

STATE OF MAINE

COUNTY OF YORK

CITY OF SACO

**I. CALL TO ORDER** – On Monday, November 6, 2017 at 6:30 p.m. a Council Meeting was held in the City Hall Auditorium.

**II. RECOGNITION OF MEMBERS PRESENT** – Mayor Roland Michaud recognized the members of the Council and determined that the Councilors present constituted a quorum. Councilors present: David Precourt, Roger Gay, William Doyle, Kevin Roche, Alan Minthorn, Eric Cote and Nathan Johnston. City Administrator Kevin Sutherland was also present this evening.

**III. PLEDGE OF ALLEGIANCE**

**IV. GENERAL**

**MOMENT OF SILENCE FOR THE VICTIMS IN THE TEXAS SHOOTING**

Mayor Michaud asked everyone to take a moment of silence in recognition of the victims in the Sutherland Springs, Texas shooting. Our thoughts are with the victims, their families and the community devastated by this horrific act of violence. Let us hope and pray the day will come when these moments of silence are not needed.

**A. RECOGNITION OF STEVE GARRISON – 30 YEARS OF SERVICE**

Mayor Michaud read the following recognition: Officer Garrison began his law enforcement career as a military Police Officer in the United States Army. He returned home to Newport, Vermont where he worked as Patrol Officer for several years before coming to Saco in 1987.

In Saco Steve has served as a detective where he excelled in evidence and property management. He continues to assist in the category of organizing property and evidence. Steve's dedication to OUI enforcement, especially earlier in his career where he worked nights was apparent in his solid report writing and case presentation. His passion and attention to detail enabled his success in court. His reputation also held true to the traffic enforcement activities. Steve has become an integral part of our community, especially with his interactions with our youngest and eldest citizens. This is evident with many cards and letters Steve has received from citizens during his 30 years of service. Thank you Officer Garrison for 30 years of dedicated service to the citizens of Saco.

Mayor Michaud presented Steve with a plaque that read as follows: In grateful recognition for 30 years of outstanding service and dedication to the City of Saco and its citizens. Dated August 24, 1987 to August 24, 2017.

**B. REMINDERS:**

- a. **Election Day – November 7, 2017** - The polls will be open from 7:00 a.m. – 8:00 p.m. at the Saco Community Center, 75 Franklin Street.
- b. **Coffee with a Cop** –Thursday Nov. 9<sup>th</sup> from 8:00 a.m. – 10:00 a.m. at CIA Café on Beach St.
- c. **Special Council meeting before Workshop on November 13<sup>th</sup> for the Public Hearing on 15 Oceanside Drive** – 6:00 p.m. meeting with the workshop to follow.
- d. **Verteran's Day Parade** - Nov. 11<sup>th</sup> from 10:00 a.m. – 11:30 a.m. with the ceremony at the Biddeford Veterans Memorial Park. The parade will begin in Biddeford and end at C.K. Burns School on Middle Street in Saco.

**V. PUBLIC COMMENT**

There were no public comments this evening.

**VI. CONSENT AGENDA**

Councilor Minthorn moved, Councilor Doyle seconded to approve consent agenda items #A, B, C, D, and E as follows:

- A. Application for a License to Operate Beano – Biddeford & Saco Elks #1597 - Be it Ordered that the
- B. City Council grant the application for a License to operate beano from January 1, 2018 to December

- C. 31, 2018 as submitted by the Biddeford & Saco Elks #1597. Further move to approve the Order.
- D. Confirm the Mayor's Re-Appointment of Barry Noble & Richard LaRue to the Saco River Corridor Commission - Be it Ordered that the City Council confirm the Mayor's re-appointment of Barry Noble as the alternate and Richard LaRue as the liaison to the Saco River Corridor Commission effective November 6, 2017 for a three-year term expiring on November 6, 2020. Further move to approve the Order.
- E. Confirm the Mayor's Appointment of Alyssa Bouthot as a regular member, Appointment of Steve Ran as a regular member and the Appointment of Julia May as an associate member of the Historic Preservation Commission – Be it Ordered that the City Council confirm the Mayor's appointment of Alyssa Bouthot as a regular member for a term ending June 30, 2019, Appointment of Steve Ryan as a regular member, and Appointment of Julia May as an associate member of the Historic Preservation Commission, each for a three-year term ending on June 30, 2020. Further move to approve the Order.
- F. Confirm the Mayor's Appointment of Alex MacPhail to the Conservation Commission - Be it Ordered that the City Council confirm the Mayor's appointment of Alex MacPhail to the Conservation Commission for a three-year term ending on November 6, 2020. Further move to approve the Order.
- G. Confirm the Mayor's Appointment of David C. Johnson to the Zoning Board of Appeals - Be it ordered that the City Council confirm the Mayor's reappointment of David Johnson, to the Zoning Board of Appeals, for a 5-year term to expire November 6, 2022. Further move to approve the order.

The motion passed with seven (7) yeas.

## **VII. AGENDA**

### **A. PRESENTATION – AGE FRIENDLY SACO**

Jean Saunders did an informative presentation on the Age Friendly Program in Saco.

### **B. DEPARTMENT PRESENTATION – INFORMATION TECHNOLOGY**

IT Director Ryan Pinheiro did an informative presentation on the Information Technology Dept.

Note: Both of these presentations can be viewed on the [cities website](#).

## **VIII. COUNCIL DISCUSSION AND COMMENT**

- Councilor Gay – A resident asked: What makes the property taxes go up? Is it the land value and new houses going up around them? Mayor Michaud noted the budget. It is what the city spends to maintain its services. New homes do add some potential cost which is why we have impact fees. I find it somewhat ironic that we have all these new homes coming in and we have impact fees to cover some of the costs and people say we can't build homes without impact fees? Well we have them because otherwise it would be costing more tax payer dollars. So it is a balance. That is one of the reasons. Valuation is of course a market driven concept. You want your value to go up but as valuations go up but communities doing well and valuations are going up because it has become a desirable community that people want to live in. I've gone through periods where the valuation has sky rocketed and I've seen period where they have been flattened almost going down. But valuation increases generally are positive until you get your tax bill. But when you sell your home it becomes more positive. Councilor Gay asked: On the 3 Bond Questions, will property taxes go up? Mayor Michaud stated that you have 3 members with 3-4 returning and possibility that will be up to you. I won't have any say on that. City Administrator Kevin Sutherland stated that the intent of the bond questions: Question #1 - The annual payment for that bond question \$130,000. We would shift costs that are currently in the capital program over to the debt service. So there is no net effort for the tax payer for that bond if it is approved tomorrow. Bond Question #2 – Public Works Facility – We have roughly the same amount coming off past debt that we are going to pay off and instead of lowering that amount we would use those resources and keep it the same. So there would be no impact by putting the Public Works facility in place. Question #3 – The intent is not to borrow unless we have partners in place for the extension of the sewer out to the Scarborough line. Our intent is not to build that until we know we have partners. We wouldn't even borrow the money. We just want voter approval so that at

some point we can use that as leverage when we are talking to the businesses in putting a sewer out in that direction. In this case all 3 of them without the bond being approved we are going to run into situations where we are going to need to come to Council and ask them to increase the property taxes to pay for these certain services. There are needs in question 1 that need to be addressed sooner rather than later. All we would do is push other projects that need to be done further down the line or we can take care of it with the bond question. The second item – There is probably \$4 million worth of work to the current facility for them to stay there. We are going to have to figure out how to pay for that by raising taxes to do it. It could also be off-set by the off-setting debt as well but not the entire amount. On the 3<sup>rd</sup> question we would still look to do the sidewalk but we would have to ask Council for some resources for that and it is about \$500,000. Councilor Gay thanked the City Administrator for explaining that. People have heard many stories all around and they are kind of scared about it. The City Administrator noted that they are advocating for this because they are needs in our community and we are trying to do it in a way that is cost effective and will result in not having to come back to Council to ask for some tax increases in the future.

- Councilor Precourt – How long will the funds sit in limbo if we don't use them on bond #3? If the question is approved and we don't use the funds how long will this last. City Administrator Kevin Sutherland stated that he did not know the answer to that. There is a time limit but I'm not sure if it is 5 or 7 years. If we don't find a business to come in I won't go and borrow that money. Councilor Precourt stated that to him the public works option hasn't been laid out for staying on site. Everything is looking at off-site. There is a potential for doing this allot cheaper on the existing property. I think it was wrong all the way through for them the way they pushed it through to not put that option on the table to rebuild on the existing site. The City Administrator stated that the cost of the total project is probably closer to \$8.5 million. Councilor Precourt noted that we have not discussed the land purchase. This is just the facility cost. Where are we going to get the extra \$1.25 million if we are only bonding \$7.25 million"? The City Administrator said that they would move the facility in stages. We would do the first set with the bond amount and then once we sold the property we would take care of the rest of it.
- Councilor Roche – What happens if you don't have a place to move it? If the bond is approved it doesn't get spent? City Administrator Kevin Sutherland stated that we would not borrow the money if we can't get a location. Councilor Roche said so this is the authorization vote. The City Administrator noted the authorization vote includes saying we would move to the Industrial Park Road. So if we can't find a location in the Industrial Park I can't borrow based on that. Councilor Roche suggested for the future Council some locations: Councilor Johnston had brought up the issues with Park North near the Scarborough line that developer also has land behind Cascade that we allowed for some auto place to be back there which never happened. There is a divided road back there that has a dead end. Seems to be allot of buildable land for Public Works Dept. we could negotiate. The City Administrator noted that the challenge with that location is the distance from the services that need to be provided. Councilor Roche noted that Biddeford's Public Works Dept. wasn't exactly central.
- Councilor Minthorn – Announced that he will be at the polls tomorrow for most of the day and looked forward to meeting constituents when they come out.
- Kevin Roche - One reason that I'm not running for Council is allot of personal family time that I missed out on. Tonight I came right over from the girls Thornton Academy soccer banquet. I would like to take some time to congratulate the seniors that graduated from there. My daughter is a Junior by the way. Most of these girls came up through the pre-school Parks & Rec. program. Two of them I coached to a State Title together and that was a great memory with them. All seven of them are: Adia Beaudoin, Liz Bell, Cpt. Hannah McAlary, Addy Paradis, Alana Pettaway, Natalia Profenno, and Dana Sirois. Thank you all. I'm looking forward to one more great season with my daughter.

## IX. ADJOURNMENT

Councilor Minthorn moved, Councilor Precourt seconded to adjourn the meeting at 7:21 p.m. The motion passed with seven (7) yeas.

Attest: \_\_\_\_\_  
Michele L. Hughes, City Clerk