

July 30, 2012

12-20

A regular meeting of the Caribou City Council was held 7:00 p.m. on Monday, July 30, 2012 in Council Chambers with the following members present: Mayor Kenneth G. Murchison, Jr., Deputy Mayor David Martin, Mary Kate Barbosa, John R. Boone, Philip McDonough II, Gary Aiken, and Bryan Thompson.

Margaret N. Daigle, Interim City Manager; David Ouellette, Public Works Director; and Michael Shrewsbury, Community Development Director were present.

Attending: Trane Representative Mark Powers, Priscilla Haney, Milo Haney, Freeman Cote, Doug Morrill, Paul Theriault, Larry Pelletier, and Joan Theriault.

Time Warner covered the meeting.

Council Agenda Item #1: Public Input

- ❖ Milo Haney expressed his concerns regarding the proposed plowing contract for Connor Township. Mr. Haney questioned the calculations and information provided on the *Connor Plowing Calculator*. In his opinion the contract is not adequate and should be revised. He requested that the Council not accept the contract this evening.
- ❖ Doug Morrill wanted the Council to answer the question, “What do you think the role of government in Caribou should be?” Mr. Morrill wonders whether the Council and Public Works Department have the talent to go out to bid for projects. He questions whether the Ambulance Department made a profit in 2011. The individuals he has spoken with do not feel that this is a role of government. He feels the City is too top heavy and has too many employees for the City’s population.
- ❖ Larry Pelletier stated that he is upset that the former manager received \$40,000 for back vacation pay and that he was allowed to keep a laptop computer. He reminded the Council that they were elected by the citizens and can be removed at election time.

Council Agenda Item #2: Updates from City Administration

The Interim City Manager provided a status update and additional information on a variety of topics including:

The Interim City Manager offered two suggestions as related to the Council Agendas: 1) the addition of an agenda item for the *Declaration of Conflicts of Interest from the City Council regarding any agenda item* and 2) the use of a Consent Agenda.

- Airport Projects – A preconstruction meeting for the Airport Obstruction Removal Project will be held July 31st.
- Highway Department Projects – Grimes Road Project is entering the design phase. Survey work for the Wright and Bradley streets intersection will be underway soon. All residents along this road have been notified in writing of the potential change from two-way to one-way traffic. A public meeting was held July 26th regarding the Harwood Brook Bridge project.
- Time Warner Franchise Agreement – expired in 2011 and until a new one is signed, expired contract will remain the contract.

Council Agenda Item #3: Declaration of Conflicts of Interest from the City Council regarding any agenda item.

Mayor Murchison works for Northern Maine Development Commission (NMDC) and they are working with a developer concerning a potential TIF. The Mayor stated that he would abstain if any Council action is taken on this matter.

Council Agenda Item #4: CONSENT AGENDA (Business items A & B)

The Mayor commented that he will further discuss the use of a Consent Agenda with the Interim City Manager and that this evening each item will be handled separately.

A. Winter Sand for the 2012-13 winter season

Motion made by P. McDonough, seconded by D. Martin, to accept the bid of \$9.80 from Carvell Goodine for Winter Sand for the 2012-13 winter season. (7 yes) So voted.

B. Snow Removal Contract between the City of Caribou and Aroostook County for winter snow plowing services on 11.88 miles of road in Connor TWP.

Public Works Director Ouellette reviewed the *Connor Plowing Calculator* and answered several questions from the Council. He noted that he leaned to the high end of expenses while developing the *Connor Plowing Calculator* and estimates an annual profit of \$29,525.60 from this \$52,351.00 contract. The City would be paid by Aroostook County in six payments from November to April.

Motion made by G. Aiken, seconded by D. Martin, to consider the snow removal contract after the Connor Fire Contract has been paid. (7 yes) So voted.

Council Agenda Item #5: Other Business

a. RC-2 TIF

Interim City Manager has been informed that there are some deficiencies within the RC-2 TIF application. Once she hears from the Department of Economic & Community Development (DECD), she plans to contact a few consultants to obtain prices to assist the City with this issue.

Motion made by P. McDonough, seconded by D. Martin, to table pending TIF documents until additional research has been done. (7 yes) So voted.

b. Discussion of the status of the Biomass Boiler project with Community Development Director, Mike Shrewsbury and the recommended next steps to take.

The City has received two proposals for financing the City's Heating System Conversion Project.

Saulsbury Hill Financial , Denver, CO	3.445%	15 years
Payments made quarterly	Cumulative Outlay: \$1,388,211.72	
Green Campus Partners , Boston, MA	3.591%	12-1/2 years
Payments made semi-annually	Cumulative Outlay: \$1,252,839.70	

Director Shrewsbury and Trane Representative Mark Power answered many questions from the Council. City Attorney Solman recommends that the City has the financing in place prior to signing the Energy Performance Contract with Trane. Director Shrewsbury feels that financing can be in place as early as this Friday if approved this evening by the Council.

Councilor Aiken is ready to move forward with the project except he has concerns with the 270 days construction schedule that is in the proposed contract with Trane. The Interim City Manager suggested approving the Energy Performance Contract with Trane pending a shorter construction schedule.

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Motion made by D. Martin, seconded by MK Barbosa, to approve and authorize the Interim City Manager to execute the financing contract with Green Campus Partners. (7 yes) So voted.

Motion made by MK Barbosa, seconded by D. Martin, to approve and authorize the Interim City Manager to sign the Energy Performance Contract with Trane with a modified calendar of construction to be less than original 270 days. (7 yes) So voted.

- c. Workshop with Department Heads to set 2012-13 City and Budget goals.

The Interim City Manager continues to look at dates that will work for the Council and Department Heads to meet to discuss 2012-13 City and Budget goals.

- d. Other – North Main Sidewalk – Director Ouellette provided updated information. Recently MDOT had informed him that the project would be an 80-20 split up to the original project cost of \$256,000 and the City would be responsible for all expenses over the original project cost. Since then the Director has been assured that MDOT will locate the additional monies needed over the \$256,000 but it will be at the 80-20 split.

Motion made by D. Martin, seconded by P. McDonough, to send this project out to bid for final engineering. (7 yes) So voted.

Director Ouellette provided updated information on the reclassification of several roads resulting from the near completion of the Caribou Connector.

Director Ouellette provided an update on the Wright and Bradley Streets Project.

Meeting Dates previously set:

- August 13, 2012 at 7:00 p.m.
- August 27, 2012 at 5:30 p.m. in Executive Session with D. Barrett to discuss applicants for City Manager.
- August 27, 2012 at 7:00 p.m.
- Others as set – John Boone with follow up with the Finance Director Wanda Ouellette.

Council Agenda Item #6: Executive Session: Consider moving to Executive Session with the City Manager, the CEGC and a developer to discuss an economic development proposal, pursuant to MRSA Title 1 §405 (6)(C).

The Interim City Manager has received a request to postpone this discussion until the August 13, 2012 Council Meeting

Council Agenda Item #7: Adjourn

Motion made by G. Aiken, seconded by P. McDonough, to adjourn. (7 yes) So voted.

8:45 p.m.

Jayne. R. Farrin, Secretary