

August 11, 2014

14-18

A regular meeting of the Caribou City Council was held 7:00 p.m. on Monday, August 11, 2014 in Council Chambers with the following members present: Mayor Gary Aiken, Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, Shane McDougall, David R. Genthner, and Kenneth G. Murchison, Jr.

Austin Bleess, City Manager and Tony Mazzucco, Assistant City Manager were present.

Department Managers: Penny G. Thompson, Tax Assessor; Michael Gahagan, Police Chief; Kathleen Mazzuchelli, Supt. of Parks & Recreation; and Gary Marquis, Director of Parks.

Natalie De La Garza, representing the Aroostook Republican; and Time Warner covered the meeting.

Council Agenda Item #1: Public Input

Rino Marquis – Owner of 6 Morgan Drive – Requested that he be allowed to continue to make monthly payments of \$300 towards his back property taxes. He stated that he should be “caught up” by November of this year. He stated that he was not informed about the foreclosure and only learned July 17<sup>th</sup> that this property was going out to bid. He stated that starting next month he might be able to up the payment to \$350 or \$400 a month.

Council Agenda Item #2: Declaration of Conflicts of Interest from the City Council regarding any agenda item.

None.

Council Agenda Item #3: Consider authorizing the minutes of the following meetings:

- a) July 14, 2014 Council Workshop
- b) July 14, 2014 Council Meeting
- c) July 18, 2014 Special Council Meeting

Motion made by D. Martin, seconded by K. Murchison, to accept the minutes of July 14, 2014 Council Workshop and July 14, 2014 Council Meeting as presented. (6 yes) So voted.

Motion made by P. McDonough, seconded by J. Theriault, to accept the minutes of July 18, 2014 Special Council meeting as presented. (4 yes, 2 abstentions, D. Genthner, D. Martin) So voted.

Council Agenda Item #4: Consent Agenda

- a) July 2014 Financials
- b) July 2014 Police Department Report
- c) July 2014 Fire Department Report
- d) Fire Department Reports – Six month comparison 2013 and 2014
- e) Approval of Amusement and Liquor Licenses
  1. Caribou Bowladrome/Sport's Inn
  2. The Great Wall d/b/a Jade Palace
- f) Approval of Quit Claim Deeds
  1. Map 16, Lot 8J – Estate of Bobby Thibodeau, Jr.
  2. Map 24, Lot 60 – Walter Alley
- g) Mutual Aid Ambulance Intercept Agreement
  1. Town of Van Buren
- h) Approval of purchase of years of service for MSRS
  1. Scott Michaud

Motion made by D. Martin, seconded by D. Genthner, to approve the Consent Agenda with Business Items A, B, C, D, E, G, and H as presented. (6 yes) So voted.

August 11, 2014

14-18 Pg. 2

Motion made by P. McDonough, seconded by D. Martin, to approve the Consent Agenda Business Item F as presented. (6 yes) So voted.

Council Agenda Item #5: General Assistance Ordinance Amendment

7:10 p.m. Public Hearing Opened.

No public input.

7:11 p.m. Public Hearing Closed.

Motion made by P. McDonough, seconded by J. Theriault, to adopt Ordinance No. 6, 2014 Series, An Ordinance amending Appendix A of Chapter 17 General Assistance. (6 yes) So voted.

Council Agenda Item #6: Fee For Service Agreement with Facilities, Inc.

Motion made by D. Martin, seconded P. McDonough, to approve Fee For Service Agreements with Facilities, Inc. and Central Aroostook Association as written. (6 yes) So voted.

Council Agenda Item #7: Caribou Community Swimming Pool

Kathleen Mazzuchelli, Supt. of Parks & Recreation, provided updated information on a pool repair funding options or whether the City should consider using its resources to develop a spray type facility, place it in a reserve account for engineering for an aquatic facility, or the development of a natural pool facility.

Currently the City has approximately \$40,555 in a reserve account. She estimates that it would cost approximately \$150,000 to \$175,000 to develop a spray type facility. A spray facility does not allow for swimming lessons, but Ms. Mazzuchelli noted that there is a pool within the RSU 39 district so there is an opportunity for cost sharing. For approximately \$3 million, the City could add to the Wellness Center an aquatic facility with a therapy pool, small lap pool, and a little spray park. An aquatic facility could generate revenues. There are grant opportunities for aquatic facilities.

When questioned by Councilor McDougall for her recommendation, Ms. Mazzuchelli stated two: 1) install a spray park or 2) take a look at the engineering for an aquatic facility that would offer cost sharing opportunities.

Council consensus: Apply for available grants plus

- Research a natural pool and its cost
- Cost to build a spray facility
- Cost to add to Wellness Center

Council Agenda Item #8: Bids on Tax Acquired Properties

The Council discussed Rino Marquis' foreclosure situation and the City's Tax Acquired Property Policy (TAP).

Motion made by J. Theriault, seconded by D. Martin, to reject all bids for Map 23, Lot 7 and to have Mr. Rino Marquis pay the total tax amount of \$4,055.50 as of July 14, 2014 plus interest and fees which may be incurred from July 14, 2014 until final payment is made to be paid by October 1, 2014. (5 yes, 1 no, P. McDonough) So voted.

Motion made by P. McDonough, seconded by D. Martin, to accept the bid of \$20,000 from Cheryl Drost for Map 36, Lot 52. (6 yes) So voted.

Council Agenda Item #9: Approving Purchase of Police Squad

The Chief answered several questions from the Council.

Motion made by P. McDonough, seconded by D. Martin, to approve the purchase of a 2015 Explorer 4-Door AWD for \$28,700. (6 yes) So voted.

Council Agenda Item #10: Sand Bids for Winter Season

For the upcoming season, the City requires 4,500 yd<sup>3</sup> of sand.

Motion made by P. McDonough, seconded by D. Martin, to award the winter sand bid of \$10.25 per yd<sup>3</sup> to K & M Sand and Gravel from Grand Falls. (6 yes) So voted.

Council Agenda Item #11: Wage and Classification

The current Wage and Classification was adopted in 2008 and has not been updated since then. The original intent was to review this policy every two years.

The Mayor recommends that this go to workshop.

Council Agenda Item #12: Discussion on land owned by Nasiff Land LLC

Property owner Steven R. Nasiff reviewed his submitted plan titled "August 7, 2004 Nasiff Land Plan for property in Caribou". (Exhibit A) He has received a quote of \$300,000 to bring all buildings down. Mr. Nasiff offered to sell the property to the City for \$100,000. Mr. Nasiff stated that he will not avail himself of loan funding from NMDC or the State of Maine, but will only move forward if there are public grant funding available. He stated that he would give the property to the City unless there is grant funding available.

After reviewing Mr. Nasiff's plan, City staff is recommending the Council move forward and authorize a Findings and Order - Pursuant to 17 M.R.S.A. § § 2851-2859 (Dangerous Buildings).

Motion made by P. McDonough, seconded by J. Theriault, authorize, sign, and implement the Findings and Order - Pursuant to 17 M.R.S.A. § § 2851-2859 to Nasiff Land LLC and Katahdin Trust Co. (interested party). (Exhibit B) (6 yes) So voted.

Council Agenda Item #13: Other Business

- a. Workshop scheduled for 6:00 p.m. on August 25, 2014 – topics: Tax Acquired Property Policy (TAP) and Wage and Classification.
- b. Mayor Aiken read a letter of resignation from Councilor David Genthner. Mr. Genthner is moving out of Caribou and requested that his resignation be effective August 11, 2014.

Motion made by K. Murchison, seconded by D. Martin, to accept with regrets the resignation and to order this open Council seat to be added to the November 4<sup>th</sup> election with nomination papers available August 11, 2014 with a submission deadline of 5:00 p.m. September 19, 2014. (5 yes, 1 abstention, D. Genthner) So voted.

Motion made by P. McDonough, seconded by K. Murchison, to take applications from individuals interested in serving as Councilor until the November 4<sup>th</sup> election. (6 yes) So voted.

Motion made by P. McDonough, seconded by J. Theriault, to adjourn the meeting at 9:23 p.m. (6 yes) So voted.

Upcoming Meeting Dates:

Regular City Council Meeting, September 8, 2014 at 7:00 p.m.