopted.

The Town Manager noted some of the projects we are awarded require an Independent Review and advice to the Town on the engineering and specialty consulting work estimates provided to the Town by the Airport consultants. All independent reviews are paid for by the grants. Once the work on the grants start, it moves very quickly and this authorization will assist the process.

The Town's bid policy will be utilized unless the FAA regulations for funding require a different set of steps.

This is a housekeeping item that we have started approving on a yearly basis to assist in facilitating airport grants. Although this particular housekeeping approval may not be required this year, no one really knows if one of the projects that we have applied for may be moved up or moved back due to federal and state funding issues.

We have been fortunate that for the last few years, MDOT has performed the Independent Review for the towns. If this continues, this agenda item is not needed. However, we will not know if we can receive this assistance until the item develops so it is best to be covered by having approval.

VOTE: UNANIMOUS AYE

RESOLUTION 17-10: Resolved that the Town Council authorize the Town Manager to execute Amendment #6 to the Standard Form of Agreement as required by the Department of Environmental Protection with Olver Associates for engineering work on the North Main Street project, such work to be sewer remedial and to not exceed \$25,000 for the contract administration and inspection.

Moved by **Councilor Cianchette** and seconded by **Councilor Manning** that Resolution 17-10 be adopted.

The Town Manager noted this summer the Town Council authorized the award of the sewer project for North Main Street as part of the overall water and sewer improvements on North Main Street through multiple approvals and authorized the Town Manager to execute a Standard Services Contract and change order for same.

The State has requested that the Town execute an amendment to the original Olver Associates contract for sewer remedial work rather than the Town's Standard Services Contract.

VOTE: UNANIMOUS AYE

RESOLUTION 17-11: Resolved that the Town Council authorize the Town Manager to execute the Town's Standard Services Contract for Custodial Services with River City Commercial Cleaning Inc. of Bangor at the monthly rate of \$730.00 for the Municipal Building and \$725.67 for the Library for a total of \$1,455.67 per month or \$17,468.04 for 2017, being the same monthly rate as 2016.

Moved by **Councilor Cianchette** and seconded by **Councilor Donahue** that Resolution 17-11 be adopted.

The Town Manager noted the Town has been fortunate to have located a cleaning company that does a good job. The current company is River City Commercial Cleaning Inc. The company has agreed to maintain the same pricing for 2017. It is recommended that the Town continue to work with this company.

The company has appropriate insurance and bonding; is organized; the staff regularly arrives on time to clean the Town Offices and Library; utilizes proper products which are not watered down and work well; and having the same price is very helpful.

The price per month is \$1,455.67 broken down as follows:

Library \$ 725.67
Town Office \$ 730.00

The price for 12 months will be \$17,468.04

VOTE: UNANIMOUS AYE

RESOLUTION 17-12: Resolved that the Town Council authorize the Town Manager to execute a contract for the Police Department with the Humane Society – Waterville Area for the period of January 1, 2017 – December 31, 2017 at the sum of \$1,538.48 per quarter to not exceed \$6,153.90 for the year and authorize the Town Manager to sign same.

Moved by **Councilor Cianchette** and seconded by **Councilor Strom** that Resolution 17-12 be adopted.

The Town Manager noted for 2017, the Board of Directors approved a cost of \$1,538.48 per quarter or a total of \$6,153.90 for the year.

For 2016, the cost was \$1,576.75 per quarter or \$6,307.00 for the year.

The Town's five years with the Humane Society in Waterville have worked well.

VOTE: UNANIMOUS AYE

RESOLUTION 17-13: Resolved that the Town Council sign the Earth Day Proclamation supporting community-wide activities (Earth Day is Saturday, April 22, 2017).

Moved by **Councilor Manning** and seconded by **Councilor Cianchette** that Resolution 17-13 be adopted.

The **Mayor** and Town Manager noted this is a housekeeping item. Notices will be placed around Town.

VOTE: UNANIMOUS AYE

RESOLUTION 17-14: Resolved that the Town Council sign the Arbor Day Proclamation supporting community-wide activities (National Arbor Day is the last Friday in April: Friday, April 28, 2017) and Maine's Arbor Day Week is the 3rd full week in May: Sunday, May 21 – Saturday, May 27, 2017.

Moved by **Councilor Cianchette** and seconded by **Councilor Manning** that Resolution 17-14 be adopted.

The **Mayor** and the Town Manager noted this is a housekeeping item to promote Arbor Day.

VOTE: UNANIMOUS AYE

RESOLUTION 17-15: Resolved that the Town Council sign the Application for Catered Function by Qualified Catering Organization for the Sebasticook Valley Chamber of Commerce Annual Dinner to be held on February 22, 2017 from 5:00 pm – 10:00 pm at Maine Central Institute by Qualified Caterer Jeff's Catering & Bake Shop.

Moved by **Councilor Cianchette** and seconded by **Deputy Mayor Nichols** that Resolution 17-15 be adopted.

The Town Manager noted this is a regular housekeeping requirement under the State Law. Councilor Donahue asked if we can perhaps get a Town Representative to be able to sign the applications in the future. The Town Manager noted that was an excellent idea to streamline the process and the Town Clerk can look into that possibility.

VOTE: UNANIMOUS AYE

RESOLUTION 17-16: Resolved that the Town Council appoint members to fill the vacancies on the various Town Boards and Committees from the attached list.

Moved by **Councilor Cianchette** and seconded by **Councilor Manning** that Resolution 17-16 be adopted.

The Town Manager noted this item was placed on the agenda as we had heard that one of the Councilors might be interested in being on one of the committees and Councilors can be on some of the Committees if they so desire.

There is one vacancy on the Theatre Committee and **Councilor Strom** is going to be resigning his spot on the Theatre Committee due to his new legislative duties. Twinkle is interested in being appointed to the Theatre Committee. Both of the terms of those positions is 12/31/2017. Councilor Manning was appointed to the Theatre Committee.

The Town Council suggested that the Committee notice be posted on the Theater, Library and Recreation Facebook pages.

VOTE: UNANIMOUS AYE

8. DISCUSSION ITEMS:

Updates:

Ordinance Amendments Update: The Town Council had been advised last year that the Planning Board had decided to not recommend approval of the International Property Maintenance Code and to instead work on amendments to the current Zoning Ordinance to address code enforcement issues such as junky yards and unkempt properties. The CEO was tasked by the Planning Board to propose language to address the specific issues that were identified as code enforcement problems. The proposed amendments are to be reviewed at the Planning Board Meeting next week.

Code Enforcement Violations Update: I had the CEO put together a spreadsheet of the junky yard and unkempt home issues late last Summer as the prior reports were descriptive and results were hard to track. At that time there were 46 identified issues and 14 were resolved, leaving 32 issues. Another 14 had improvement and actions taken by the owners so they were in progress. That left 18 which were unmaintained, letters sent certified were

not picked up and/or items were not done. Of the 18, 2 were bank ownerships and one was an IRS seizure. One of the banks is associated with the Maine State Housing Authority so this should be resolved. The latest report in Fall of last year showed 24 violations of which 5 were miscellaneous and 4 were resolved or had some success in resolution. The remaining 19 were broken down into 11 maintenance issues and 8 screening issues. A number of those 19 have been resolved or are partially resolved. The maintenance and screening issues are those items that are under review for the Ordinance Amendments being proposed by the Planning Board. The Code Enforcement Chart was very helpful in getting to the root of the matter.

Personal Property Tax Update: Just a quick update of the results from the two major personal property tax collection efforts regarding the older taxes. All of the individuals or businesses that promised to make payments continue to do so. The Town has had great collections of most of these older taxes that were on the books, many of which were on the Town's outstanding uncollectible tax list when I arrived.

Tax Acquired Property – 3 foreclosures: The Town has acquired three actual properties. There are also two liens that need to be written off as one was an assessing error due to misinformation involving several companies over towers and one property was cut up and demolished while the owner was in jail. Therefore, the Town has acquired three actual properties. Due to how the property has been taxed for years on two billings, we are in the process of reviewing the history. The small buildings on the sites are unoccupied. These two properties were originally taxed decades ago. The new property that we have acquired is on North Main Street formerly owned by Daniel Sullivan. We will have a Tax Acquired Property Sale package available at the next Council Meeting. There are no occupants of this apartment building. The property does have value and should be put back on the tax rolls to be occupied again.

9. REPORTS: Audience, Council

Audience: No Report.

Council:

Councilor Manning: Happy New Year! I want to congratulate Howie on joining the Council. Thank you to Bob and Tim on renewing their positions as Mayor and Deputy Mayor. Last year was a hard year for many in our community. I hope that this coming year will be better!

Councilor Donahue: I think 2017 will be the year of optimism. We have a lot to look forward to. We have many building blocks in place and will start building for the future.

Councilor Margolskee: I want to thank the Town Council and Town Manager for welcoming me. I am looking forward to being part of the activity. I will be retiring in 3 weeks, which will give me more time in my schedule. I have mixed emotions about retirement. I am happy to be part of the Council and offer help for progress in the Town.

Deputy Mayor Nichols: 2016 had reminded me of 1978. Everything was a struggle. 2017 is going to be a better year. We are in a great place and farther than most Towns. We have many irons in the fire. I would like to thank Councilor Manning for joining the Theatre Committee. I want everyone to remember, we used to have a pool that you wouldn't put a frog in. Everyone said it would never get done – it did. This was the same for the Library. The Theatre will get done, in time. It may not be as soon as we want, but it will get done. I want to thank Council Margolskee for running for the Town Council. I look forward to working together. This will be my 20th year on the Town Council. I took this position because I was asked to do it. I was always told, by both old and young, that you are representing your district in the position. It has been interesting. I heard that New Balance will be making shoes in the USA. This will only help to increase jobs.

Councilor Strom: Tomorrow starts the Legislative session in Augusta. I know the new marijuana law will be discussed a lot. The Governor is looking to get a 6 month delay on the law. I really enjoyed one of my first projects on the Legislature was signing a stack of Congratulation letters for MCI.

Councilor Cianchette: I want to welcome Councilor Margolskee to the Council. Thank you for putting in the time. Marie, I think you are going to be a shining light. I am glad you joined the Theatre Committee. Congratulations to the Mayor and Deputy Mayor on their reappointments. Thank you for your service. Congratulations to Scott on his appointment to the Legislature. It will be nice to be able to hear directly what is going on at the State. We have everything getting set up to succeed. I saw a full page ad in the paper for jobs at Argo. This is a good sign. I am looking forward to the New Year.

Mayor Stackhouse: Happy New Year! I want to welcome Howard to the Council. It will be a pleasure to work together. Marie, thank you for stepping up to fill a spot on the Theatre Committee. It is important we get these Boards and Committees filled. The Theatre will get done. Not right away, but in time. I want to congratulate Tim on his appointment to Deputy Mayor. Thank you everyone for your support on my Mayor position. It is good to see the Pinnacle open. Kathryn, I want to thank you and all your staff for the hard work. People like to come to the Town Office. They say everyone is friendly. Congratulations to Cianbro on the 2 new contracts they have been awarded.

10. ADJOURNMENT

Motion by **Deputy Mayor Nichols** and seconded by **Councilor Cianchette** that the meeting be adjourned at 8:02 p.m. All in agreement.

VOTE: UNANIMOUS AYE

Nicole Nickolan, Town Clerk