

January 27, 2014

14-03

A regular meeting of the Caribou City Council was held 7:00 p.m. on Monday, January 27, 2014 in Council Chambers with the following members present: Mayor Gary Aiken, Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, David R. Genthner, Sr., Shane McDougall, and Kenneth G. Murchison, Jr.

Austin Bleess, 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

None.

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) January 13, 2014

Motion made by P. McDonough, seconded by D. Genthner to accept the minutes of January 13, 2014 as presented. (6 yes) So voted.

Council Agenda Item #4: Consent Agenda

- a) Licenses for Country Club-Liquor and Special Amusement
- b) Approval of 2013 Year End Financials

Motion made by P. McDonough, seconded by D. Martin, to approve the Consent Agenda with Business Items A & B as presented. (6 yes) So voted.

Council Agenda Item #5: Approval of Downtown TIF District Amendment

On September 9, 2013 the Council approved several changes to Caribou's Downtown Tax Increment Financing District program. That Council-approved application is currently being reviewed by the Department of Economic and Community Development. The City is not aware of any private investments that are currently planned within the Downtown District. However, as part of that same amendment approved by the Council on September 9, 2013, the City would like to include the designation of the Downtown TIF District as an "omnibus" district, which would allow the City Council to enter into Credit Enhancement Agreements with future developers on a case-by-case basis and allow the Council to negotiate a tax reimbursement between 0% and 100% of the development's annual taxes for a fixed number of years. These terms would be decided at the Council's sole discretion. The Council would provide opportunity for public comment on a proposed credit enhancement agreement. The advantage of creating an omnibus downtown district is that the City does not need to submit a Downtown TIF amendment every time they want to enter into a CEA with a developer. Other changes, such as changing the district boundaries or amending the development plan for example, would require an amendment.

Although this concept was included in the original amendment, DECD asked that the terms on which the Council could negotiate credit enhancement agreements be clarified.

7:03 p.m. Public Hearing opened.

No public input or questions.

7:04 p.m. Public Hearing closed.

Motion made by D. Martin, seconded by P. McDonough, to approve the Downtown Omnibus TIF District Amendment. (6 yes) So voted.

Council Agenda Item #6: Spring Brush Cleanup

If offered this year, administration is recommending that it be held in June rather than May. This will allow Public Works the necessary time to demolish some of the tax acquired slum and blight properties. To help prevent abuse there are plans to implement a slight change that would give the Public Works Department discretion as to the amount of debris that is hauled away from each property. The cleanup work is done within a 40 hour work week by two or three crews. Each crew is made up of a backhoe, loader, two trucks, and operators.

The Councilors discussed whether a fee should be charged. Director Ouellette commented that the brush cleanup is a service that the community enjoys and Caribou is probably a cleaner community as a result. He would want it to continue with it being a onetime pass through. The real expense for the service is the additional fuel cost, which is approximately \$2500.00.

Motion made by P. McDonough, seconded by D. Martin, to continue with the spring brush cleanup as the City has in the past with a few modifications, and to keep records for future years as to the number of loads and residents that use the service. (6 yes) So voted.

Council Agenda Item #7: Putting Tax Acquired Properties out for bid

Administration is seeking authorization to place certain tax acquired properties out for bid. The City Manager recommended that the parcel formerly owned by Rhonda and Bruce Gustafson be removed from the list to go out to bid, as they have made a sizable down payment on the amount due the City. They have agreed to pay the balance within ninety days.

There was discussion among the Councilors as to the small amount owed by some individuals and the quality and location of the trailers on the list. Councilor Theriault questioned whether the City should be foreclosing on trailers of this type, whether this is an unnecessary liability for the City, and would it be best to leave it to the park owners to take care of. Councilor McDougall wondered if the City did not foreclose would that be establishing a precedent. Councilor Genthner wondered if mechanic liens could be filed by trailer park owners.

Motion made by P. McDonough, seconded by D. Martin to authorize certain tax acquired properties to be put out to bid and to remove the former Gustafson from this list. (6 yes) So voted.

Council Agenda Item #8: Time Warner Franchise Agreement

City Manager Bless noted that the proposed agreement does not include everything wanted by the City, but it does include an increase in the Franchise Fees, money for improvement for the equipment for the local access channel, and it is for only five years.

Motion made by D. Martin, seconded by P. McDonough, to accept the proposed Time Warner Franchise Agreement. (6 yes) So voted.

Council Agenda Item #9: Other Business

- a. A meeting on the Comprehensive Plan will be held January 28<sup>th</sup> at 6:30 p.m.

January 27, 2014

14-03 Pg. 3

- b. A subcommittee meeting concerning a joint Caribou-Presque Isle Public Works will be held February 12<sup>th</sup>. A joint Caribou-Presque Isle Council meeting will be scheduled for late February or March.

Motion made by D. Martin, seconded by P. McDonough, to adjourn the meeting at 7:41 p.m. (6 yes) So voted.

Upcoming Meeting Date:

Regular City Council Meeting, February 24, 2014 at 7:00 p.m.

Regular City Council Meeting, March 10, 2014 at 7:00 p.m.

Jayne R. Farrin, Secretary