

October 15, 2013

13-22

A regular meeting of the Caribou City Council was held 7:00 p.m. on Tuesday, October 15, 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, and David R. Genthner, Sr. Aaron P. Kouhoupt was absent.

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

Department Manager: David Ouellette, Public Works Director; Scott Susi, Fire Chief; William Tasker, Chamber of Commerce Director; and Kathleen Mazzuchelli, Supt. of Parks & Recreation.

Time Warner covered the meeting.

Council Agenda Item #1: Public Input

- Robert Kerber, Vice-President of the Caribou Snowmobile Club—spoke about the economic impact of the snowmobile trails. Nine years ago, Mr. Kerber with his wife moved to Caribou primarily for the superbly groomed trails.
Economic Impact: An initial impact study done by the University of Southern Maine for the Maine Snowmobile Association showed that snowmobiling supported 96 jobs in Caribou and contributed \$3.5 million during a 12 week season. The most recent study has it at \$3.0 million for a 12 week season. He spoke in favor of the City authorizing the purchase of a new groomer and drag.

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) September 8, 2013 Council Meeting
- b) September 16, 2013 Council Workshop
- c) October 7, 2013 Special Council Meeting

Motion made by J. Theriault, seconded by P. McDonough, to accept the minutes of the September 16, 2013 Council Workshop and October 7, 2013 Special Council Meeting as presented and September 8, 2013 Council Meeting as presented with an amendment to Council Agenda Item #6 Charter Amendments: Proposed Charter Amendment #3 to add "*and Councilor Genthner*" after Councilor Kouhoupt. (5 yes) So voted.

Council Agenda Item #4: Consent Agenda

- a) August 2013 Caribou Police Department Report
- b) September 2013 Caribou Police Department Report
- c) September 2013 Caribou Fire and Ambulance Department Report
- d) Approval of September Financials
- e) 2013 Election
- f) Approval of Quit Claim Deeds

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

Council Agenda Item #5: City owned parking lots

Administration has been working with abutting property owners to determine their interest, if any, in purchasing adjacent parking lots. Mr. St Peter has expressed interest in acquiring the lot next to the Caribou Business Office Park. He has presented five conditions including no increase in valuation for ten years and the removal of 10,188 square feet of hot top. Mr. Collins is considering purchasing the property abutting to his property. Mr. Fern is willing to purchase the parking lot on Water Street for a dollar. The American Legion could take their lot if necessary. Council discussion.

Motion made by K. Murchison, seconded by P. McDonough, to sell the Water Street parking for a dollar to Mr. Fern, to continue negotiations with Mr. Collins, and to take no action with the remaining parking lots. (4 yes, 1 no, D. Martin) So voted.

Council Agenda Item #6: Property Maintenance Ordinance

7:22 p.m. Public Hearing Opened.

No input from the public. Council asked whether local contractors and suppliers had received any education on the proposed ordinance.

7:26 p.m. Public Hearing Closed.

Motion made by K. Murchison, seconded by D. Genthner, to table until January, which would allow Administration time to educate local contractors with the proposed property maintenance ordinance. (3 yes, J. Theriault, D. Genthner, K. Murchison, 3 no, D. Martin, P. McDonough, G. Aiken) Motion Failed.

Motion made by D. Martin, seconded by P. McDonough, to adopt the ordinance and for it to be effective January 1, 2014 plus for there to be an education opportunity concerning the ordinance for local contractors. (5 yes) So voted.

Council Agenda Item #7: Introduction of Livestock Ordinance

The Board Planning has developed this ordinance as a result of issues in some parts of the R-3 Zone where houses are located near each other and there is livestock on the property thus presenting some serious health concerns.

First Read: Councilor K. Murchison introduced Ordinance No. 13, 2013 Series, An Ordinance amending Section 13-700 of Chapter 13 Land Use Ordinance – An ordinance regarding Livestock in the R-3 Zone.

Assistant Manager Mazzucco answered questions.

Council Agenda Item #8: Introduction or Ordinance regarding Seasonal Certificates of Occupancy for Mobile Homes

The Planning Board developed the proposed ordinance after the Council approved a Consent Agreement with Emerald Valley Ranches, LLC that allowed a pre-1976 mobile home to be occupied seasonally by giving a waiver for the roof load requirements in the City Ordinance.

First Read: Councilor D. Martin introduced Ordinance No. 14, 2013 Series, An Ordinance amending Section 13-740 of Chapter 13 Land Use Ordinance – An ordinance regarding Seasonal Certificates of Occupancy for Mobile Homes.

Council Agenda Item #9: Purchase of vehicles for Fire/Ambulance Department

Chief Susi addressed the Council requesting their approval to purchase a new command vehicle. The current vehicle is slated to be replaced in 2014. Delivery on a new vehicle would be approximately 90 days after it is ordered. Staff has received quotes on new vehicle costs and is recommending the purchase of a 2014 F-150 Supercrew 4X4 STX package 201a from Griffeth Ford. The \$30,950 price include a \$550 sport package that upgrades the wheels, tires, adds carpeting, trailer towing, soft tonneau cover, and truck bed tray. The original selling price of \$39,000 was eligible for government discounts reducing it to \$30,950.

Through networking and working with area fire chiefs, Chief Susi has been able to acquire an additional \$22,500 through the sale of an ambulance to the City of Calais. Money from the sale will be receipted into the reserve line from which the proposed vehicle purchase would come from. By using the money from the sale of the ambulance, only \$4,550 will need to be used from the reserve line resulting in an approximate saving of \$20,000. The current vehicle used by the Chief has approximately 120,000 miles.

Chief Susi answered Councilors' questions regarding radios, possible use of former police cruisers, miles on current vehicle used by the Chief, cost of the sport package, how the City obtains quotes, the hauling of the trailer, and why does the Chief need the use of a vehicle.

Motion made by K. Murchison, second by D. Genthner to authorize the Chief and the City Manager to move forward with the purchase of a 2014 F-150 Supercrew to be used as a command vehicle. (3 yes, J. Theriault, D. Genthner, K. Murchison, 3 no, D. Martin, P. McDonough, G. Aiken) Motion Failed

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

Motion made by P. McDonough, seconded by D. Martin, to sell four parcels to the highest bidders and to abate any taxes that are remaining. (4 yes, 1 no, K. Murchison) So voted.

Council Agenda Item #11: Putting Tax Acquired Properties out for bid

Motion made by P. McDonough, seconded by D. Martin, to place out to bid four parcels that previously did not receive any bids in order to get them back onto the property tax rolls as quickly as possible. (5 yes) So voted.

Council Agenda Item #12: Approval of Audit RFPs

Motion made by K. Murchison, seconded by D. Martin to accept the low bid for Audit services from Felch & Company of Caribou with 2013 price of \$15,000, 2014 price of \$15,500, and 2015 price of \$16,000. (5 yes)

Council Agenda Item #13: Snowmobile Trail Groomer

Supt. of Parks & Recreation Kathleen Mazzuchelli commented on the passing of Marvin Hedstrom of Caribou and what a loss this is to the snowmobile community. She noted that he had given an unbelievable number of volunteer hours over a five decade period. Last year, Mr. Hedstrom with Dwight Stickles received the *Spirit of Caribou* award. He will be missed.

During the last two years, groomer repairs have cost \$49,000. The recommendation to Council is to replace the 2003 groomer with a 4wd New Holland Tractor with a Soucy Track System.

Available Revenues:	G-1-382-00	\$139,839.34
	Snowmobile Club	<u>\$ 28,000.00</u>
Total Available Revenues:		\$167,839.34
Suggested Payment:	G-1-382-00	\$139,424.00
	Snowmobile Club	<u>\$ 28,000.00</u>
Total Purchase Price:		\$167,424.00 includes \$30,000 for trade-in

An application for Capital Equipment Grant will be submitted to the State. Historically the State has approved \$10,000 to \$25,000 for such grants. The grant award will be receipted into G-1-382-00.

Supt. Mazzuchelli answered Councilors' questions regarding the current John Deere tractors, Gilbert track system versus the Soucy track system, replacement date for the second groomer, whether a "change over" could occur rather than purchasing new, the state grant program, and the snowmobile club contribution amount.

Motion made by D. Martin, seconded by P. McDonough, to accept the quote from Crown Equipment for \$167,424 to purchase a New Holland Tractor with Soucy Track System. (5 yes) So voted.

Council Agenda Item #14: Other Business

Councilor Genthner requested that Council meetings start with the Pledge of Allegiance. Mayor Aiken approved the request.

Councilor Murchison extended condolences to the family of Marvin Hedstrom.

Councilor McDonough is unable to attend the October 16th workshop. The Mayor stated that this absence will be excused.

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

Time in 8:10 p.m. Motion made by K. Murchison, seconded by P. McDonough, to move to executive session pursuant to MRSA Title 1 Chapter 13, Section 405(6)(C) to discuss Economic Development. (5 yes) So voted.

Time out 8:37 p.m.

Motion made by D. Martin, seconded by P. McDonough, to approve development agreement with Troy Haney DBA Haney Building Specialties as discussed in executive session. (5 yes) So voted.

Motion made K. Murchison, seconded by P. McDonough, to execute a lease at 60 Access Highway with County Bag LLC and allow them to complete the building modifications. (5 yes) So voted.

Meeting adjourned at 8:39 p.m.

Upcoming Meeting Dates:

Budget Workshop Meeting October 16, 2013 at 6:00 p.m.

Budget Workshop Meeting October 21, 2013 at 6:00 p.m.

Budget Workshop Meeting October 23, 2013 at 6:00 p.m.

Regular City Council Meeting October 28, 2013 at 7:00 p.m.

Jayne R. Farrin, Secretary