

August 12, 2013

13-20

A regular meeting of the Caribou City Council was held 7:00 p.m. on Monday, August 12, 2013 in Council Chambers with the following members present: Mayor Gary Aiken, Deputy Mayor Kenneth G. Murchison, David Martin, Philip McDonough II, Joan L. Theriault, David R. Genthner, Sr., and Aaron P. Kouhoup.

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

Department Manager: David Ouellette, Public Works Director.

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

Council Agenda Item #1: Public Input

- Kirk St. Peter –spoke about off street parking versus on street parking plus the numbers of spaces available. Mr. St. Peter questioned why the Council is keeping the Herschel parking lot.
- Steve Trombley-stated that he was denied permission by the Planning Board to move a mobile home to 208 Limestone Street. He is requesting that the Council review this. The Mayor stated that the City is in the process of reviewing and updating the Comprehensive Plan and one of the results of this could be zoning changes.
- Philip St. Peter-stated that the only reason Urban Renewal came to Caribou was to create parking and now the question is who will pay to maintain the available parking.
- Paul R. Camping-commented on the budget process for 2014 and posed five questions to the Councilors concerning tax amounts, size of city government, and how would Council close a deficit.
- Robert Huston-Commander of the American Legion Post 15-spoke in opposition to any changes to the parking lots as it would cause a hardship for their members and customers.
- Andy Ayer-spoke in favor of Council Agenda #10 Consent Agreement for seasonal mobile home occupancy. Currently the City's Code does not allow the issuance of seasonal occupancy certificates.
- Sam Collins-commented on the City's recent selection as a "Certified Business Friendly" community. Mr. Collins does not see the parking lot issue as being business friendly.

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 8, 2013 Council Meeting
- b) July 23, 2013 Special Council Meeting

Motion made by P. McDonough, seconded by D. Genthner, to accept the minutes of the July 8, 2013 Council Meeting as presented. (6 yes) So voted.

August 12, 2013

13-20 Pg. 2

Motion made by P. McDonough, seconded by K. Murchison, to accept the minutes of the July 23, 2013 Special Council Meeting as presented. (6 yes) So voted.

Council Agenda Item #4: Consent Agenda

- a) June 2013 Caribou Police Department Report
- b) July 2013 Caribou Fire and Ambulance Department Report
- c) Approval of July Financials
- d) Approval of Quitclaim Deeds
- e) Approval of Licenses

Motion made by P. McDonough, seconded by J. Theriault, to approve the Consent Agenda with Business items A, B, C, D & E as presented. (6yes) So voted.

Council Agenda Item #5: Discussion on City owned parking lots

The City did not receive any bids for the parking lots.

Motion made by P. McDonough, seconded by D. Genthner, to table the discussion on the City owned parking lots until a workshop meeting is held and to place it back on the agenda for the September 9, 2013 Council meeting. (6 yes) So voted.

Council Agenda Item #6: Charter Amendments

Manager Bleess reviewed three possible amendments:

1. Section 2.01 (c) – The terms of municipal officials shall begin the first business day of January
2. Section 2.02 – A Councilor may elect to receive all of, a portion of or not to receive compensation for a calendar year
3. Section 5.01 – Change the City fiscal year from a calendar year to July 1st to June 30th and for the change to occur in 2015.

Councilor Theriault suggested changes to Section 2.01(b) and Section 2.06(B)(6) that requires Councilors to have the prior year's taxes paid to be eligible to hold the office of Councilor. She does not agree with that requirement.

Motion made by K. Murchison, seconded by P. McDonough, to set a public hearing for September 9, 2013 on potential Charter Amendments. (6 yes) So voted.

Council Agenda Item #7: 2013 to 2014 GA Maximums

General Assistance Administrator Jayne R. Farrin reviewed the proposed changes to the General Assistance Ordinance. If adopted, Appendix A-Overall Maximum would be in effect to June 30, 2014 and Appendices B-F from October 1, 2013 to September 30, 2014. It was noted that the major changes are in the Overall Maximum and Housing Maximums. Council questions were answered by Ms. Farrin.

7:50 p.m. Public Hearing opened.

No public input.

August 12, 2013

13-20 Pg. 3

7:51 p.m. Public Hearing closed.

Motion made by K. Murchison, second A. Kouhopt, to authorize the 2013-2014 General Assistance Maximums as presented with Appendix A to be in effect to June 30, 2014 and Appendices B-F to take effect on October 1, 2013 to September 30, 2014. (6 yes) So voted.

Council Agenda Item #8: Winter Sand Bids

Director Ouellette commented that the City has in the past purchased from K&M Sand and Gravel without any problems. This current bid is five cents less than their 2013 bid. The Director answered Mayor Aiken asked a question about purchasing by the ton versus by the yard.

Motion made by D. Martin, seconded by P. McDonough, to accept the low bid of \$9.75/cubic yard from K&M Sand and Gravel. (6 yes) So voted.

Council Agenda Item #9: Purchase of truck for Public Works

Manager Bless noted that for the last few years the Public Works Department has been saving to purchase a new pickup truck to be used by the Public Works Foreman. After completing research as to what is available through DRMO and compared the costs of used versus new pickup trucks, administration is recommending the purchase of a new Ford pickup.

The current 2003 vehicle has 197,000 miles, was purchased with a salvaged title, and is having electrical problems. Director Ouellette explained that it is a front line vehicle, sees a fair amount of use, and mileage. The Tommy Lift could be moved from the current pickup to a new pickup.

Motion made by D. Martin, seconded P. McDonough, to purchase a new pickup and to sell the 2003 pickup at the discretion of the City Manager. (5 yes, 1 no, A. Kouhopt) So voted.

Council Agenda Item #10: Consent Agreement for seasonal mobile home occupancy

Section 13-740, 1., A of the Caribou Land Use Code does not allow pre 1976 mobile home to be relocated within the community. Andy Ayer, of Emerald Valley Ranch, recently purchased a pre 1976 unit with the plan to use it yearly as seasonal housing from April 15th to October 31st. Code Enforcement Officer Wentworth is recommending the Council authorize a Consent Agreement allowing Mr. Ayer to utilize this mobile home constructed pre 1976 as seasonal housing from April 15th to October 31st.

The Council discussed it among themselves plus asked Mr. Ayer several questions. Mr. Ayer suggested that the City consider amending the Code to allow permitting for Seasonal Occupancy.

Motion made by D. Martin, seconded by K. Murchison, to authorize a Consent Agreement between the City and Mr. Ayer allowing Mr. Ayer to relocate and utilize one pre 1976 mobile home, to wave the snow load requirement, and to allow it to be used as seasonal housing from April 15th to October 31st. (4 yes, 3 no, D. Genthner, A. Kouhopt, P. McDonough) So voted.

Council Agenda Item #11: Moratorium on Boarding Houses

August 12, 2013

13-20 Pg. 4

The Planning Board is requesting that the Council adopt a moratorium on boarding homes in the residential zones thus allowing the Board and City staff more time to examine their impacts on residential zones. There have been inquiries about converting a single family home into a Boarding House within a residential zone but as of now the City has not received a completed Site Design Plan.

Councilor A. Kouhoupt requested clarification regarding the use of phrase "at least 180 days" in the proposed moratorium. Assistant Manager Mazzucco stated that Maine Municipal Association recommends the use of this language "at least 180 days" and, if needed, a moratorium can be extended by the Council for an additional 180 days.

Motion made by P. McDonough, seconded by A. Kouhoupt, to introduce Ordinance No. 11, 2013 Series An Ordinance amending placing a moratorium on the permitting of Boarding Houses as Defined in the Caribou Land Use Code. (6 yes) So voted.

Council Agenda Item #12: Pole Replacement Application

The City has received an application from Maine Public Service for replacement of 11 poles jointly owned with Fairpoint Communications. The poles to be replaced are on Glenn Street between the intersections of Westwind Drive and Franklin Street.

Motion made by P. McDonough, seconded by D. Martin to approve the pole replacement application. (6 yes) So voted.

Council Agenda Item #13: Other Business

- a. Director Ouellette answered Councilor Martin's questions concerning the retaining wall on Herschel Street. It is estimated that it will cost approximately \$8,000 to \$9,000 for the materials to repair the wall. Councilor Murchison will forward information he has on a carbon composite material that might work in this area.
- b. Councilor Theriault praised and thanked Director Ouellette and the Public Works Department for the work done on both ends of the River Road.
- c. Highway Protection Chair McDonough called for a meeting of this committee to discuss parking lots. The meeting was set for 6:00 p.m. August 19th.
- d. City Clerk Farrin reminded citizens that nomination papers for Councilor, RSU #39 Board, and Jefferson Cary Board are available in the City Clerk's Office.

Council Agenda Item #14: Executive session pursuant to MRSA Title 1 Chapter 13, Section 405 (6)(D) to discuss labor negotiations with Teamsters Local Union No. 340.

Time in 8:33 p.m. Motion made by P. McDonough, seconded by D. Genthner, to move to executive session pursuant to MRSA Title 1, Chapter 13, Section 405 (6)(D) to discuss labor negotiations with Teamsters Local Union No. 340. (6 yes) So voted.

Time out 8:58 p.m.

No action taken.

August 12, 2013

13-20

Council Agenda Item #15: Executive session pursuant to MRSA Title 1, Chapter 13, Section 405 (6)(C) to discuss acquisition of real property.

Time in 8:59 p.m. Motion made by Motion D. Martin, seconded by A. Kouhoupt, to move to executive session pursuant to MRSA Title 1, Chapter 13, Section 405 (6)(C) to discuss acquisition of real property. (6 yes) So voted.

Time out 9:18 p.m.

Motion made by D. Martin, seconded by K. Murchison, to accept the property located at 63 Sweden Street, Map 31, Lot 32 from CCH Incorporated and authorize the Manager to execute the necessary paperwork. (6 yes) So voted.

Motion made by P. McDonough, seconded by K. Murchison, to adjourn the meeting at 9:20 p.m.

Upcoming Meeting Dates:

Highway Protection Committee, August 19, 2013 at 6:00 p.m.

Regular City Council Meeting, September 9, 2013 at 7:00 p.m.

Jayne R. Farrin, Secretary