

February 14, 2011

11-04

A regular meeting of the Caribou City Council was held 7:00 p.m. on Monday, February 14, 2011 in Council Chambers with the following members present: Mayor Kenneth G. Murchison, Jr., David Martin, Christopher A.R. Bell, Mary Kate Barbosa, and John R. Boone. R. Mark Goughan was absent and excused. Deputy Mayor Karla M. Bell was absent.

Steven R. Buck, City Manager, Stephen Wentworth, Code Enforcement Officer, Michael Shrewsberry, Community Development Director, and Roy Woods, Fire Chief.

Also attending the meeting was Paul Powers.

Time Warner Covered the meeting.

Council Agenda item #1: Public Input. No public input.

Council Agenda item #2: Consider acceptance of the minutes of the January 24, 2011 Council meeting.

Motion made by C. Bell, seconded by MK Barbosa, to accept the minutes of the January 24, 2011 Council meeting without amendments. (5 yes) So voted.

Council Agenda item #3: Public Hearing to consider the adoption of Section 4-101 and deletion of Section 4-101.1 pursuant to the enactment by the State of the Maine Uniform Building and Energy Codes (MUBEC).

7:02 p.m. Public Hearing Opened.

Code Enforcement Officer Stephen Wentworth provided details regarding the need for the City to amend the Caribou Code. Because of changes made at the state level, the City should strike all references to the 1996 BOCA code and replace with the applicable references to the Maine Uniform Building and Energy Code (MUBEC).

Mr. Wentworth reviewed several components of MUBEC and stated that the City has been mandated to enforce MUBEC since December 1, 2010. Several Councilors asked questions.

7:28 p.m. Public Hearing Closed.

Council Agenda item #4: Consider acting upon the adoption and or amendment of Sections 4-101 & 4-101.1 of the Caribou Code pursuant to MUBEC.

Motion made by C. Bell, seconded by D. Martin, to adopt Section 4-101 "Administration and Enforcement of the Maine Uniform Building and Energy Code" pursuant to Title 10 MRSA §9724 and to authorize administration to strike references to the 1996 BOCA code and replace with the applicable references to the MUBEC code. (5 yes) So voted.

Council Agenda item #5: Public Hearing to consider amending the Building Permit Fee from \$5 to \$6 per square foot and amending the Electrical Permit Fees pursuant to MUBEC.

7:29 p.m. Public Hearing Opened.

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Stephen Wentworth stated that the 20% increase for building permits is driven by the State mandated MUBEC requirements for additional Energy Conservation design review and site verification that the new construction does meet the International Energy Code as adopted by the State of Maine. The proposed increase in electrical permit fees is based on the cost of providing the inspection service and the number of site visits to do the inspections. Mr. Wentworth wants the City's permit fees to cover the cost of the inspection services. The Councilors questioned Mr. Wentworth concerning the need for fee increases.

Caribou taxpayer Paul Power addressed the Council with his concerns about the proposed fee schedule.

7:55 p.m. Public Hearing Closed.

Council Agenda item #6: Consider acting upon the adoption of amended Building and Electrical Permit Fees pursuant to MUBEC.

Motion made by D. Martin, seconded by C. Bell, to change the Building Permit Fee from \$5.00 to \$6.00 per thousand dollar of value and to adopt the table of Residential and Commercial Electrical Permit fees as presented. (4 yes, 1 no, C. Bell) So voted.

Council Agenda item #7: Public Hearing to consider changing the location of one handicap parking space on Sweden Street, pursuant to Code Section 12-413.

7:59 p.m. Public Hearing Opened.

Manager Buck stated the proposed changes have been recommended by the Highway Protection Committee. Two current parking spaces in front of the Post Office will be reconfigured into a singular van accessible parking space and the non-van accessible space will be moved to the area in front of the Powers Theater.

8:03 p.m. Public Hearing Closed.

Council Agenda item #8: Consider acting upon the proposed movement of one handicap parking space on Sweden Street.

Motion made by D. Martin, seconded by MK Barbosa, to amend Section 12-413 as: 5. The first parking space on the north side of Sweden Street from Record Street to be van accessible 9. The last parking space on the south side of Sweden Street before the intersection of Stevens Street. (5 yes) So voted.

Council Agenda item #9: Consider authorizing the issuance of Per Capita Bills for the 2011 Ambulance services to participating communities.

The 2011 fees are based upon \$10.50 per capita for each community with the exception of the LDA which is \$5.25 per capita times their reported census.

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Motion made by C. Bell, seconded by MK Barbosa, to authorize the issuance of the 2011 Ambulance Inter Local Agreements with the per Capita Bills to participating communities for Ambulance services:

Woodland	\$14,731.50	New Sweden	\$ 6,520.50
Westmanland	745.50	Stockholm	2,845.50
Connor	4,452.00	Perham	4,557.00
T16R4	1,165.50	LDA	10,405.50

(5 yes) So voted.

Council Agenda item #10: Consider a review of the 2011 Interlocal Fire Agreements and issuing bills for the 2011 calendar year to participating communities.

The 2011 Interlocal Fire Agreements are developed using 50% blend of the state equalized real and personal property valuations less land and 50% based upon the community's percentage of the total population. The exception to this formula is T16R4 which is a mutual aid agreement with North Lakes Fire.

Motion made by C. Bell, seconded by D. Martin, to authorize the issuance of the 2011 Interlocal Fire Agreements:

Connor	\$28,153.72	New Sweden	\$25,180.27
Westmanland	3,709.67	Woodland	51,659.86
T16R4	1,125.51		

(5 yes) So voted.

Council Agenda item #11: Consider authorizing the order of a Chassis for the 2011 remount of Tanker Unit #2, pursuant to the Capital Improvements Program.

Chief Woods provided additional information regarding the proposed remount of Tanker Unit #2 and future use of the used chassis. After ordering it will take between six to eight weeks for a new chassis to be delivered. The Chief noted that the price of the chassis will increase effective March 1st. The Fire Department is proposing using the old chassis as a base for a fabricated rescue truck which would save the City upwards of \$200,000.

Motion made by C. Bell, seconded by D. Martin, to authorize Chief Woods to place an order with K&T Fire Equipment for a 2012 rolling chassis for the purpose of remounting Tanker #2 in an amount not to exceed \$81,924.30. (5 yes) So voted.

Council Agenda item #12: Consider future actions on Tax Acquired Properties, pursuant to Policy.

Tax Collector Wanda Ouellette has prepared a list of seven properties that were tax acquired through the maturing of tax liens in November 2010. The Manager provided additional information regarding the property at 4 River Road formally owned by Heirs of Thomas Brown. This includes court action followed by cleanup of the property with a cost to the City of \$11,567.00.

Motion made by D. Martin, seconded by C. Bell, to table for further development of the list. (5 yes) So voted.

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Council Agenda item #13: Consider authorizing a Letter of Endorsement for an application to the USDA for a 2011 Woody Biomass Utilization Grant.

Community Development Director Michael Shrewsberry noted that this grant, if approved, will cover 80 percent of the cost or \$100,000 for a feasibility and engineering study. If approved, the City's 20 percent match would come out of Community Development Grant Match account G-1-1-385. Mr. Shrewsberry will be approaching the RSU #39 Board of Director requesting a similar endorsement.

Motion made by C. Bell, seconded by D. Martin, to authorize a Letter of Endorsement for the pending 2011 USDA Woody Biomass Utilization Grant to fund a feasibility and engineering study for multi-building applications. (5 yes) So voted.

Council Agenda item #14: Consider the renewal of licenses for KBS Enterprises, Inc:
Hotel Class Liquor License
Special Entertainment Permit

Motion made by D. Martin, seconded by C. Bell, to renew the Hotel Class Liquor License and Special Entertainment Permit License for KBS Enterprises, Inc. 19 Main Street. (5 yes) So voted.

Council Agenda item #15: Consider the appointment of a fulltime Police Officer to the Caribou Police Department, pursuant to MRSA Title 30-A § 2671.

Motion made by C. Bell, seconded by D. Martin, to appoint Matthew Cummings as a fulltime police officer to the Caribou Police Department, pursuant to MRSA Title 30-A § 2671. (5 yes) So voted

Council Agenda item #16: Consider authorizing a Municipal Quitclaim Deed for taxes paid in full to Jennifer E. Plante for Tax Map 24, Lot 63.

Motion made by C. Bell, seconded by MK Barbosa, to authorize a Municipal Quitclaim Deed for taxes paid in full to Jennifer E. Plante for Tax Map 24, Lot 63. (5 yes) So voted.

Council Agenda item #16a: Consider approval of a Bingo License for VFW Post 9389, 253 Van Buren Road.

Motion made by D. Martin, seconded by C. Bell, to authorize the application by the VFW Post 9389 for a Bingo License, 253 Van Buren Road. (5 yes) So voted.

Council Agenda item #16b: Consider authorizing an Interlocal Agreement , for the continuation of funding of the Northern Aroostook Wells & Septic Program.

Motion made by C. Bell, seconded by MK Barbosa, to authorize an Interlocal Agreement, for the continuation of funding of the Northern Aroostook Wells & Septic Program. (5 yes) So voted.

Council Agenda item #17: Consider the applications of the American Legion Post #15, 67 Sweden Street:

- a. Sealed Tickets Game of Chance
- b. Beano Game of Chance

Texas Hold'Em for March 5, 2011

Motion made by C. Bell, seconded by D. Martin, to authorize the application by the American Legion Post #15 for a Sealed Tickets, beano Game of Chance, and a one time Texas Hold 'Em License for March 5, 2011. (5 yes) So voted.

Council Agenda item #18: Updates

The City Manager provided updated information on several topics including:

Senator Snowe – Senator Snowe has submitted legislation to allow on a permanent basis trucks that weigh 100,000 pounds on I-95.

AAA – Received on February 8th notification regarding retro payments on ambulance billings from January 1, 2010 to June 30, 2010.

Housing – In 2010, seven new homes were added to the City. Issued permits listed the value of the buildings as \$873,739.00.

Governor's Budget

Municipal Revenue Sharing – The Governor is proposing to cap Municipal Revenue Sharing at \$94,000,000 which would be the lowest distribution in 30 years.

Education – It is anticipated the 23,000,000 will be added to General Purpose Aid to Education. This will only bring the State share of education to 45 percent.

General Assistance – The Governor is proposing eligibility changes to General Assistance and to change the reimbursement levels.

State Planning Office – To eliminate this office.

Shape Program – The City has been accepted into the Shape Program for the second time. Manager Buck extended his thanks and appreciation to the Department Heads.

Council Agenda item #19: Other Business

Update on the Caribou Connector

On February 3rd, a Partnering Meeting was held in Caribou. Arrangements are being made to have a Public Information Meeting at C-PAC on March 24th.

Review of CIP Materials from February 7, 2011 – questions

The Manager spoke briefly about State Revenue Sharing and other non-property tax revenues including Ambulance Department Revenues.

Review and recommendation of MDOT Agreement for the reconstruction and land exchange for the Otter Street Park n Ride

Attorney Solman has reviewed the Memorandum of Agreement from MDOT to the City. He does not see any red flags.

Update of the Charter Commission's work to date

The minutes of the Charter Commission are on the City of Caribou's website. Councilor Martin reported that the Commission has reviewed nearly half of the current charter. The meetings are open to the public.

Other

Councilor Karla Bell has submitted her resignation effective immediately. The Manager reviewed Sec. 2.06 Vacancies; Forfeiture of Office; Filling of Vacancies. Her letter was read into the record.

Motion made by C. Bell, seconded by D. Martin, to accept Councilor Karla Bell's resignation and to thank her for her years of service. (5 yes) So voted.

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Meeting Dates previously set:

Council Budget Workshop February 15, 2011 at 7:00 p.m. Council Chambers 25 High Street
Council Meeting and Workshop – February 28, 2011 7:00 p.m. Council Chambers 25 High Street

Council Agenda item #20: Adjourn

Motion made by C. Bell, seconded by J. Boone, to adjourn the meeting.

Meeting adjourned at 9:28 p.m.

Jayne R. Farrin, Secretary