

A regular meeting of the Caribou City Council was held at 7:00 p.m. on Monday, October 13, 2009, in Council Chambers with the following members present: Mayor Kenneth G. Murchison, Jr., Christopher A.R. Bell, R. Mark Goughan, David Martin, Mary Kate Barbosa, and Miles R. Williams. Karla M. Bell was absent and excused.

Steven R. Buck, City Manager, was present.

Also attending the meeting were Jim Cyr, Kurt Violette, Doug Morrell, Freeman Cote, Donald Goughan, Paul and Joan Theriault.

Barbara Scott, representing the Aroostook Republican; and Time Warner covered the meeting.

Council Agenda item #1: Public Input. There was no public input.

Council Agenda item #2: Sesquicentennial Update

Jim Cyr thanked the Council for their support and early financial assistance in the beginning stages of planning events. Saying that he had received only positive feedback on the recent celebration activities, Jim reported on several other upcoming events. The Celebration Central office in the downtown mall will be open every Friday and Saturday until December 5th from 10:00 a.m. to late afternoon. Anyone interested may participate in a silent auction by placing a bid for any of the large photos that have been on display throughout Caribou. John Holub prints and the Caribou history/cook book are still available for purchase. Other happenings include the New England Sampler show at CPAC on November 7, the Barrel of Plenty drawing on November 26, the Gingerbread house construction event at the Recreation Center on December 4, the Larry Doody Memorial snowmobile run on December 16, the holiday home decorating contest on December 14, and the New Year's celebration on December 31. For more details on these and other events go to www.celebratecaribou.com.

Council Agenda item #3: Consider authorizing the Minutes of the following meetings:

- a. Council meeting of September 28, 2009
- b. Council workshop of September 28, 2009

Councilor Martin referred to agenda item #4D in the meeting minutes that should be amended to read: "Councilor Martin said he would not approve of any future application from this group that is turned in late."

Motion made by C. Bell, seconded by MK Barbosa, to accept the minutes of the September 28, 2009 Council meeting as amended. (6 yes) So voted.

Motion made by C. Bell, seconded by D. Martin, to accept the minutes of the September 28, 2009 workshop as printed. (6 yes) So voted.

Council Agenda item #4: Consider a review of the Lease Agreement with the Maine Military Authority for the 35,000 Sq. Ft. 60 Access Highway Facility for pending renewal.

The City Manager related the fact that the MMA anticipates expanding operations at the facility. Since their plans include substantial investments in equipment, they were requesting early attention to the process of renewing the lease agreement with the City. Essentially, the MMA was looking for assurance that the lease would be renewed with the knowledge that the Council could decide to change the lease amount. The current lease amount equates to a net of \$0.50 per square foot; MMA structure allows for up to \$5.50 per square foot. LDA receives \$1.50 per square foot for that facility, while the State retains \$4.00 per square foot. Steve requested Council input as to any changes to the contract, what a desired lease amount would be, and how he should proceed in negotiations with MMA.

The Council discussed the lease amount. All were in agreement that an increase should be considered.

Although MMA is responsible for maintenance of the building, the idea of setting up a dedicated reserve as assurance of the maintenance was also discussed. Mayor Murchison suggested this should be a subject for the Building Committee.

Council Agenda item #5: Consider setting a public hearing date of October 26, 2009 to amend Caribou Code Section 16-102(a) replacing Caribou School Department with RSU #39.

Motion made by C. Bell, seconded by D. Martin, to set a Public Hearing date of November 9, 2009 to consider amendments to Caribou Code Chapter 16, Section 16-102 replacing Caribou School Department with RSU #39. Councilor Williams suggested the wording of the amendment should be changed to allow membership in CADET to include members of any other community that attends schools in the RSU. He did not want to see, for example, students from Woodland or New Sweden (not part of the RSU) excluded from CADET membership. (6 yes) So voted.

The City Manager suggested the possibility of changing consideration of the financial statements from the first meeting of the month to the second meeting to allow for time to compile information supplied by the departments. Mayor Murchison agreed to this consideration in next year's scheduling

Council Agenda item #6: Consider approving the award of a COPS Grant through the COPS Hiring Recovery Program.

The City Manager referred to information discussed in the last workshop a grant that would provide three years of funding of a full time patrol officer. The City would assume costs in the fourth year, but the grant would essentially save \$57,492.03 per year over the four year period.

Motion made by M. Williams, seconded by C. Bell, to authorize the acceptance of the COPS Hiring Recovery Program Grant for one patrol officer and direct administration to maintain the standards as required for the grant acceptance. (6 yes) So voted.

Council Agenda item #7: Consider authorizing funds from the sale of tax acquired property for securing and planning for remediation of hazardous tax acquired properties.

The City Manager referred to recent workshop discussions that it would be beneficial to have a dedicated reserve to use for securing or remediation of tax acquired properties. He recommended moving \$4,200.00 from the current balance of \$54,286.08 in the Tax Acquired Property line to a dedicated account for this purpose.

Motion made by D. Martin, seconded by M. Williams, to establish a Tax Acquired Property Remediation Reserve, account G 1-490-00 and to encumber with funds in the amount of \$4,200 from the revenue account R-10-01-05 City Owned Property. Discussion. Councilor MK Barbosa suggested the possibility of setting aside a percentage of any future sales of tax acquired property to keep the account going. Councilor Williams suggested using any amount above what is needed to satisfy the lien amount, for instance. The idea of a dedicated reserve was considered a good idea by the others as well. The City Manager would prepare an amendment to the tax acquired property policy to reflect this addition for Council consideration. (6 yes) So voted.

Council Agenda item #8: Consider authorizing the City Manager to negotiate the sale of Tax Acquired Property Map 7 Lot 039-01.

Motion made by M. Goughan, seconded by C. Bell, to authorize the City Manager to negotiate the sale of Tax Map 7 Lot 039-031 with the owner of the Caribou Stream Trailer Park in the amount of \$1,641.30. Councilor Martin suggested the negotiating amount of \$1,641.30 should be considered the minimum. Motion amended, second amended, to negotiate the sale at a minimum amount of \$1,641.30. (6 yes) So voted.

Council Agenda item #9: Consider actions on certain Tax Acquired Properties:

- c. Mobile Homes with No Land
- d. Land with No Building

The City Manager presented recommendations to process 14 of the remaining 38 listed properties. Two of the mobile homes with no land were recommended to go out to bid. Three are assessed at less than \$11,500, which is below the Homestead Exemption amount. The recommendation was to abate \$553.17 in taxes on these and file as tax exempt in the future to clear any liability for each. Some land with no buildings had recommendations to either hold (3) for continued legal work or for other considerations; the remaining three to be placed for bid.

Motion made by C. Bell, seconded by D. Martin, to implement the series of actions as listed in the manager's action plan to act upon the tax acquired properties as outlined. (6 yes) So voted.

Council Agenda item #10: Consider setting the opening times for the November 3, 2009 Elections as 8:00AM, pursuant to MRSA title 21-A §626.

Motion made by M. Williams, seconded by MK Barbosa, to set the opening time for the November 3, 2009 Elections as 8:00 a.m., pursuant to MRSA Title 21-A Section 626. (6 yes) So voted.

Council Agenda item #11: Consider appointing Judy Corrow as Election Warden and Jayne Farrin as Deputy Election Warden for the November 3, 2009 Elections.

Motion made by C. Bell, seconded by M. Williams, to appoint Judy Corrow as Election Warden and Jayne Farrin as Deputy Election Warden for the November 3, 2009 Elections. (6 yes) So voted.

Council Agenda item #12: Consider authorizing the November 3, 2009 election Warrant as presented, pursuant to MRSA Title 30-A §2523.

Motion made by D. Martin, seconded by M. Williams, to authorize the November 3, 2009 election Warrant as presented, pursuant to MRSA Title 30-A §2523. (6 yes) So voted.

Council Agenda item #13: Consider renewing a Restaurant Class I Liquor License for Kirk Violette d/b/a Napolis of Aroostook, Inc., 6 Center Street.

Motion made by D. Martin, seconded by C. Bell, to approve the renewal of a Restaurant Class I Liquor License for Kirk Violette d/b/a Napolis of Aroostook, Inc., 6 Center Street. (5 yes, 1 abstention, M. Williams) So voted.

Council Agenda item #14: Consider renewing a Special Entertainment Permit for Kirk Violette d/b/a Napolis of Aroostook, Inc., 6 Center Street.

Motion made by D. Martin, seconded by C. Bell, to approve the renewal of a Special Entertainment Permit for Kirk Violette d/b/a Napolis of Aroostook, Inc., 6 Center Street. (6 yes) So voted.

Council Agenda item #15: Consider authorizing a Quitclaim Deed to Richard Gamblin of Caribou for Tax Map 15 Lot 36-002 for taxes paid in full.

Motion made by C. Bell, seconded by MK Barbosa, to authorize a Special Entertainment Permit for Kirk Violette d/b/a Napolis of Aroostook, Inc., 6 Center Street. (6 yes) So voted

Council Agenda item #16: Consider authorizing a Texas Hold-Um Game of Chance License for November 14th, 2009 for the American Legion Post #15, 67 Sweden Street.

Motion made by D. Martin, seconded by MK Barbosa, to authorize a Texas Hold-Em Game of Chance License for November 14th, 2009 for the American Legion Post #15, 67 Sweden Street.
(6 yes) So voted.

Council Agenda item #17: Consider the re-appointment of a Capital Improvements Committee member.

Motion made by C. Bell, seconded by M. Williams, to reappoint Karen Chapman to a second three year term on the Capital Improvements Committee. (6 yes) So voted.

Council Agenda item #18: Updates

The City Manager offered information on several topics, some of which included:

- BYOB License – The band Turning Point did not process application approved by the Council with State and did not hold event
- Atwood Anderson Property – Abutters have been notified for any interest – This Thursday is deadline for them to respond – If no response property will go out to bid
- Boat landing – Work is ongoing – Rain has slowed progress – Anticipated to be done on time by fall
- Fire and Ambulance pagers – Ten pagers were received through the County EMA grant program - \$3,750 value – These to replace older models with service issues
- I-95 truck weights – Senator Collins has attained a one year pilot program to increase weight limits from 85,000 to 100,000
- Northern Border Commission – Senator Snowe’s office reports \$1.5 million has been secured in seed money to allow commission to be eligible for federal stimulus funds – Rep. Michaud offered legislation to establish this funding
- Transportation Referendum – Question #6 – Bond request \$71.25 million for improvements to highways, bridges, airports and public transit systems – Would allow for 228 miles of capitol paving and 34 miles of highway reconstruction – Question as to what that would mean for High Street and Main Street in Caribou
- Rail Abandonment – Mayor Murchison, Mike Shrewsberry, Steve and several others attended recent Maine State Rail Plan Public Information meeting at UMPI – MDOT Commissioner David Cole discussed the State Rail Preservation Program, the State Initiative and the five-year update and how it relates to the proposed abandonment of 220 miles of rails in northern Maine – State’s acquisition of the MMA Railroad was discussed
- Breast Care Summit – Washington, D.C. session held – Some 38 scientists in attendance - Bill Flagg to compile information gleaned and comment in the near future – Thought was federal funding should be available for future research projects – Series of summits envisioned for future – Caribou summit anticipated to be held in the spring
- Howes Corner – Documentation received in escrow prior to deadline – Released to the EPA October 9th – FAME bonds were sold on September 22nd for \$14,495,000 - \$14,233,000 allocated for site clean-up - \$233,550 to go to reimburse FAME eligible parties (Caribou’s portion \$1,354) – Two years before City must return FAME money of \$63,305 less interest

Council Agenda item #19: Other Business

- e. First Read: Draft Ordinance Section 13-800 D Alternative Enforcement Procedures

Mayor Murchison suggested it would be helpful to have sample infractions to review with the draft. The City Manager went over some points of the draft that has not yet had any legal input. It would basically create a structure and the Council would decide on its use throughout the Charter. Code Enforcement had presented this to see if the Council would be in favor of such an ordinance. It was the consensus of the Council to proceed with the concept.

Next Meetings

- i. Council Meeting, October 26, 2009 7:00PM Council Chambers
- ii. Council Workshop, October 26, 2009 after Council meeting
- iii. Council meeting with MDOT October 14, 2009 at 5:30PM, Council Chambers
- iv. Planning Board combined Workshop October 21st – Downtown C-1 planning, 5:00PM Council Chambers

Discussions would center on possibility of designating short term parking spaces or areas. Mike Shrewsbury is working on a color-coded plan to contribute to that conversation.

- v. Caribou Housing Agency Board of Commissioners meeting, October 22nd at 5:30PM, Caribou Inn & Convention Center
- f. Discussion of potential Committee meetings

The Building Committee would be working on the lease agreement with the MMA.

g. Other Business

Councilor Goughan asked to have a breakfast meeting with Representative Edgecomb and Senator Jackson to discuss such issues as High Street, South Main Street, Route 161 to Fort Fairfield and any other potential roads in need of attention. He suggested possibly asking for a two or year cycle for some the roads in question. Steve would contact the legislators to coordinate a time for this sometime in October or November before they go back into session.

Councilor Goughan suggested that the quarterly report form the CCC&I scheduled for the next meeting is brief and to the point, fifteen minutes should be sufficient. He also asked to have the information on a study that the Chamber office paid a company to conduct sometime in the 1990's on how Caribou could compete with the mall. He thought it would be valuable information to revisit. Steve would look into this.

Mayor Murchison suggested the CCC&I might be included in the workshop session on October 26th after their quarterly report in the regular meeting.

8:58 p.m. Motion made by M. Williams, seconded by D. Martin, to adjourn the meeting.

Judy-Ann Corrow, Secretary