

May 12, 2014

14-11

A regular meeting of the Caribou City Council was held 7:00 p.m. on Monday, May 12, 2014 in Council Chambers with the following members present: Mayor Gary Aiken, Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, Shane McDougall, and Kenneth G. Murchison, Jr. David R. Genthner, Sr. was absent and excused.

Austin Bleess, City Manager and Tony Mazzucco, Assistant City Manager were present.  
Department Managers: Penny G. Thompson, Tax Assessor and Michael Gahagan, Police Chief.

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

Council Agenda Item #1: Public Input

Mike Eisensmith, President of Homeless Services of Aroostook, requested the City's financial support for their programs. In the past three years, seventy-eight Caribou citizens have received services. So far in 2014, eight people have used this service for a total of 364 bed nights at a cost of \$15.00 per night for approximate expense of \$5,400. Caribou is the second largest user of the homeless shelter. Homeless Services of Aroostook is requesting \$1.50 per capita from area communities and for Caribou that would be \$12,283.50.

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 meeting:

- a) April 28, 2014 Council Meeting

Motion made by P. McDonough, seconded by S. McDougall, to accept the minutes of April 28, 2014 Council meeting as presented. (5 yes) So voted.

Council Agenda Item #4: Consent Agenda

- a) Approval of April 2014 Financials
- b) Approval of April 2014 Police Department Report
- c) Approval of April 2014 Fire Department Report
- d) Appointment Local Health Officer
  - 1. Scott Susi, Fire Chief
- e) Thursdays on Sweden Street

Motion made by P. McDonough, seconded by K. Murchison, to approve the Consent Agenda with Business Items A, B, C, D, & E as presented. (5 yes) So voted.

Council Agenda Item #5: CDBG Grant Application

Manager Bleess stated the City has been working with Samuel Blackstone, of Circle B Farms, preparing a Community Development Block Grant (CDBG) application. The project consists of construction of a new facility, with a loading dock and freezer area, and a driveway with a new sewer system to handle the waste byproducts from the packaging operations. The \$25,000 CDBG funds will be used for the driveway and sewer system. The total project costs for the project is approximately \$221,000.

The grant comes to the City and when the work is completed is passed through to Circle B Farms. City staff will complete and administer the grant.

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8:11 p.m. Public Hearing Opened.

Samuel Blackstone, owner Circle B Farms, thanked the Council for taking the time to consider this grant application. Circle B Farms plans to create two full-time jobs plus build a new storage warehouse facility with a packing line, driveway, and sewer system. The old warehouse is unable to handle the current volume thus requiring these improvements. Circle B Farms has been a U-Pick Blueberry Farm for over 25 years and in 2002 moved into the commercial farming of blueberries.

Paul R. Camping, 710 Grimes Road, spoke in favor of the CDBG Grant Application.

8:16 p.m. Public Hearing Closed.

Motion made by P. McDonough, seconded by D. Martin, to approve the Resolution of Support for the CDBG MEA Application and authorize the City Manager to execute any CDBG grant documents to bind the City of Caribou to grant requirements. (5 yes) So voted.

Council Agenda Item #6: Birds Eye Site – Notice of Hearing

For nearly a year, the City Manager has been working with property owner Steve Nasiff in the clean-up of the former Birdseye site. Little to nothing has been done and the buildings are dangerous. The City's legal team is recommending that the Council hold a Public Hearing pursuant to MRSA Title 17 Sections 2851-2859 (Dangerous Buildings) at the June 9, 2014 Council meeting.

Motion made by P. McDonough, seconded by J. Theriault, to hold a Public Hearing on June 9, 2014 pursuant to MRSA Title 17 Sections 2851-2859 (Dangerous Buildings) for the former Birdseye site. (5 yes) So voted.

Council Agenda Item #7: Ordering abatement of malfunctioning waste water disposal unit

According to the City's Plumbing Inspector, the septic system at Lazy Acres Mobile Home Park has failed. The City Attorney Solman recommends that the City proceed under MSRA Title 30-A Section 3428. Under this statute, the City Council serves the property owner with an order to remedy the system within 10 days, and if, the owner fails to correct this situation then the City will need to remedy it and assess the costs to the owner.

Motion made by P. McDonough, seconded by D. Martin, to approve the issuance of an order to the property owner to abate said nuisance in accordance with the Maine Subsurface Wastewater Disposal Rules and all other applicable laws within 10 days of service of this order. (5 yes) So voted.

Council Agenda Item #8: Electrical Code Ordinance

There was discussion as to whether the City should remove the local electrical permitting process from the City Code thus eliminating the need to hire the services of a certified electrical inspector. If this occurs then electrical permits and inspections would be done through the State permitting process. The City would lose approximately \$3,000 in revenues and would save about \$5,000 in expenses.

Motion made by D. Martin, seconded by P. McDonough, to schedule a public hearing for June 9, 2014 to gather public input on an ordinance amending the Caribou Code by removing the City's local electrical permit and inspection process. (5 yes) So Voted.

Councilor P. McDonough introduced Ordinance No. 5, 2014 Series, An Ordinance Amending Chapter 4 Building and Housing. Short Title: An Ordinance Removing the Electrical Code.

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Council Agenda Item #9: Ordinance Amending Land Use Code

Councilor P. McDonough introduced Ordinance No. 4, 2014 Series, An Ordinance Amending Section 13-204 of Chapter 13 Land Use Ordinance. Short Title: Adding Condominiums to the Land Use Table of the City of Caribou.

Motion made by K. Murchison, second by P. McDonough, to schedule a public hearing for June 9, 2014 to consider an amendment to the Land Use Ordinance by adding Condominiums to the Land Use Table. (5 yes) So voted.

Council Agenda Item #10: Authorizing Sale of Tax Acquired Properties

Bids:

Tax Map 7, Lot 39, 306 Washburn Street, Lot #32 – Lena Giggy - \$100 bid

Tax Map 24, Lot 63, 3 Vesta Drive – Troy Haney - \$21,150 bid

Motion made by P. McDonough, seconded by K. Murchison, to authorize the sale of Tax Map 7, Lot 39, 306 Washburn Street, Lot #32 to Lena Giggy for \$100 and to abate the balance of property taxes owed on the property and the sale of Tax Map 24, Lot 63, 3 Vesta Drive to Troy Haney for \$21,150. (5 yes) So voted.

Council Agenda Item #11: Abating Back Taxes

Motion made by P. McDonough, seconded J. Theriault, to abate the Personal Property taxes for Dales Holmes, Account #173, \$864.90 and Dale & Jerry Holmes, Account #174, \$1675.26 as these amounts are past the statute of limitations and are uncollectable. (5 yes) So voted.

Council Agenda Item #12: Awarding Culvert Bids

Paris Farmers Union      \$8416.80

WH Shurtleff                \$8392.48

Motion made by P. McDonough, seconded by K. Murchison, to accept the bid of \$8392.48 from WH Shurtleff. (5 yes) So voted.

Council Agenda Item #13: Awarding Street Paint Bids

Franklin Paint                \$11,386.75

Sherwin Williams            No bid

Motion made by P. McDonough, seconded by J. Theriault, to accept the bid of \$11,386.75 from Franklin Paint. (5 yes) So voted.

Council Agenda Item #14: Awarding Shim and Patch Bids

Lane Construction          \$77.95/ton

Trombley Industries        \$80.60/ton

Motion made by P. McDonough, seconded by J. Theriault, to accept the bid of \$77.95/ton from Lane Construction for shim and patch material. (5 yes) So voted.

Council Agenda Item #15: Awarding Paving Bids

Lane Construction          \$98.15/ton

Trombley Industries        \$86.35/ton

Motion made by P. McDonough, seconded by J. Theriault, to accept the paving bid of \$86.35/ton from Trombley Industries. (5 yes) So voted.

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Council Agenda Item #16: Other Business

- a) Joint Council and Department Head meeting to be held June 3, 2014 at 5:30 p.m.
- b) Per request of Manager Bleess, the Council will hold an Executive Session this evening concerning a personnel matter that came to his attention this afternoon.
- c) The Mayor proposed and Council discussed preparing a small survey and passing it out at the June 10<sup>th</sup> Primary Election. The survey would include questions as to what areas the public wants the Council to look at or are they happy with everything and are willing to pay the taxes to do it. The Councilors plan to conduct the survey.

Council Agenda Item #17: Executive Session

7:43 p.m. Motion made by P. McDonough, seconded by K. Murchison, to move to executive session with City Manager and Assistant City Manager pursuant to MRSA Title 1 Section 405 (6)(A) to discuss a personnel issue. (5 yes) So voted.

8:18 p.m. Motion made by P. McDonough, seconded by D. Martin, to move out of executive session. (5 yes) So voted.

No action taken.

Motion made by P. McDonough, seconded by J. Theriault, to adjourn the meeting at 8:19 p.m. (5 yes) So voted.

Upcoming Meeting Dates:

Regular City Council Meeting, June 9, 2014 at 7:00 p.m.

Regular City Council Meeting, June 23, 2014 at 7:00 p.m.

Jayne R. Farrin, Secretary