

July 13, 2015

15-18

A regular meeting of the Caribou City Council was held 6:00 p.m. on Monday, July 13, 2015 in Council Chambers with following members present: Deputy Mayor David Martin, Philip McDonough, II, Joan L. Theriault, Shane McDougall, Tiffany J. Stewart and Jody R. Smith. Mayor Gary Aiken was absent and excused.

Austin Bleess, City Manager was present.

Department Managers: Scott Susi, Fire Chief and Lisa Shaw, Library Director.

Joshua Archer, 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 City Council regarding any agenda item.

Deputy Mayor Martin declared a conflict of interest with Agenda Item #8 Fire Station repairs. Councilor McDougall declared a conflict of interest with Agenda Item #9 Airport Engineering Services.

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

- a) June 22, 2015 City Council Meeting.

Motion made by P. McDonough, seconded by S. McDougall, to approve the minutes of June 22, 2015 as presented. (5 yes) So voted.

Council Agenda Item #4: Consent Agenda

- a) June 2015 Police Department Report
- b) June 2015 Fire Department Report
- c) Fire Department reports – Six month comparison 2014 and 2015
- d) June 2015 Library Department Contract
- e) Amendment to Connor Plowing Contract
- f) Nylander Board Appointment

Motion made by J. Theriault, seconded by J. Smith, to approve consent agenda items A-F and to appoint Nelson Ketch to the Nylander Museum Board of Directors with a term ending December 31, 2017. (5 yes) So voted.

Council Agenda Item #5: Ordinance regarding sale of municipal property

Councilor Smith introduced Ordinance No. 10, 2015 Series, An Ordinance regarding the Sale of Municipal Property.

Council Agenda Item #6: Putting Tax Acquired Property out to bid

- 1. Map 5 Lot 14A - Dow Siding Road-land only
- 2. Map 16 Lot 2- 211 Ogren Road-land only
- 3. Map 17 Lot 16 – 761 Van Buren Road

4. Map 19 Lot 5 – 1317 Van Buren Road
5. Map 19 Lot 22A – Plante Road-land only
6. Map 27 Lot 8 – 11 Lower Washington Street
7. Map 34 Lot 63 – 20 Hillcrest-land only
8. Map 25 Lot 119A – Off Katahdin Ave-land only

Motion made by P. McDonough, seconded by J. Smith to put tax acquired property out for bids and to include downtown parking lots. (5 yes) So voted.

Council Agenda Item #7: 23 River Road Demolition

Manager Bleess stated that in accordance with DEP regulations had a site survey done for asbestos. However, given the state of the building an asbestos impact survey could not be completed. The City went out for bids based upon the Scope of Work done by CES Engineering.

The City received one bid of \$23,850 from Soderberg Construction and they noted on the bid if there is friable ACM that a change order would need to be ordered for sampling, analyzing, abatement, packaging and disposal as per Maine DEP rules. The costs of this project would be paid from Tax Acquired Property Remediation Reserve which has a balance of \$67,640.

The bid doesn't include tipping fees which would probably be \$2,000-\$5,000 and billed to the city directly from Tri-Community Landfill. Once the project is completed there is interest from some abutting landowners in possibly purchasing the land.

Motion made by P. McDonough, seconded by J. Theriault to demolish tax acquired property at 23 River Road. (4 yes, 1 no J. Smith) So voted.

Council Agenda Item #8: Fire Station Repairs

Manager Bleess addressed that the most important repair before winter sets in replacing the old boiler. The work was supposed to be removed by Trane when they put in the pellet boiler, however they took out the newer and better boiler and replaced that one with pellet boiler.

For both of these projects, the City can utilize money from the Fire Department Reserve which has \$333,476 in it or we can utilize TIF Funds as well. There TIF funds in the amount of \$1,000,000 set aside for Fire Station Improvements.

1. Install a cast iron boiler with dual fuel burner (Oil/Propane) which is 1,500,000 BTU single boilers. Cost \$51,765.
2. The second repair to consider the bay doors and main entrance doors. The main entrance door to be replaced with hollow metal doors, frames and new hardware. It would be the same as existing doors except would be half lite and two insulated metal panels at the window units. The cost for this from JP Martin and Sons is \$12,260 and from Portland Glass is \$10,474. For Garage Bay Doors they would replace with hollow metal frames, doors and new hardware. The cost from JP Martin and Sons is \$9,642 and from Portland Glass is \$8,218.

3. The other need is to replace current driveway/parking area. The estimate from Trombley Industries is to remove the entire existing hot top located in front of the building facing High Street. The area would be re-graded with new ¾" crushed gravel and compacted. Any soft areas would be dug down and new crushed grading material would be placed and compacted. The area, which is 13,600 square feet, would receive 1.75" of new base 12.5MM binder pavement. Surface coat of 9.5MM would be placed and compacted for a total of 1.25" of pavement. This cost would be \$33,500. While parking lot is in very rough shape, it's not the most pressing issue and could be addressed next year.

Motion made by P. McDonough, seconded by J. Theriault, to do items 1 and 2, accept Portland Glass' bid and take money out of reserves. (4 yes, 1 abstention, D. Martin) So voted.

Council Agenda Item #9: Airport Engineering Services

As required by the state, Manager Bless has gone out for RFQ for Engineering Services at the airport for the next five years. The selected firm would assist the City for the next five years in the planned projects that we have, which include apron and taxi lane work, hangar developments and fuel terminal system. The City only received one RFQ which was from Stantec. Given the history of working well with Stantec, the Airport Committee is quite comfortable with awarding them a five year contract for engineering services.

Motion made by J. Smith, seconded by P. McDonough to authorize an engineering service contract with Stantec and authorize the City Manager to execute any and all documents necessary for such an agreement with the City. (4 yes, 1 abstention, S. McDougall) So voted.

Council Agenda Item #10: Other Business

None.

Upcoming Meeting Dates:

Regular City Council Meeting August 10, 2015 at 6pm

Regular City Council Meeting September 14, 2015 at 6 pm

Motion made by P. McDonough, seconded by J. Smith to adjourn meeting at 6:20 p.m. (5 yes) So voted.

Kalen Hill, Secretary Pro-Tem