

Town of Van Buren
Regular Council Meeting

January 18, 2022

1. Open Council Meeting/Attendance

Peter Madore, Anne Marie Poitras, Paul Nadeau councilors present. Town Manager Nancy Troeger present via Zoom, Deputy town manager Luke Dyer present.

Absent: John Beaulieu, Joey Ouellette.

2. Approve modify/Agenda.

Motion by Paul Nadeau, seconded by Anne Marie Poitras to modify agenda under item four, new business, all items to be moved down by one position, new item a: accept letter of resignation, elect new council chair.

Motion carried.

Motion by Anne Marie Poitras, seconded by Peter Madore to adopt modified agenda.

Motion carried.

3. Approve minutes of December 21, 2021 regular council meeting.

Motion by Peter Madore, seconded by Anne Marie Poitras to adopt meeting minutes of December 21, 2021.

Motion carried.

4. New Business.

a) Letter of resignation/elect new chair

Motion by Paul Nadeau, seconded by Peter Madore to accept letter of resignation from council chair Joey Ouellette. Chair Ouellette has taken on a new personnel career path.

Motion carried.

Motion by Anne Marie Poitras, seconded by Peter Madore to elect John Beaulieu as new council chair until June 2022 annual meeting.

Motion carried.

b) Sheriff's Dispatch Contract for 2022.

Motion by Peter Madore, seconded by Anne Marie Poitras to approve sheriffs dispatch contract for Aroostook County for year 2022 in the amount of \$14,566.60.

Motion carried.

c) Review Cyr and Hamlin Ambulance contracts for current year 2021-2022.

Motion by Anne Marie Poitras, seconded by Peter Madore to approve the Ambulance Protection Agreement between the town of Van Buren and the Town of Hamlin. July 1, 2021 to June 30, 2022.

Motion carried.

Motion by Anne Marie Poitras, seconded by Peter Madore to approve the Ambulance Protection Agreement between the town of Van Buren and Town of Cyr Plantation. July 1, 2021 to June 30, 2022.

Motion carried.

d) Review Mid-Year Expense reports.

e) Discuss Manager (s) status-Executive Session 1 M.S.R.A. §405(a) Personnel.

Motion by Peter Madore, seconded by Anne Marie Poitras to enter into executive session 1 M.S.R.A. §405(a) Personnel. At 7:30 p.m.

Motion carried.

Motion by Peter Madore, seconded by Anne Marie Poitras to exit executive session 1 M.S.R.A. §405(a) Personnel. At 8:34 p.m.

No action taken at this time.

f) Other

Town Manager Nancy Troeger has been elected to the board of ACAP.

5. Manager updates.

Further work will need to be completed in the spring of 2022 with the Gagnon building demolition. Financial updates will be discussed at the next council meeting scheduled for February 1, 2022.

The Edna's floral building will be listed with a realtor.

6. Council Reports

Anne Marie Poitras: no reports

Paul Nadeau: No reports

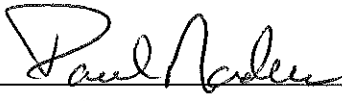
Peter Madore: Updated council on the success of the Christmas events. Also informed the council of a group of active citizens who working to create a citizens revitalization committee. This is a citizen's organized group with no town of Van Buren inputs.

7. Public Comments

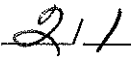
8. Adjourn.

Motion by Peter Madore, seconded by Anne Marie Poitras to adjourn meeting at 9:00 p.m.

Motion carried.



Paul Nadeau - Secretary



Date Adopted

Town of Van Buren

Assessors Meeting

January 18, 2022

1. Open Assessors Meeting/Attendance.

Meeting called to order at 6:00 p.m.

Motion by Peter Madore, seconded by Anne Marie Poitras to appoint Paul Nadeau chair pro temps.

Motion carried.

Peter Madore, Anne Marie Poitras, Paul Nadeau, assessors present, Devon Parent, assessors agent in attendance via Zoom.

Absent : John Beaulieu, Joey Ouellette.

2. Approve/modify agenda.

Motion by Paul Nadeau, seconded by Anne Marie Poitras to approve agenda as printed.

Motion carried.

3. New Business:

a) 109 Champlain Street-Gary Ouellette.

Motion by Anne Marie Poitras, seconded by Peter Madore to grant abatement for account # 936 in the amount of \$372.46 due to fire loss of home.

Motion carried.


b) Other


No other business for the assessors.

4. Adjourn

Motion by Peter Madore, seconded by Anne Marie Poitras to adjourn meeting at 6:09 p.m.

Motion carried.


Paul Nadeau-Secretary


Date Adopted

Town of Van Buren

Regular Council Meeting

February 1, 2022

1. Open Council meeting/Attendance

All councilors present, Town Manager Nancy Troeger present via Zoom, Deputy town manager Luke Dyer present.

2. Approve/Modify agenda.

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to adopt agenda as printed.

Motion carried.

3. Approve minutes of January 18, 2022 regular council meeting minutes.

Motion by Peter Madore, seconded by Paul Nadeau to adopt regular council meeting minutes of January 18, 2022.

Motion carried.

Motion by Peter Madore, seconded by Anne-Marie Poitras to adopt Assessor's meeting minutes of January 18, 2022.

Motion carried.

4. Old Business.

a) Buildings/Properties listed with realtor.

Fields Realty has been selected to sell the Edna's floral building.

Revolving Loan committee owns 25 acres of land that needs to be listed and sold. Land was obtained as part of a settlement with a borrower who defaulted on their loan.

5. New Business.

a). Western Star Truck Update.

Daigle and Houghton are no longer a Western Star Dealer. The Western Star dealer from Hartland New Brunswick, Canada has agreed to put the towns order for a new truck into the Western Star production timetable and will honor the price as originally quoted by Daigle and Houghton.

b) Town office phone and internet status update.

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to update the towns' phone and internet security to Simple Computers 101 of Madawaska Maine. The quoted amount for the entire project is \$7,839.76. This will be paid from the ARAP (AMERICAN RESCUE PLAN ACT) funds that the town has received.

Motion carried.

c) Personnel Discussion with managers Executives session 1 M.R.S.A. §405(a).

Motion by Peter Madore, seconded by Anne-Marie Poitras to enter in executive session under 1 M.R.S.A. §405(a).at 7:45 p.m.

Motion carried.

Motion by Anne-Marie Poitras, seconded by Paul Nadeau to exit executive session 1 M.R.S.A. §405(a).at 8:45 p.m.

Motion carried.

No action taken at this time.

d) Other

5 Manager Updates.

Town is moving forward with current legal issues.

There are no grant applications at the current time.

Employee luncheon was held today.

New winter jackets are on order for the ambulance dept.

6. Councilor reports.

Anne -Marie Poitras: None

Paul Nadeau: None

Peter Madore: None

John Beaulieu: Brought updates on the current state of the tennis courts and gave information on refurbishment of the courts.

7. Public Comments

8. Adjourn.

Motion by Paul Nadeau, seconded by peter Madore to adjourn meeting at 8:55 p.m.

Motion carried.



Paul Nadeau-Secretary

3 / 1 / 2022
Date Adopted

Town of Van Buren

Regular Council Meeting

February 15, 2022

1. Open Council Meeting/Attendance.

Meeting called to order at 6:30 p.m.

All Councilors present.

Nancy Troeger, Town manager present.

Luke Dyer, Deputy town manager present.

2. Approve/Modify agenda

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to adopt agenda as printed.

Motion carried.

3. Approve minutes of February 1, 2022 regular council meeting.

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to table adoption of February 1, 2022 meeting minutes to next scheduled regular council meeting of March 1, 2022.

Motion carried.

4. New Business.

a).

None

5. Manager updates.

No responses/inquiries to the Edna's Floral building as of this date 2/15/2022.

Phone and Network upgrades underway, whole network to be brought live on Monday February 28, 2022.

Police cruiser has been advertised for sale.

Deputy Town Manager Luke Dyer has met with the new ambulance billing company. 30 day notice of termination of contract with current billing company has been sent.

A zoom meeting will be scheduled with the current Auditing Company (RHS) to discuss current concerns.

Town has not received responses back from the town of Hamlin and Cyr Plantation concerning the submitted ambulance contracts.

There are no grants currently in the workflow.

Updates on current legal actions.

Motion by John Beaulieu, seconded by Peter Madore to enter into executive session 1 M.R.S.A 405 (6) c economic development at 7:05 p.m.

Motion carried.

Motion by Paul Nadeau, seconded by Peter Madore to exit executive session 1 M.R.S.A 405 (6) c economic development at 7:25 p.m.

Motion carried.

No action taken.

6. Council Reports.

Paul Nadeau: None

Anne-Marie Poitras: None

Peter Madore: Requested a future meeting between the Van Buren Town Council and the Van Buren Light & Power board to discuss future plans for both entities.

Gave up date on the Van Buren Revitalization committee.

John Beaulieu: Researching various grants available to help refurbish the tennis courts.

7. Public comments

8. Adjourn.

Motion by Paul Nadeau, seconded by Anne –Marie Poitras to adjourn meeting at 8:45 p.m.

Motion carried.

A handwritten signature in blue ink, appearing to read "Paul Nadeau", written over a horizontal line.

Paul Nadeau-Secretary

3 / 1 / 2022

Date Adopted

Town of Van Buren
Emergency Council Meeting

February 17, 2022

Via Zoom

1. Open Meeting/Attendance

Meeting called to order at 7:05 p.m.

All Councilors present, Nancy Troeger, Town manager present, Luke Dyer, Deputy town manager present.

2. Approve/modify agenda

By consensus of the council to adopt agenda as printed.

3. New Business.

a) Purchase of 2017 Western Star 4700

Motion by Paul Nadeau seconded by Peter Madore that Dept. head Rick Sirois and lead mechanic Allan Bouchard drive to Advantage Truck Group to visually inspect 2017 Western Star 4700 HZ7930 (1). If truck meets approval, Dept. Head will leave a deposit to secure the truck pending Van Buren tax payer approval. Motion carried.

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to draft the following warrant article:

To see if the voters of Van Buren will approve the purchase of a 2017 Western Start 4700 HZ7930 (1) plow truck in the amount of \$89,000 from Advantage Truck Group. Funds to be taken from CIP account.

Motion carried.

4. Public comments

None

5. Adjourn:

Motion by John Beaulieu, seconded by Peter Madore to adjourn meeting at 7:45 p.m.

Motion carried.



Paul Nadeau – Secretary

3/1/2022

Date Adopted

**SPECIAL TOWN MEETING
TOWN OF VAN BUREN, MAINE
March 1st, 2022**

COUNTY OF AROOSTOOK, SS. VAN BUREN, MAINE

TO: Luke R. Dyer, a constable of the Town of Van Buren, in the County of Aroostook, State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Voters of the Town of Van Buren in said County, qualified by law to vote in Town Affairs, to meet in the Council Chambers at 51 Main Street in said Town on Tuesday, the 1st day of March, A.D., 2022 at 6:00 o'clock in the evening then and there to act on Articles 1 through 3.

SPECIAL TOWN MEETING

March 1st - 6:00 PM

ARTICLE 1

To elect a moderator to preside at said meeting. *People elect Devin Parent as moderator.*

Motion by Luke Dyer to elect Devin Parent
2nd Kevin Lapointe
Motion Carried

ARTICLE 2

To see if the Town will vote to approve the purchase of a 2017 Western Star 4700 HZ7930 plow truck in the amount of \$89,000 from Advantage Truck Group with funds from the General Government Capital Improvement (CIP) Account.

Council Recommends

YES

Budget Recommends

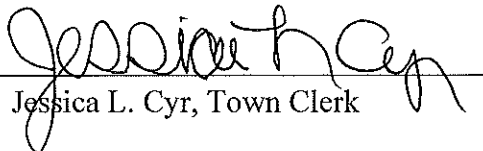
Motion by Paul Nadeau to accept Council Recommends
2nd Luke Dyer
Motion to move question to a vote by Paul Nadeau
2nd Derek Grivois
Motion Carries
Motion to vote by secret ballot by Paul Nadeau
2nd Derek Grivois
Motion Carried
Vote results Yes 19 No 9
Article 2 passes

ARTICLE 3

Adjournment

Motion by Luke Dyer
2nd Rick Sirois
Motion Carried

Meeting adjourned at 6:43 p.m.


Jessica L. Cyr, Town Clerk

March 1, 2022

Town of Van Buren

Regular Council Meeting

April 5, 2022

1. Open meeting/Attendance.

Meeting called to order at 6:02 p.m.

All Councilors present, Nancy Troeger, town manager, Luke Dyer, Deputy town manager present.

2. Approve/modify Agenda.

Motion by Anne -Marie Poitras, seconded by peter Madore to approve agenda as printed.

Motion carried.

3. Approve minutes of March 15, 2022 meeting.

Motion by Peter Madore, seconded by Anne -Marie Poitras to adopt meeting minutes as printed.

Motion carried.

4. Old Business.

a). Woodland Maine property.

Town has received offer for the Woodland property in the amount of \$20,000.00.

b). Fire Dept. grant

Application and associated paperwork will be submitted on Wednesday April 6, 2022.

c). Pine Tree Apartments.

Hired Ed Saucier to provide maintenance and be the rent collector for Pine Tree Apartments. Account has been set up at Nor State Federal Credit union to handle all funds collected and spent for Pine Tree Apartments. This is for a temporary period while the property is being listed for sale by the town hired realtor.

5. New Business

a). Waste Water rates.

Motion by Paul Nadeau, seconded by Peter Madore to increase the Van Buren Waste Water rates 1.5%, effective July 1, 2022. See attached rate increase sheet.

Motion carried.

b). Highway, Recycling & Waste Water budgets.

Motion by John Beaulieu, seconded by Peter Madore to increase payroll budget for all departments (5%) for fiscal year 2022-2023.

Motion carried.

c. Jay Lajoie-executive session. M.R.S.A. §405 (6) C, economic development.

Motion by Paul Nadeau, seconded by Anne -Marie Poitras to enter into executive session M.R.S.A. §405 (6) C, economic development at 7:28 p.m.

Motion carried.

Motion by John Beaulieu, seconded by Anne -Marie Poitras to exit executive session M.R.S.A. §405 (6) C, economic development at 8:20 p.m.

Motion carried.

No action taken at this time.

d). Quitclaim deed: 205 Main Street, Map 12 A , Lot 12, Alexander Road property, Map 5, Lot 15.

Motion by Paul Nadeau, seconded by Anne -Marie Poitras to sign quit claim deed for

205 Main Street, Map 12 A, Lot 12

Book 2117 Page: 204

Book 2182 Page: 314

Alexander Road property, Map 5, Lot 15.

Book 2117 Page: 205

Book 2182 Page 315

Motion carried.

e) Other

None

6. Town Manager Reports.

By consensus of the council, council fully supports the 50th Anniversary of ACAP in Aroostook County. All councilors and managers signed the proclamation.

New medic has been hired for the ambulance Dept.

New ambulance billing company has discovered 198 ambulance runs that need to be billed.

Motion by Peter Madore, seconded by John Beaulieu to raise ambulance runs rates to bring the department up to date with current rates being charged.

Motion carried.

All phones have been switched over to new system.

7. Council Reports

Paul Nadeau: None

Anne-Marie Poitras: None

Peter Madore: 148 Main street property needs to be listed and sold.

John Beaulieu: None

8. Public Comments

9. Adjourn

10. Motion by Paul Nadeau, seconded by John Beaulieu to adjourn meeting at 9:35 p.m.

Motion carried.



Paul Nadeau – Secretary

4/19/2022

Date Adopted

Town of Van Buren
Regular Council Meeting

May 3, 2022

1. Open Meeting/Attendance

Meeting called to order at 6:00 p.m.

All councilors present, Nancy Troeger, town manager present, Deputy town manager Luke Dyer present.

2. Approve/Modify agenda

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to accept agenda as printed.

Motion carried.

3. Approve minutes of April 19, 2022 meeting.

Motion by Peter Madore, seconded by Anne-Marie Poitras to adopt meeting minutes of April 19, 2022 meeting.

Motion carried.

4. Budget Review

a. Ambulance

b. Misc. and Unclassified

c. MSAD & County taxes

All budgets reviewed with deputy town manager Luke Dyer.

5. Public Hearings and possible action items.

a. Action item- 192 Lynn Street – Quit claim deed

Motion by Paul Nadeau, seconded by John Beaulieu to sign quit claim deed for 192 Lynn Street, Map 19, Lot 80.

Book	Page
2117	215
2182	323
2120	90
2189	53

Motion carried.

6. Old Business

a. Pine Tree Apartments.

Inspection has been completed.

b. Paving Schedule

Motion by Peter Madore, seconded by Anne-Marie Poitras to accept and approve paving schedule as presented by Dept. head Rick Sirois, Amount not exceed \$223,000.00

Motion carried.

Paving schedule attached.

7. New Business

a. Brief audit review.

Review of fiscal year 2020-2021 draft report presented by town manager Nancy Troeger.

8. Town Manager Reports.

Town Manager Nancy Troeger:

Grant applications being worked on for different projects within the community.

Deputy Town Manager Luke Dyer:

Deputy town manager and councilor Peter Madore have met with the NAA (Northern Aroostook

Alternatives)board to discuss possible purchase of building. Further discussions and presentation to follow.

Town has received three asbestos reports for three buildings that are on the current proposed demolition list. Comstar billing is moving forward in a very positive direction.

9. Town Councilors reports

Peter Madore, all current assets (Scrambled Diner) of the town of Van Buren have been moved from the Caribou location (Little Nero's) to Van Buren and are in a secure building. (Scrambled Diner on Main Street).

Revitalization Committee still waiting for documents to be returned to recognize them.

Information booth will be moved to lot next to downtown Farmer's Market Pavilion.

John Beaulieu: Received concerns about the scale at the recycle center. Will address with Dept. Head Rick Sirois.

Anne-Marie Poitras: None

Paul Nadeau: None

10. Public Comments

None

11. Adjourn

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to adjourn meeting at 8:05 p.m.

Motion carried.



Paul Nadeau – Secretary

5/17 / 2022
Date Adopted

Town of Van Buren

Regular Council Meeting

May 17, 2022

1. Open meeting/attendance.

Meeting called to order at 6:00 p.m.

Peter Madore, John Beaulieu, Anne-Marie Poitras, Paul Nadeau present, Town manager Nancy Troeger present via Zoom, Deputy Town Manager Luke Dyer present.

2. Approve/modify agenda

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to adopt agenda as printed.

Motion carried.

3. Approve minutes of May 3, 2022 meeting.

Motion by Anne-Marie Poitras, seconded by Peter Madore to adopt meeting minutes of May 3, 2022.

Motion carried.

4. Public Hearing.

Public Hearing called to order at 6:05 p.m.

A. CBDG Grant.

Van Buren Housing is working on obtaining grant to renovate the apartments at Roosevelt Heights.

Motion by John Beaulieu, seconded by Peter Madore to support the Housing assistance grant in the amount of \$289,000.00 for renovations and improvements at Roosevelt Heights.

Motion carried.

Public hearing adjourned at 6:15 p.m.

B. Public hearing opened at: 6:16 p.m. for Dangerous Buildings.

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to allow current owners 45 calendar days from today May 17 2022, to July 1, 2022 to complete demolition and clean-up of dangerous building owned by Charles and Velma Ouellette.

Motion carried.

Public hearing closed at 6:22 p.m.

C. Sewer Abatement, 115 Bridge Street.

Motion by Paul Nadeau, seconded by Peter Madore to grant sewer abatement in the amount of \$844.44, Acct #233, 115 Bridge Street.

Motion carried.

D. Motion by Anne-Marie Poitras, seconded by Paul Nadeau to grant sewer abatement for Acct# 299, 94 Main Street in the amount of \$1620.86.

Motion carried.

E. Motion by John Beaulieu, seconded by Paul Nadeau to grant sewer abatement for Acct. 235, 96 Main Street in the amount of \$874.44.

Motion carried.

F. Motion by John Beaulieu, seconded by Anne-Marie Poitras to grant sewer abatement for Acct. 431, 124 Birch Street in the amount of \$865.76

Motion carried.

G. Motion by Anne-Marie Poitras, seconded by Paul Nadeau to grant sewer abatement for Acct. 187, 504 Main Street in the amount of \$855.86

Motion carried.

5. Old Business

- a. Pine Tree Apartments.

Sale Moving forward.

- b. Demo project

Asbestos has found in the buildings. Working to have removed.

- c. Paving Bids.

Motion by Paul Nadeau, seconded by Anne Marie Poitras to grant paving bid to Trombley Paving at \$110.85 per ton (price quoted on May 17, 2022). Paving to be completed by September 1, 2022.

Motion carried.

6. New Business.

- a. Hamlin ambulance Contract 2022-2023.

Motion by Paul Nadeau, seconded by Peter Madore to charge Hamlin in the amount of \$64.00 per capita for ambulance services effective July 1, 2022 to June 30, 2023.

Motion carried.

- b. Cyr Planation ambulance Contract 2022-2023.

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to charge Cyr Plantation in the amount of \$64.00 per capita for ambulance services effective July 1, 2022 to June 30, 2023.

Motion carried.

- c. 2016 Ford Explorer Police Interceptor.

Motion by John Beaulieu, seconded by Anne-Marie Poitras at the discretion of the Deputy town manager, the vehicle is to be rehabbed for municipal use.

Motion carried.

- d. Town Manager contract.

Motion by Peter Madore, seconded by Anne-Marie Poitras to enter into executive session under M.R.S.A. 1, §405 6 (d) Labor negotiations 7:48 p.m.

Motion carried.

Motion by Peter Madore, seconded by Anne-Marie Poitras to exit executive session under M.R.S.A. 1, §405 6 (d) Labor negotiations, 8:43 p.m.

Motion by Peter Madore, seconded by Anne-Marie Poitras to enter into an Employee Agreement between Luke Dyer and the Town of Van Buren for the position of Town manager, for one calendar year, effective July 1, 2022- June 30, 2023

Motion carried.

7. Town Managers Report

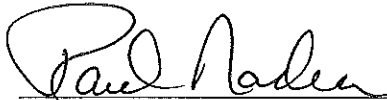
8. Town Councilor Reports.

9. Public Comments

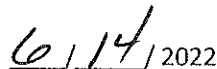
10. Adjourn

Motion by Anne-Marie Poitras, seconded by Peter Madore to adjourn meeting at 8:45 p.m.

Motion carried.



Paul Nadeau – Secretary



Date Adopted.

Town of Van Buren

Special Council Meeting

Via Zoom

May 31, 2022

1. Call to order/attendance.

Meeting called to order at 6:03 p.m.

Peter Madore, John Beaulieu, Paul Nadeau present, Anne-Marie Poitras absent.

Town manager Nancy Troeger present, Deputy town manager Luke Dyer present

2. New Business.

a) Approve warrant articles for annual town meeting.


Motion by Paul Nadeau, seconded by Peter Madore to approve warrant articles 1-36 as presented by Deputy town manager Luke Dyer for fiscal year 2022-2023. Warrant articles to be voted on by the voters of Van Buren at the annual town meeting.


Motion carried.

3. Adjourn

Motion by Paul Nadeau, seconded by Peter Madore to adjourn meeting at 6:45 p.m.

Motion carried.


Paul Nadeau-Secretary


Date adopted

ANNUAL TOWN MEETING
TOWN OF VAN BUREN, MAINE
June 14-15, 2022

COUNTY OF AROOSTOOK, SS. VAN BUREN, MAINE

TO: Luke Dyer, a constable of the Town of Van Buren, in the County of Aroostook, State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Voters of the Town of Van Buren in said County, qualified by law to vote in Town Affairs, to meet at the Community Center at 130 Champlain Street in said Town on Tuesday, the 14th day of June, A.D., 2022 at 8:00 o'clock in the forenoon then and there to act on Articles 1-2.

And to notify and warn said Voters to assemble at the M.S.A.D. #24 High School Auditorium in said Town on Wednesday, the 15th day of June, A.D. 2022 at 7:00 o'clock in the evening then and there to act on the Articles 3 - 36 to-wit:

TOWN MEETING SCHEDULE

~~~TUESDAY, JUNE 14, 2022, 8:00 A.M. - 8:00 P.M.~~~

The polls for balloting on Elective Town Offices will be open at the Community Center at 130 Champlain Street at 8:00 A.M. and will close at 8:00 P.M.

Per CDC guidelines, face mask & social distancing is encouraged unless you are fully vaccinated.

~~~WEDNESDAY, JUNE 15, 2022, 7:00 P.M.~~~

All other business under this Warrant will be conducted upon the opening of the Business Meeting, to be held at the M.S.A.D. #24 High School Auditorium beginning at 7:00 P.M.

ANNUAL TOWN MEETING
JUNE 14, 2022 - 8:00 AM

ARTICLE 1

To elect a Moderator to preside at said meeting. People elect **Theodore Smith** as moderator.
Motion by Rhonda Parent
2nd Heather Parent
Motion Carried

ARTICLE 2

To elect by secret ballot the following Town Officers for the ensuing year:

- Two positions for Town Council for a term of three years
 1. John Beaulieu
 2. Peter Madore
- One position for Town Councilor for a term of one year
 1. Kevin Lapointe
- One position for Van Buren Water District Trustee for a term of three years
 1. Jay LaJoie
- One position for Van Buren Light & Power District Trustee for a term of three years
 1. Carl Morrow
- Two Directors of M.S.A.D. #24 for a term of three years
 1. Balzas "Bo" Gereben
 2. Heather Bresett
- One Director of M.S.A.D. #24 for a term of two years
 1. Jesse Cormier

ANNUAL TOWN MEETING
JUNE 15, 2022 - 7:00 PM

ARTICLE 3

Elect a moderator if one has not already been elected to elect **Theodore Smith** as mediator.
Motion by
2nd
Motion Carried

ARTICLE 4

To see if the Town will vote to authorize the Town Council to appoint all other necessary officers not elected by ballot for the ensuing year.

Council Recommends: YES

Budget Recommends: YES

Motion by Rick Sirois
2nd Andy Gendreau
Motion Carried

ARTICLE 5

To see what sum of money the Town will vote to raise and/or appropriate for **General Government**.

2021/2022 Appropriations

\$ 805,321

Council Recommends

\$ 820,049

Budget Recommends

\$ 820,049

Motion by Rick Sirois
2nd Kevin Lapointe
Motion Carried

ARTICLE 6

To see what sum of money the Town will vote to raise and/or appropriate for **Police Department**.

2021/2022 Appropriations

\$7,487

Council Recommends

\$7,861

Budget Recommends

\$7,861

Motion by Rick Sirois
2nd Derek Grivois
Motion Carried

ARTICLE 7

To see what sum of money the Town will vote to raise and/or appropriate for **Fire Department**.

2021/2022 Appropriations

\$ 93,998

Council Recommends

\$94,932

Budget Recommends

\$94,932

Motion by Andy Gendreau
2nd Nick Gagnon
Motion Carried

ARTICLE 8

To see what sum of money the Town will vote to raise and/or appropriate for **Highway Department**.

2021/2022 Appropriations

\$ 361,563

Council Recommends

\$ 376,732

Budget Recommends

\$ 376,732

Motion by Nick Gagnon
2nd Kevin Lapointe
Motion Carried

ARTICLE 9

To see what sum of money the Town will vote to raise and/or appropriate for **Recycling Center**.

2021/2022 Appropriations

\$ 158,660

Council Recommends

\$ 168,470

Budget Recommends

\$ 168,470

Motion by Andy Gendreau
2nd Derek Grivois
Motion Carried

ARTICLE 10

To see what sum of money the Town will vote to raise and/or appropriate for **Recreation Department**.

2021/2022 Appropriations

\$ 58,337

Council Recommends

\$ 72,315

Budget Recommends

\$ 72,315

Motion by Brian Caron
2nd Rick Sirois
Motion Carried

ARTICLE 11

To see what sum of money the Town will vote to raise and/or appropriate for **Abel J. Morneault Memorial Library**.

2021/2022 Appropriations

\$ 53,183

Council Recommends

\$ 64,905

Budget Recommends

\$ 64,905

Motion by Rick Sirois
2nd Andy Gendreau
Motion Carried

ARTICLE 12

To see what sum of money the Town will vote to raise and/or appropriate for **Economic Development.**

2021/2022 Appropriations

\$ 12,000

Council Recommends

\$ 22,000

Budget Recommends

\$ 22,000

Motion by Rick Sirois
2nd Brian Caron
Motion Carried

ARTICLE 13

To see what sum of money the Town will vote to raise and/or appropriate for the **Miscellaneous & Unclassified Accounts.**

2021/2022 Appropriations

\$ 373,115

Council Recommends

\$ 360,930

Budget Recommends

\$ 360,930

Motion by Kevin Lapointe
2nd Rick Sirois
Motion Carried

ARTICLE 14

To see what sum of money the Town will vote to raise and/or appropriate for **MSAD #24.**

2021/2022 Appropriations

\$ 539,123

Council Recommends

\$ 490,917

Budget Recommends

\$ 490,917

Motion by Brian Caron
2nd Rick Sirois
Motion Carried

ARTICLE 15

To see what sum of money the Town will vote to raise and/or appropriate for **County Taxes.**

2021/2022 Appropriations

\$ 97,335

Council Recommends

\$ 112,650

Budget Recommends

\$ 112,650

Motion by Kevin Lapointe
2nd Jennifer Bresett
Motion Carried

ARTICLE 16

To see what sum of money the Town will vote to raise for **Wastewater Department**.

2021/2022 Appropriations

\$ 413,961

Council Recommends

\$ 416,276

Budget Recommends

\$ 416,276

Motion by Brian Caron
2nd Andy Gendreau
Motion Carried

ARTICLE 17

To see what sum of money the Town will vote to raise for **Ambulance Department**.

2021/2022 Appropriations

\$ 586,301

Council Recommends

\$ 586,162

Budget Recommends

\$ 586,162

Motion by Rick Sirois
2nd Lee Ouellette
Motion Carried

ARTICLE 18

To see if the Voters of the Town of Van Buren will authorize the Council to use Overlay for Abatements.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Andy Gendreau
2nd Rick Sirois
Motion Carried

ARTICLE 19

Shall the Town vote to accept any and all funds as provided by the Maine State Legislature and to use the revenues to reduce the 2022/2023 Tax Commitment:

Council Recommends: Yes

Budget Recommends: Yes

Motion by Rick Sirois
2nd Lee Ouellette
Motion Carried

ARTICLE 20

To see if the Town will accept prepayment of taxes prior to the date of commitment to Tax Collector.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Rick Sirois
2nd Andy Gendreau
Motion Carried

ARTICLE 21

To see if the Town will vote to allow the Town to pay three (3%) percent on any overpayment of taxes. Payable from the date of such overpayment through the date on which a refund shall be issued. (Three percent is the minimum amount of interest permitted by Statute.)

Council Recommends: Yes

Budget Recommends: Yes

Motion by Andy Gendreau
2nd Derek Grivois
Motion Carried

ARTICLE 22

To see if the Town will vote to authorize the Town Council to bring writs of entry of recovery of such parcels of land as have been acquired by the Town by reason of non-payment of taxes/liens for which the time of redemption has expired.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Andy Gendreau
2nd Derek Grivois
Motion Carried

ARTICLE 23

To see if the Town will fix a date when taxes for the year 2022/2023 shall be due and payable and to see what action the Town will vote to take with respect to interest on unpaid taxes.

RECOMMENDATION is that taxes shall be due and payable upon presentation of tax bills. Interest at the rate of 4% per annum shall accrue on all taxes not paid within 60 days after the date of the first billing and also with respect to all taxes not paid within 60 days after January 1st.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Rick Sirois
2nd Lee Ouellette
Motion Carried

ARTICLE 24

To see if the Town will vote to authorize the Town Council to dispose of Town-owned personal property under such terms and conditions as they deem advisable and to apply the proceeds from any such sales towards the Departmental Revenues.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Andy Gendreau
2nd Kevin Lapointe
Motion Carried

ARTICLE 25

To see if the Town will vote to authorize the Town Council, on behalf of the Town, to sell or lease or otherwise dispose of real estate acquired by the Town for non-payment of taxes/liens thereon, such sale or lease to be on such terms as they may deem advisable. This includes the authorization to the Town Council to issue Quitclaim Deeds without Covenants in connection with the sale of any such property.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Rick Sirois
2nd Tony Pinette
Motion Carried

ARTICLE 26

Shall the Town vote to accept grant funds from such Community Development Block Grant Applications, Rural Development Applications, Federal Emergency Management Agency Applications, and Department of Environmental Protection Applications as may be submitted and approved by the different departments, and to accept grant funds from such other and further agencies or entities for which the submittal of grant applications has been approved by the municipal officers of this Town. If so approved, the municipal officers shall be authorized to make such assurances, assume such responsibilities and exercise such authority as are necessary and reasonable to implement such program(s). Type of grants, but not limited to, are: Public Infrastructure, Housing Assistance, Planning, Emergency Needs, Business Assistance, Development, Economic Development, Rural Development, FEMA and DEP.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Rick Sirois
2nd Brian Caron
Motion Carried

ARTICLE 27

To see if the Voters of the Town of Van Buren will authorize the Town Council to use Surplus Funds to match Federal Emergency Management Funds (FEMA) and State of Maine Funds for damages caused by future natural disasters if needed.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Andy Gendreau
2nd Kevin Lapointe
Motion Carried

ARTICLE 28

To see if the Voters of the Town will authorize the Town Council to pay for or finance the previously approved purchase of a 2022 Western Star 4700 single axle truck and plow (Article 28 – June 9th, 2021 Town Meeting) using a combination of moneys already received from Recovery Act Funding and Maine State Revenue Sharing up to the total purchase price of \$188,577.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Kevin Lapointe
2nd Lee Ouellette
Motion Carried

ARTICLE 29

To see if the Voters of the Town of Van Buren will authorize the Town Council to use 2020/2021 unspent appropriations from all Departments to cover the FY 2020/2021 Ambulance Department losses.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Andy Gendreau
2nd Rick Sirois
Motion Carried

ARTICLE 30

To see if the Town will vote to authorize the Fire Department up to \$9250 from the General Government Capital Improvement fund as a 5% match to a 2022 FEMA grant for a Brush Attack Truck.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Derek Grivois
2nd Andy Gendreau
Motion Carried

ARTICLE 31

To see if the Town will vote to authorize General Government up to \$350,000 to purchase the property located at 320 Main Street (Northern Aroostook Alternatives) with up to \$200,000 in revolved funds from the Revolving Loan Fund and up to \$150,000 from the Rehabilitation, Acquisition and Demolition Fund.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Rick Sirois
2nd Lee Ouellette
Motion Carried

ARTICLE 32

To see if the Town will vote to authorize the Highway Department \$20,200 from the General Government Capital Improvement Fund for the purchase of replacement plow and wing for the 2017 Western Star.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Derek Grivois
2nd Kevin Lapointe
Motion Carried

ARTICLE 33

To see if the Voters of the Town of Van Buren will authorize the Town to apply payment of taxes as follows: any outstanding liens to be satisfied first, then any interest and fees, then personal property taxes, and then real estate taxes, as applicable. The authorization will be valid until rescinded by the Voters.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Andy Gendreau
2nd Brian Caron
Motion Carried

ARTICLE 34

To see if the Town will vote to authorize the Town Council to transfer the 2022 MDOT snowmobile license refund to the Gateway Snowmobile Club.

Council Recommends: Yes

Budget Recommends: Yes

Motion by Andy Gendreau
2nd Derek Grivois
Motion Carried

ARTICLE 35

To see if the Town will vote to exceed the **Property Tax Levy Limit**. (Written ballot required.)

Council Recommends: No

Budget Recommends: No

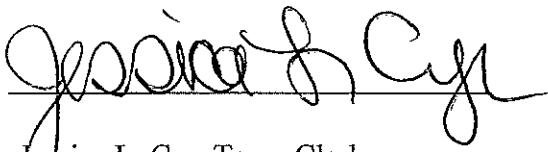
YES 2
NO 39
No passes

ARTICLE 36

Adjournment

Motion by Andy Gendreau
2nd Jennifer Bresett
Motion Carried

Meeting adjourned at 8:07 p.m.



Jessica L. Cyr, Town Clerk

June 15, 2022

Town of Van Buren

Regular Council Meeting

June 14, 2022

1. Open Meeting/Attendance

Meeting called to order at 6:04 p.m.

All councilors present, Town manager Nancy Troeger, deputy town manager Luke Dyer present.

2. Approve/Modify agenda

Motion by Peter Madore, seconded by Anne –Marie Poitras to adopt agenda as printed.

Motion carried.

3. Approve minutes of May 17, 2022 and May 31, 2022 meeting minutes.

Motion by Anne-Marie Poitras, seconded by Peter Madore to adopt meeting minutes of May 17, 2022.

Motion carried.

Motion by Paul Nadeau, seconded by Peter Madore to adopt meeting minutes of May 31, 2022.

Motion carried.

4. Public Hearings.

a. Public hearing _CDBG Econ Dev Grant-Saucier's Shurfine.

Public hearing opened at 6:10 p.m.

Public hearing closed at 6:45 p.m.

Motion by Paul Nadeau, seconded by Anne-Marie Poitras that the Van Buren Town Council fully supports the CBDG grant application process for James LaPointe for the purchase of Sauciers Shurfine.

Motion carried.

5. Old Business

a. Pine Tree Apartments.

Deed issue is being researched and resolved. This will push back the closing date.

b. 46 Main Street

Previous owner needs to sign deed.

c. Demo project-Asbestos testing and abatement update.

Waiting on County abatement to proceed with testing.

6. New Business

a. Aroostook County Ambulance contract for 2022-2023

Motion by Paul Nadeau, seconded by Peter Madore to sign Aroostook County Ambulance contract for 2022-2023 (July 1, 2022-June 30, 2023) in the amount of \$7,872.00

Motion carried.

b. Aroostook County Solid Waste contract

Motion by Paul Nadeau, seconded by Peter Madore to sign Aroostook County Solid Waste contract for a period of five years (July 1, 2022 – June 30, 2027).

Motion carried.

c. NMDC Loan Maturity/Renewal J.L.O. Auto Inc.

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to enter into executive session M.R.S.A. 1, §405 (6) c at 7:13 p.m...

Motion carried

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to exit executive session M.R.S.A. 1, §405 (6) c at 7:18 p.m...

Motion carried.

Motion by John Beaulieu, seconded by Peter Madore to accept modification request by J.L.O. Auto, Inc. /Jason Ouellette to extend loan terms as requested. Five years and approximately 2 months which will pay loan in full.

Motion carried.

d. M.S.A.D. 24 Budget validation warrant & notice of elections.

e. Quit Claim Deed.

Motion by Peter Madore, second by John Beaulieu to sign quit claim deed for Map14, Lot 109, 140 High Street

| Book | Page |
|------|------|
| 2023 | 207 |
| 2065 | 297 |
| 2117 | 159 |
| 2027 | 218 |
| 2074 | 2 |

Motion carried.

7. Town manager reports

Deputy Town manager Luke Dyer has passed assessors exam.

NAA (Northern Aroostook Alternatives) has accepted proposal as presented by the Town of Van Buren for the purchase of the NAA building.

8. Councilors reports

9. Public comments

10. Adjourn

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to adjourn meeting at 8:10 p.m.

Motion carried.



Paul Nadeau – Secretary

7/5 / 2022
Date Adopted

Town of Van Buren
Regular Council Meeting

July 5, 2022

1 Open meeting/Attendance

All councilors present, (John Beaulieu, Peter Madore, Kevin LaPointe, Anne-Marie Poitras, and Paul Nadeau)
Town Manager Luke Dyer present.

2 Approve /Modify Agenda

Motion by Peter Madore, seconded by Kevin LaPointe to add item e, Charles Ouellette property, to section 5, Old Business.

Motion carried.

Motion by Anne-Marie Poitras, seconded by Kevin LaPointe to adopt agenda as amended.

Motion carried.

3 Approve minutes of June 14, 2022 meeting.

Motion by Peter Madore, seconded by Ann-Marie Poitras to adopt meeting minutes of June 22, 2022 as written.

Motion carried.

4 Public Discussion. Hearings and possible action items.

a. Public discussion:Planning Partnership initiative.

Presentation by Jarod Farn-Guillette concerning the Planning Partnership Initiative with the MDO. (Maine Dept. of Transportation)

Motion by Peter Madore, seconded by Anne-Marie Poitras that Town Manager Luke Dyer work with Jarod-Farn Guillette, (MDOT planner)to approve a scope of services for a PPI. (Planning Partnership Initiative).

5 Old Business

a. Pine Tree apartments

Closing date set for July 21, 2022

b. 46 Main Street

Closing date set for end of July 2022

c. Demo project

Waiting for County Abatement to perform tests.

d. CDBG Grants

Van Buren Housing Grant approved for Roosevelt Heights repairs.

e. Charles Ouellette property.

Motion by Peter Madore, seconded by Kevin LaPointe to extend the building demolition at 236 Main Street to 12:00 noon, July 15, 2022. If demolition is not completed by noon of July 15, 2022, the Town of Van Buren will proceed with the demolition and all costs related will be assigned to Charles Ouellette.

Motion carried.

6 New Business

Motion by Paul Nadeau, seconded by Kevin LaPointe to approve the Town of Van Buren Façade, Signage and Open space Improvement Program as presented by Town Manager Luke Dyer and Assessors agent Devon Parent. Funds for the grants will come from the sale proceeds of the Edna's Floral Building.

Motion carried.

b. NAA Building

By consensus of the council, Kevin Lapointe will work at the lead position in conjunction with the town manager on the move of the town office. Target date is November 1, 2022.

c. Ambulance replacement/box replacement

By consensus of the council, town manager to begin search for a new ambulance/box replacement .

7 Town Manager report

Letters have been sent to the Van Buren Light and Power District and the Van Buren Water District manager and their respective board members informing them that the current town office building will be shut down on November 1, 2022.

Auditor Ron Smith and Associates will be in the office on July 18 & 19 to help close out the books.

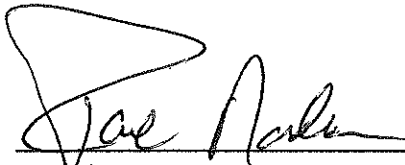
8 Town councilor reports

9 Public comments

10 Adjourn

Motion by Paul Nadeau, seconded by peter Madore to adjourn meeting at 8:00 p.m.

Motion carried.


Paul Nadeau- Secretary

7 / 20 / 2022
Date Adopted

Town of Van Buren

Regular Council Meeting

July 20, 2022

1. Open meeting/Attendance.

Peter Madore, Kevin LaPointe, John Beaulieu, Paul Nadeau, present.

Anne-Marie Poitras-Absent

Luke Dyer, Town Manager present.

2. Approve/Modify agenda.

Motion by John Beaulieu, seconded by Peter Madore to amend agenda, add item(h,) agreement to sell Pine Tree Apts. 1 Main Street, Van Buren, Maine.

Motion carried.

Motion by Kevin LaPointe, seconded by Peter Madore to adopt amended agenda.

Motion carried.

3. Approve minutes of July 5, 2022

Motion by Kevin LaPointe, seconded by Peter Madore to adopt meeting minutes of July 5, 2022.

Motion carried.

4. Public Discussion, Hearings and Possible action items.

5. Old Business

a. Façade, Signage & Open Space Improvement Grant.

Application date extended to August 12.

b. 320 Main Street-Planning update & Temp Lease agreement.

Motion by Peter Madore, seconded by Kevin LaPointe to sign lease agreement as written between the town of Van Buren and NAA, (Northern Aroostook Alternatives) for a period of one year.

Motion carried.

c. Ambulance Replacement or Box replacement.

Waiting for pricing from Autotronics.

d. Pine Tree Apartments.

Closing date set for July 25, 25022.

e. 46 Main Street-Closing date, end of July.

Closing date set for the last week of July 2022.

f. Demo project-Asbestos testing and abatement update.

Waiting on County Abatement.

g. CDBG Grant submission- Saucier's

Waiting on results of submission.

h. Agreement to sell Pine Tree Apartments.

Motion by Paul Nadeau, seconded by Kevin LaPointe that the Van Buren Town Council agrees to sell Pine Tree Apts. 1 Main Street, Van Buren, Maine for the amount of \$428,000.00.

Motion carried.

6. New Business

a. MDOT Planning Partnership Initiative-Scope of Work

Brief overview of actions that will take place.

b. TextMyGov app.

Motion by Paul Nadeau, seconded by Kevin LaPointe to obtain services of TextMyGov, Town of Van Buren will utilize funds from the American Rescue Plan Act which the town has already received.

Motion carried.

c. Community Resilience Partnership-NMDC

Motion by Kevin LaPointe, seconded by Peter Madore that the town of Van Buren becomes a partner in the Community Resilience Partnership with NMDC.

Motion carried.

7. Town Manager report.

New roof has been installed on the Pavilion at the boat landing.

August 20 corn hole tourney has been cancelled, pickle ball tourney to replace.

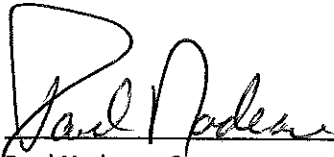
8. Town Councilors reports.

9. Public comments

10. Adjourn.

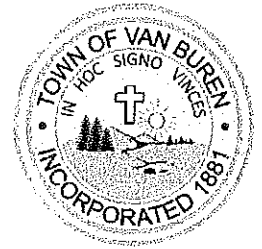
Motion by Peter Madore, seconded by Kevin LaPointe to adjourn meeting at 8:02 p.m.

Motion carried.


Paul Nadeau - Secretary

8/3 / 2022
Date Adopted

Town of Van Buren
Regular Council Meeting
August 3, 2022



1. Open Meeting / Take Attendance

Meeting called to order at: 6:05 p.m.

Anne-Marie Poitras, Kevin Lapointe, John Beaulieu, Paul Nadeau, present.

Peter Madore: absent

Luke Dyer, Town Manager

2. Approve / Modify Agenda

Motion by: Paul Nadeau; seconded by Kevin Lapointe to amend agenda, add item (C, Revolving Loan Committee) #6 New Business

Motion carried.

Motion by Anne-Marie Poitras, seconded by Kevin LaPointe to adopt amended agenda.

Motion carried.

3. Approve minutes of July 20, 2022, meeting

Motion by Paul Nadeau, seconded by John Beaulieu to adopt meeting minutes of July 20, 2022.

Motion carried.

4. Public Discussion, Hearings and Possible Action Items

5. Old Business

- a. Façade, Signage & Open Space Improvement
Applications coming in, review applications week of August 14, 2022
- b. 320 Main Street- Planning Update
Light and Power, Water District moving into new town office building, \$1,000 per month first year, \$1,200 per year after.
- c. Ambulance Replacement or Box Replacement
Waiting for costs on new boxes, chassis replacements,
- d. Pine Tree Apartments- SOLD
Sale is finalized,
- e. 46 Main Street- Closing Date – End of July
Deed waiver has been signed, Closing end of August 2022
- f. Demo Project- Asbestos Testing & Abatement Update
Testing is done, waiting for abatement plan.
- g. CDBG Grant Submission- Saucier's
Waiting for response,
- h. MDOT Planning Partnership Initiative
Communication has been sent to Jerod for further work.
- i. TextMyGov- Setup in Progress
Set up process starts on August 4, 2022, approx. 6 weeks set up process
- j. Community Resilience Partnership (NMDC)

More information will be coming forward,

6. New Business

- a. Asbestos Testing- Convent
Reached out to Northern Aroostook Asbestos testing, will come in September 2022.
- b. Shipping Container- Recycling- ARPA
Current storage trailer has more than half of roof missing. Container will cost \$7500.00 delivered. Pad will need to be constructed.
Motion by John Beaulieu, seconded by Anne-Marie Poitras to use ARPA funds to pay for infrastructure improvements at the Van Buren Recycling Center.
Motion Carried.
- c. Revolving Loan committee needs be reestablished, possible loan applicant coming forward.

7. Town Manager Report

Town manager has been working on a pseudo budget, concerning the funds that the town has received from the sale of Pine Tree Apartments.
Ready to do commitment for the tax year.
Sewer bills ready for commitment.
Recreation summer program is done on Friday August 5, 2022
Pickle ball tourney on August 20, 2022
Luke will be on vacation the week of August 8, 2022

8. Town Councilor's Reports

Kevin: None
Anne-Marie: Questions concerning the Northern Girl Building,
Paul: None
John: None

9. Public Comments

10. Adjourn

Motion by Paul Nadeau, seconded by Kevin Lapointe to adjourn meeting at 7:45 p.m.
Motion carried.



Paul Nadeau-Secretary

8 / 24 / 2022
Date Adopted

Town of Van Buren
Regular Council Meeting
August 17, 2022



1. Open Meeting / Take Attendance

Meeting called to order at 6:00 p.m.

Peter Madore, Kevin LaPointe, Paul Nadeau, Anne-Marie Poitras (via Zoom)

John Beaulieu, absent

Luke Dyer, Town Manager

Motion by Kevin LaPointe, seconded by Paul Nadeau to appoint Peter Madore chairman pro-temps.

Motion carried.

2. Approve / Modify Agenda

Motion by Kevin LaPointe, seconded by Anne-Marie Poitras to adopt agenda as printed.

Motion carried,

3. Approve minutes of August 3, 2022, meeting.

Tabled to August 24, 2022, Special council meeting.

4. Public Discussion, Hearings and Possible Action Items

None

5. Old Business

- a. Façade, Signage & Open Space Improvement
Applications are all in, recommendations will be presented at next meeting,
- b. 320 Main Street- Planning Update
Windows for new office, \$1600 per box
Floors can be done at any time, Jackie Cyr.
Ryan Rogers, Dead River, building has been presented to them.
- c. Ambulance Replacement or Box Replacement
no firm price on ambulance as of this date
- d. 46 Main Street- Closed
Closing date is 8/19/2022
- e. Demo Project- Asbestos Testing & Abatement Update
County Asbestos coming week of 8/22/2022
- f. CDBG Grant Submission- Saucier's
CDBG requested more financial information
- g. MDOT Planning Partnership Initiative- Meeting with Gov Mills
Town manager has met with the governor for updates.
- h. TextMyGov- Estimated launch is September 1.
August 24, all council members will have an intro to the program and its features.
- i. Community Resilience Partnership (NMDC)
Tri Community project is the way to approach a joint project.

6. New Business

- a. Downtown & Industrial TIF Discussion
Final presentation will be on August 24, 2022. Final mill rates will be presented.
- b. 66 Main Street- Restaurant
Town manager meeting with interested individuals concerning the building. Would like to lease property for \$1.00 per year for a period of three years.
- c. Revolving Loan Committee Appointments
Motion by Anne Marie Poitras, seconded by Kevin LaPointe to appoint the following to the Revolving loan committee: Regan Cyr, Paul Nadeau, Jen Bresett, Peter Ashley effective 8/17/2022 for a term of three years, term concluding August 17, 2025.
Motion carried.
- d. Schedule Special Town Meeting- September 6, 2022
Warrant approval for the wastewater project, this is needed for the Bond bank.
Warrant needed to place a "hold" for the new ambulance.

7. Town Manager Report

Mill rate to be discussed on August 24, 2022, meeting
This weekend is the fest at the Recreation center.
Town manager will review gas metering system for the town.

8. Town Councilor's Reports

Kevin: nothing
Anne: nothing
Paul: Shout out to Van Buren fire Dept for winning the Aroostook County Fireman's muster
Peter: Sign in progress for the boat landing, Revitalization committee moving forward.

9. Public Comments

None

10. Adjourn

Motion by Kevin LaPointe, seconded by Anne Marie Poitras to adjourn the meeting at 7:39 p.m.
Motion carried.



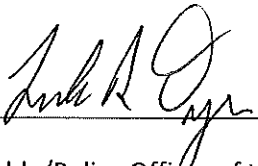
Paul Nadeau – Secretary

8/24 / 2022
Date Adopted

RETURN ON THE WARRANT

Van Buren, Maine 04785

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at the follow places on the **1st day of September 2022 A.D.**, being at least seven days before the election.



Constable/Police Officer of the Town of Van Buren

| | TIME |
|---|-------------|
| 1. Town Office, 51 Main Street | <u>1206</u> |
| 2. Library, 153 Main Street | <u>1150</u> |
| 3. Van Buren Community Center, 130 Champlain Street | <u>1146</u> |
| 4. Keegan Variety, 564 Main Street | <u>1132</u> |
| 5. Tulsa, 34 Main Street | <u>1155</u> |
| 6. U.S. Post Office, 42 Main Street | <u>1201</u> |
| 7. Ouellette's Trading Post, 200 Champlain Street | <u>1142</u> |

**SPECIAL TOWN MEETING
TOWN OF VAN BUREN, MAINE
September 7th, 2022**

COUNTY OF AROOSTOOK, SS. VAN BUREN, MAINE

TO: Luke Dyer, a constable of the Town of Van Buren, in the County of Aroostook, State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Voters of the Town of Van Buren in said County, qualified by law to vote in Town Affairs, to meet at the Town Office located at 51 Main Street in said Town on Wednesday, the 7th day of September, A.D., 2022 at 6:00 o'clock in the evening then and there to act on Articles 1 through 3.

SPECIAL TOWN MEETING
September 7th - 6:00 PM

ARTICLE 1

To elect a moderator to preside at said meeting.

ARTICLE 2

To see if the Town will vote to authorize the Van Buren Town Council, on behalf of the Town, to apply for Interim Financing of \$1,050,933 from the State Revolving Loan Fund which includes a Bond Anticipation Note for \$ 420,933 (Principal) from the Maine Municipal Bond Bank for the purpose of completing the Wastewater Sludge Dehydrating Beds project. Also, to authorize the Town Council to expend any funds necessary to execute the loan documents, said funds to be from the amount borrowed pursuant to this Article's passage or from the town charge account.

Council Recommends
YES

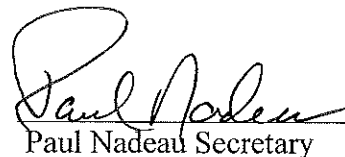
ARTICLE 3

Adjournment

Approved on this day the 31 day of August, 2022.



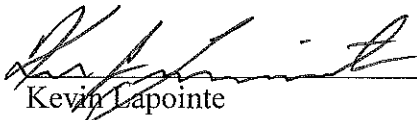
John Beaulieu, Chair



Paul Nadeau Secretary

Anne-Marie Poitras

Peter Madore



Kevin Lapointe

Van Buren Wastewater
SLUDGE DEHYDRATING BEDS PROJECT

In March of 2019, the Maine Department of Environmental Protection (DEP) issued a ruling requiring all licensed wastewater treatment facilities that were land spreading or composting sludge to start testing for PFAS compounds in their sludge and field soils. These substances had been identified to be cancer-causing and they were being detected in drinking water sources in Maine and across the country. Threshold levels of three separate compounds were established and any facility whose field concentrations were above the threshold level were required to immediately discontinue spreading sludge and to transport their sludge to a landfill. Landfills require that sludge have a water content less than 85%.

Van Buren has been land-spreading sludge on 100 acres of land (divided into three 30 acre plots) off of Alexander Road on a three year rotation. In July of 2019 all fields were tested for the PFAS compounds and the concentrations of each were below the threshold and the Town was granted one-year to continue spreading sludge. We were then granted extensions to continue spreading sludge through July of 2022 after PFAS testing all fields twice a year.

In September of 2019, DEP provided emergency funding to municipalities to analyze the sludge dewatering alternatives and design a plan for constructing a dewatering facility. The Town of Van Buren received a grant and Wright-Pierce Engineering was contracted to complete the analysis of our facility and recommend a solution. A sludge dehydrating bed facility, a large greenhouse constructed over concrete sludge holding tanks, was determined to be the most economical choice for our community. The initial cost estimate for the project in March of 2020 was \$2,660,000. The final cost when the facility is completed and in operation by end of 2022 will be \$3,004,442

In March 2022, the Town of Van Buren began applying for the funding to complete this project. Below is a summary of all of the funds that were applied for and are committed to this project:

| | | |
|-----------|--------------------------|-------------------|
| May 2020 | DEP Construction Grant | \$ 500,000 |
| July 2020 | CWSRF Loan (\$2,030,000) | |
| | Loan Forgiveness | \$ 230,000 |
| May 2021 | CDBG Grant | \$ 990,000 |
| May 2021 | CWSRF Loan Forgiveness | \$ 400,000 |
| July 2021 | DEP ARPA Grant | <u>\$ 463,509</u> |
| | TOTAL GRANT | \$2,583,509 |

September 2022 CWSRF Bond Anticipation Note \$ 420,933*

*This is the maximum amount the Town would need to borrow once the project is complete. Additional gap funding is being sought.

Interim Financing is required to provide all the CWSRF funds during the construction phase. Loan Forgiveness will be applied after the completion of the project.

**SPECIAL TOWN MEETING
TOWN OF VAN BUREN, MAINE
September 7th, 2022**

COUNTY OF AROOSTOOK, SS. VAN BUREN, MAINE

TO: Luke Dyer, a constable of the Town of Van Buren, in the County of Aroostook, State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Voters of the Town of Van Buren in said County, qualified by law to vote in Town Affairs, to meet at the Town Office located at 51 Main Street in said Town on Wednesday, the 7th day of September, A.D., 2022 at 6:00 o'clock in the evening then and there to act on Articles 1 through 3.

SPECIAL TOWN MEETING
September 7th - 6:00 PM

ARTICLE 1

To elect a moderator to preside at said meeting.

Motion by Devin Parent to elect Jessica Cyr
2nd Ken Sirois
Motion Carries

ARTICLE 2

To see if the Town will vote to authorize the Van Buren Town Council, on behalf of the Town, to apply for Interim Financing of \$1,050,933 from the State Revolving Loan Fund which includes a Bond Anticipation Note for \$ 420,933 (Principal) from the Maine Municipal Bond Bank for the purpose of completing the Wastewater Sludge Dehydrating Beds project. Also, to authorize the Town Council to expend any funds necessary to execute the loan documents, said funds to be from the amount borrowed pursuant to this Article's passage or from the town charge account.

Council Recommends
YES

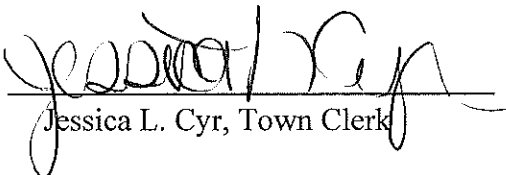
Motion by Pete Madore to accept Council Recommendation
2nd Paul Nadeau
Motion carries

ARTICLE 3

Adjournment

Motion by John Beaulieu
2nd Kevin Lapointe
Motion carries

Meeting adjourned at 6:10 p.m.



Jessica L. Cyr, Town Clerk

September 8, 2022

Town of Van Buren
Regular Council Meeting
November 2, 2022

1. Open Meeting / Take Attendance

Meeting called to order at 6:00 p.m.

All councilors present, town manager Luke Dyer present.

2. Approve / Modify Agenda

Motion by Peter Madore, seconded by Kevin Lapointe to approve amended agenda, #5 old Business, add item k: Maine Municipal Bond Bank.

Motion carried.

3. Approve minutes of October 5, 2022, meeting.

Motion by Kevin LaPointe, seconded by Anne-Marie Poitras to adopt meeting minutes of October 5, 2022.

Motion carried.

4. Public Discussion, Hearings and Possible Action Items

None

5. Old Business

a. 320 Main Street- Planning Update- Moving Nov 14

Everything on schedule, Open date of November 14, 2022. Fiber internet will be installed on November 28, 2022.

b. Ambulance Replacement- Restoration of A-1

Fort Fairfield has an ambulance to sell, looking at possibility of purchase.

c. Demo Project- Before November 24th

Ready to go, waiting for start date from Pelletier Construction.

d. CDBG Grant Submission- Saucier's –

Waiting on NMDC for presentation.

e. MDOT Planning Partnership Initiative- RFP for consulting firm

RFP is ready to be sent out, Due back to Van Buren on Dec. 9, 2022.

f. Efficiency Maine- EV Charging Stations- Awaiting release of application

Applications are due January 6, 2023.

g. ARPA Request- Cameras for Recycling Center- awaiting internet installation

Cameras are all installed, waiting for internet installation.

h. Replacement lighting at Skating Rink & Tennis Courts- Ordered

November 14 install date of new lights.

i. Town Website Upgrade- Under construction

Currently in migration phase.

j. Come Play!! Website- Under construction

Currently in migration phase.

k. Maine Municipal Bond Bank

Loan approved for wastewater project.

6. New Business

a. Knights of Columbus Bottle Club Application

Motion by Paul Nadeau, seconded by Kevin LaPointe to approve liquor license application for the Knights of Columbus.

Motion carried. John Beaulieu abstained.

b. Town of Van Buren Gift Shop

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to authorize the town manager to purchase the necessary equipment needed to open the Van Buren Gift Shop. Funds to come from Economic Development corporation. This project will be in conjunction with the Van Buren Secondary School business department. Motion carried.

c. US Route 1A 'Live' Sign

Sign being built.

d. Steve Lapierre Retirement- November 19, 2022 @ 1700

Recognition dinner at 6:00 p.m. Community Center

7. Town Manager Report

Luke will be out the rest of the week.

Audit is near completion.

Met with snowmobile and atv club.

8. Town Councilor's Reports

Kevin: None

Peter: Christmas parade moving forward

Anne: None

Paul: None

John: None

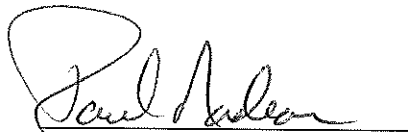
9. Public Comments

None

10. Adjourn

Motion by Paul Nadeau, seconded by Kevin Lapointe to adjourn meeting at 7:40 p.m.

Motion carried.


Paul Nadeau – Secretary

11/23 / 2022
Date Adopted

Town of Van Buren
Regular Council Meeting

December 7, 2022



1. Open Meeting / Take Attendance

Meeting called to order at: 6:00 p.m.

All councilors present, town manager Luke Dyer present.

2. Approve / Modify Agenda

Motion by Paul Nadeau seconded by Kevin LaPointe to adopt agenda as printed.

Motion carried

3. Approve minutes of November 21, 2022 meeting.

Motion by Anne-Marie Poitras, second by Peter Madore to adopt meeting minutes of November 23, 2022.

Motion carried.

4. Public Discussion, Hearings and Possible Action Items

- a. Hearing- CDBG Block Grant- Saucier's Shurfine- Acceptance of Grant
See attached.

5. Old Business

- a. Ambulance Replacement- FF Ambulance
Discussion with Fort Fairfield town manager about purchasing a used ambulance from their ambulance service.
Motion by Paul Nadeau, seconded by Kevin LaPointe to authorize the purchase of a 2019 ambulance from the town of Fort Fairfield, not to exceed \$150,000.
Motion carried.
- b. Demo Project- Underway
4 buildings have been demolished, one left to be done.
- c. MDOT Planning Partnership Initiative- Awaiting bids on RFP
RFP has been posted.
- d. Efficiency Maine- EV Charging Stations- RFP completed
RFP is ready, being reviewed by NMDC before submittal.
- e. ARPA Request- Cameras for Recycling Center- Internet install scheduled
Schedule date week of December 12, 2022 to install internet service
- f. Town Website Upgrade- Going LIVE soon!
Coming along well, should be ready in the next 10 days.
- g. Come Play!! Website- Going Live

Coming along well, should be ready in the next 10 days.
- h. US Route 1A 'Live' Sign- In design phase
Working on design, waiting for more info from Maine DOT.
- i. Northern Girl Building- Update from USDA
Change of purpose of the building, many changes needed through the various agencies that were involved in the construction of the building.

6. New Business

- a. Potential Lease Agreement Discussion- Executive Session
Motion by John Beaulieu, seconded by Kevin LaPointe to enter into executive session under 1 M.R.S.A §405 (6) (C) Acquisition of real property or economic development at 7:57 p.m.
Motion carried.

Motion by Paul Nadeau, seconded by Kevin LaPointe to exit executive session 1 M.R.S.A §405 (6) (C)
Acquisition of real property or economic development. 8:25 p.m.

Motion carried.

Motion by John Beaulieu, seconded Kevin LaPointe to enter into a lease agreement with Leo Belanger for 66 Main Street.

Motion carried.

7. Town Manager Report

Ribbon cutting for grand opening on new town office at 320 Main Street. Huge success.

Town store will be painted next week. Stock sources are being researched.

Store name will be named: The Playground

Alarm system is installed.

New plow truck is here.

Internet has been installed.

8. Town Councilor's Reports

Kevin: None

Paul: None

Anne-Marie Poitras: Thank you for the open house preparations.

Peter: Still getting questions concerning Ricky Learnard and Greg Sirois properties.

John: Thank you to all involved with the council and the way the town is moving forward.


9. Public Comments

None

10. Adjourn

Motion by Paul Nadeau, seconded by Kevin LaPointe to adjourn meeting at 8:30 p.m.

Motion carried.


Paul Nadeau-Secretary

12 / 21 / 2022
Date Adopted

Town of Van Buren
Regular Council Meeting

12/21/2022

- 1. Open Meeting / Take Attendance**
Meeting called to order at 6:00 p.m.
All councilors present, town manager Luke Dyer present
- 2 Approve / Modify Agenda**
Motion by Paul Nadeau, seconded by Kevin LaPointe to adopt agenda as printed.
Motion carried.
- 3 Approve minutes of December 7, 2022, meeting.**
Motion by Kevin LaPointe, seconded by Anne-Marie Poitras to adopt meeting minutes of December 7, 2022,
Motion carried.
- 4. Public Discussion, Hearings and Possible Action Items**
 - a. Revitalize Van Buren- House Decorating Contest
- 5. Old Business**
 - a. Ambulance Replacement- In Service !
New ambulance is now in service.
Turbo has been replaced in Blue ambulance.
 - b. Demo Project- Completed
All buildings have demolished, project completed.
 - c. MDOT Planning Partnership Initiative- Awaiting bids on RFP
Bids are out, waiting for responses.
 - d. Efficiency Maine- EV Charging Stations- RFP completed
Several companies have reached out to submit information.
 - e. Town Website Upgrade- Going LIVE soon!
Almost ready to go. Should be live by end of year.
 - f. Play!! Website- Going LIVE soon!
Small navigation issue, pages have been corrected.
 - g. US Route 1A 'Live' Sign- In design phase
Working with Jason Grandmaison to build actual physical sign. Natural designer will help to design sign, will be brought to council for approval.
 - h. Northern Girl Building- Update from USDA/NBRC
NBRC has no interest in the building, we can use as the town see's fit. USDA will sell the building to the town for 51% of appraisal value.
- 6. New Business**
 - a. ARPA Request- Security Cameras for Highway/Town Office.
Motion by Peter Madore, seconded by Kevin Lapointe to approve the use of ARPA funds for technology infrastructure upgrades for the town office and highway dept garage.

Motion carried.

b. New Ambulance Billing Rates effective Jan. 1, 2023

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to adopt new rate changes as presented for the Van Buren Ambulance Dept. Rates to become effective January 1, 2023.

Motion carried.

c. Downtown Pocket Park committee

Pocket Park committee needs to be formed beginning January 1, 2023.

d. BUILD Van Buren

Work in progress.

7. Town Manager Report

Snowmobile club potential grant for building.

Pickle ball ladder league starting in January.

Store is coming along, stock has arrived, room is close to being completed.

Live camera being installed at Big Ben's for snowmobilers and ATV's

New cleaning person has been hired for town office.

8. Town Councilor's Reports

Kevin: Card reader system for fuel system.

Paul: Merry Christmas to all employees, thanks for all the hard work.

Anne: Pleased with work that the council is doing.

Peter: Fire Station grant looks good.

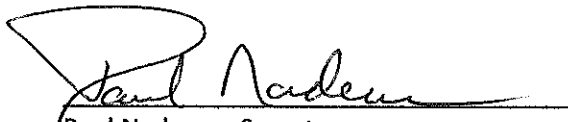
John: Looking forward to next year projects and future endeavors.

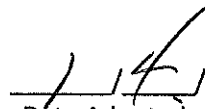
9. Public Comments

10. Adjourn

Motion by Paul Nadeau, seconded by Anne-Marie Poitras to adjourn meeting at 8:30 p.m.

Motion carried.


Paul Nadeau – Secretary

 2023
Date Adopted