

9:02 p.m. Workshop began

#### Item #1: Review of Action Plan for Tax Acquired Properties

Steve Wentworth went partially through a list of dangerous or hazardous buildings that are tax acquired properties.

##### Bub's Carpentry on Water Street

- Building may not be salvageable although still used for storage
- Best scenario would be to have building raised
- Oil drum outside is perched 35' from the Caribou Stream ( DEP is aware of the situation)
- City owns parcels on both sides
- Building had been used as woolen factory, hence question of chemicals being present
- City would be liable if hazardous issues were known and something happens because of them
- Possibly look into any possibility of grant funding to use for clean up purposes?
- Building could possibly be safe enough to have someone demolish it for salvage
- Property minus building could be a developable lot but would have to comply with set-back standards for waterline and street distances
- Legal opinion – City not liable if there is no aggravation of contamination or if the City does some act of condemnation to further protect itself (Attorney would walk City through any such process)
- Explore option to raise the building, fill in, grass over, use the area as a park, for instance
- Discussion on putting property out to bid with requirements to restore or demolish it versus retaining ownership and possibly finding use with adjoining city owned property
- City needs to budget for future situations such as this

Consensus on what steps to be taken

- Imperative that the oil drum be removed
- Lock the building up immediately
- In the meantime, lean more toward raising
- Learn legal requirements to avoid any liabilities from possible contamination

##### Resource Recovery/Starch Factory at end of Water Street

- Openings on all sides – Building can be seen from the Fort Street bridge
- ATV trail adjacent to building
- Building seen as dangerous structure
- Youths have found way to enter building's second floor
- Building could be collapsed into cellar – excavator needed to do the job

- Any asbestos would need to be abated
- Pine Tree Waste asking for debris (non previously contracted) to fill space at landfill
- Cost would have to be less than \$35.00 per ton

Consensus was to get estimates on collapsing building and asbestos abatement costs

#### Dan's Living Center on Broadway

- Code Enforcement receives many complaints from neighboring property owners, walkers, etc. because of debris being blown around on windy days
- Doors are standing open with many critters utilizing the place
- Owner has cleared himself of liability by filing personal bankruptcy, which prevents City from filing lien
- City owns the building but does not own the land beneath it
- MMA legal was asked about City's liabilities – No good answer on addressing this
- City advised against demolishing building in this case

Consensus to contact the land owner to possibly negotiate some solution – Steve Wentworth will make the contact.

#### 23 River Road – small blue house

- Sign in window “Unfit for human occupancy”
- Owner abandoned it full of debris – his dog was found inside over a month later
- Other family members in process of buying property, paying back taxes, etc.

Consensus was to close the opening with plywood as soon as possible.

City Manager suggested placing any funds from the sale of tax acquired properties greater than their value in a reserve account to address these issues. He would have this ready for consideration at the next regular meeting.

#### 187 Limestone Street small brown house

- Several complaints about the condition of the building received last year from occupants
- Steve Wentworth's search to find owners to address complaints led to knowledge that the property was city owned
- Occupants, who were not paying any rent, vacated shortly afterwards
- The question was how to address the fact that a tool is not in place to monitor situations like this where city owned properties are being occupied after the lien has expired.
- Once tax acquired property is sold, it is the new owners who must deal with anyone living in the building

- It would be prudent to have legal counsel or court ordered writ in place before attempting to vacate tax acquired property

Consensus was to go out to bid on this property

#### Birdseye Plant

- Completely unsecured – without “No trespassing signs”
- Complaints about outside appearance of facility
- Extensive clean-up has been done/remedial work/ Phase II
- Proof on Youtube that kids have been inside filming
- Owner has intentions to build bio-diesel plant
- Not much happening as owner is a merchant marine and not always in the area
- Court system shuts the City down when trying to address trespassing, etc. in these cases
- Owner is liable for any injuries, etc.

Consensus was to contact owner to secure building and post signs - take this up at a later workshop

#### B. Review of master listings and recommended actions

These listings would be addressed at future workshop session.

Item #2: Review of Cops Grant for one Officer and gauging of the fiscal impact.

Chief Gahagan explained the \$177,000 grant recently received that would realize a \$57,492.03 saving for the department. The grant would fund one officer position for three years with the City funding the fourth year. Steve explained that the Council could opt to fund 25% of the fourth year and set it aside in a dedicated reserve. Receipt of the grant would answer the need for the fourth floater.

The consensus was to agree to this proposal and consider approval at the next regular meeting.

Item #3: Review of the 2008 Audit of Financials

Steve reviewed the Management Discussion and Analysis of the 2008 Audit that is required under GASB-34. He talked about the 2008 figures (Assets and Liabilities, Expenses and Revenues) as compared to 2007.

Councilor Goughan requested a formula from the auditors that would allow him to determine the Undesignated Fund Balance to be able to follow a trend from year to year.

Item #4: Review of information for TABOR II referendum question and potential Resolution by the Council

Councilors would read and review the material on TABOR II.

10:37 p.m. Workshop ended.

