



City of Caribou, Maine

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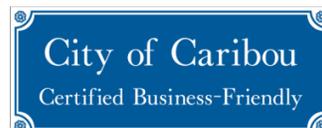
AGENDA Caribou City Council Regular City Council Meeting 6:00 P.M. Monday, September 14, 2015 Caribou City Council Chambers

1. Public Input
2. Declaration of Conflicts of Interest from the City Council regarding any agenda item.
3. Consider authorizing the minutes of the following meetings:
 - a) August 10, 2015 City Council Meeting 2-6
 - b) June 11, 2015 Secession Public Hearing 7-14
4. Consent Agenda
 - a) August 2015 Fire Department Report 15-16
 - b) August 2015 Library Department Report 17-18
 - c) July 2015 Financials
 - d) July and August 2015 Police Department Report 19-22
 - e) CDBG Advisory Committee 23
 - f) November Election 24-25
5. PDT Architects – RSU School Project 26-38
6. Abatement Request from Paven Enterprises 39-50
7. City Hall Projects 51
8. City Owned Property 52
9. Airport Master Plan Update 53
10. 16 Sincock Street 54
11. 2016 Budget 55
12. Other Business

Upcoming Meeting Dates:

Regular City Council Meeting October 26, 2015 at 6pm

2016 Budget Public Forums October 19, 20, and 21, 2015 at 6pm



A regular meeting of the Caribou City Council was held 6:00 p.m. on Monday August 10, 2015 in Council Chambers with following members present: Mayor Gary Aiken, Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, Shane McDougall, Tiffany J. Stewart, and Jody R. Smith.

Austin Bleess, City Manager was present.

Department Managers: Penny G. Thompson, Tax Assessor; Michael Gahagan, Police Chief; and Wanda Raymond, Finance Director.

Joshua Archer, representing the Aroostook Republican covered the meeting.

Council Agenda Item #1: Public Input

None.

Council Agenda Item #2: Audit Presentation – Felch and Company

Felch and Company representative Gisle McDonald stated that the City received a clean report. Ms. McDonald gave a summarized overview of the 2014 Audit. According to Exhibit A Statement of Net Position, the City's governmental activities assets are \$22,001,744 with total liabilities of \$1,485,955 for a total net position or net equity of \$20,515,789. The business type activities of the Ambulance Department are recorded as a separate proprietary fund of the City. At the end of 2014, this fund had total assets of \$1,203,318 and total liabilities of \$143,321 with a net position or net equity of \$1,059,997.

Exhibit B shows the City's governmental total expenses were \$12,535,216 with an additional Ambulance Department expense of \$1,774,291 for a total for the City of \$14,309,507.

Supplement 1 shows a budgetary comparison for both the General Fund and Ambulance Service. The City budgeted revenues of \$11,083,769 for the General Fund and actually collected \$11,205,315. The City budgeted expenses at \$11,442,922 with actual expenses coming in at \$11,299,062. The actual excess of revenues over expenditures to be \$93,747. There were various transfers to other funds resulting in a net decrease in the Fund Balance by \$456,793. The Fund Balance at the end of 2014 was \$2,796,439.

Felch didn't note any internal control issues. Airport and Housing program are in compliance.

For the future, Mayor Aiken requested the Audit Report pages be numbered.

Council Agenda Item #3: Declaration of Conflicts of Interest from the City Council regarding any agenda item.

None.

Council Agenda Item #4: Consider authorizing the minutes of the following meeting:

a) July 13, 2015

Motion made by S. McDougall, seconded by D. Martin, to approve the minutes of the July 13, 2015 Council Meeting as presented. (5 yes) So voted.

Council Agenda Item #5: Consent Agenda

- a) July 2015 Fire Department Report
- b) July 2015 Library Department Report
- c) June 2015 Financials
- d) Nylander Board Appointment
 - 1. Gail Hagelstein – term ending 12/31/2016
- e) Approval of Licenses
 - 1. Caribou Bowladrome and Sports Inn
Special Amusement and Liquor License applications
 - 2. Great Wall dba Jade Palace Restaurant
Special Amusement and Liquor License applications
- f) Writing Off Bad Debt
 - 1. \$20,000 bad debt – Facilities, Inc.
- g) CDBG Advisory Committee
 - 1. Designate the Caribou Economic Growth Council (CEGC) as the CDBG Advisory Committee

Motion made by P. McDonough, seconded by D. Martin, to approve Consent Agenda Items with business items A-G as presented. (6 yes) So voted.

Council Agenda Item #6: Steve Nasiff – Nasiff Land LLC

Mr. Nasiff stated that recently a change had been done with the note for the property and that he continues to be the owner. He is here today with a timeline to make it an empty lot. Mr. Nasiff has learned there are uses for the estimated 270 truckloads of cement materials located on the Caribou property. Mr. Nasiff presented a timeline for the property cleanup:

- 1) Asbestos will be removed during the first half of September
- 2) Construction budget (buildings being knocked down) during the second half of September
- 3) Then a sorting process to remove items like steel
- 4) Once the site is cleaned there may be some interest in the property.

He stated that the property should be a clean and commercial site within 30 to 40 days from the start.

Mr. Nasiff objects to the City ordinance that prohibits the burying of materials on site. He wants to bring the buildings down and have the okay, if needed, to bury on-site. There was a discussion concerning the definition of debris.

Motion made by D. Martin, seconded by P. McDonough, to follow the 2014 order that was accepted and voted by the Council pursuant to MRSA Title 17 § 2851. (6 yes) So voted.

Council Agenda Item #7: Ordinance Regarding Sale of Municipal Property

7:12 p.m. Public Hearing opened.

Hugh Kirkpatrick – Mr. Kirkpatrick offered comments regarding the sale of two municipal lots. He started his remarks with a brief history of Caribou’s urban renewal plan and the move from on-street to

off-street parking. Mr. Kirkpatrick handed out copies of an urban renewal handout dated 1969, which promoted “free off-street” parking. He stated that buildings were built because of the promise of “free off-street” parking. Mr. Kirkpatrick stated that the continuance of the off-street parking is vital to economic viability of the Caribou Urban Renewal plan. The Urban Renewal plan adopted on June 19, 1969 by the City Council included five objectives with the third objective to provide the project area off-street parking and eliminate on-street parking. Mr. Kirkpatrick questions the legal opinion received from Maine Municipal Association concerning the City’s obligations under the Urban Renewal plan expired June 25, 1994. Mr. Kirkpatrick states that the City will not see any savings in the Public Works Department by the selling of the parking lots. This evening, he hopes that the Council will be convinced not to sell any parking lots. If asked, he is certain the business community will be pleased to join the Council to explore appropriate ways to reduce the cost of municipal government.

Cheryl St. Peter – owner of a building in the downtown mall area - asked the Council several questions: 1) will abutters be given the option of “first refusal” to purchase a lot? 2) will the Council consider splitting up the lots and selling individual spaces? 3) what would be the definition of an abutter, if abutters were given “first refusal”? 4) if abutters are given “first refusal” how would the Council determine who to sell to? 5) if abutters are not given “first refusal” then what factors would the Council use to determine who to sell to? 6) does the Council fully recognize the negative consequences of the loss of public access to free parking and negative business atmosphere? And 7) has the City checked with the United States Housing and Urban Development to determine whether the 1969 Urban Renewal plan and the underlining legal statute which states that any changes to the plan requires agreement to the proposed revisions from all affected redevelopers?

Patrick Bennett – building owner – Mr. Bennett stated that Mrs. St. Peter asked some very good questions and is curious to know the answers during the Council’s discussion. He complimented Mr. Kirkpatrick for his summary of the plan. If the Urban Renewal parking lots are sold then nearly all downtown public parking will be eliminated. Mr. Bennett spoke about the parking lots being assets of the City and if they are sold there would be costs to the public at-large including the loss of free public parking. If parking is wiped away, Mr. Bennett stated that buildings will become landlocked. This could be seen as a “taking” which could result into a cost for the City and reduction of property tax valuations. He wonders if the public assets of the parking lots are sold what other public assets might be considered for sale by future City Councils. He cautions the Council to move slowly and wisely.

Marla Raymond – owner of the building and business Healing Hearts located on the corner of Prospect and Hershel Streets – Ms. Raymond purchased this building because of the free public parking at the Hershel Street lot. Since then this lot has been sold and no longer are her twelve employees able to park there. She has had clients miss their appointments because they were unable to locate parking. She urged the Council not to sell any more parking lots.

Debbie Sutherland – owner of Brambleberry Market – The business is five years old. This is the third time in five years that subject of parking lots has come up. She is concerned that her rent could go up if the building owners purchase the parking lot. She requested that the Councilors consider before voting on any issue whether their vote would help the future of Caribou, whether it is business friendly, does the vote promote and encourage people to open a business in Caribou, will the vote support the

Manager and the positive plans he has for Caribou's future, and how does this vote affect the positive events that could be held in the future.

Clara Ann Floyd – representing Maine Dance Academy – Ms. Floyd read an email from Colleen DuPlissie – Ms. DuPlissie wrote that her taxes had more than doubled since she purchased the building in 2004. Availability of public parking large enough to accommodate her 300 students was one of the reasons she acquired the building and located her business in Caribou. She stated that we need our City to back small businesses.

William Tasker – 15 Superior Drive – Executive Director of the Caribou Area Chamber of Commerce – Mr. Tasker opposes the ordinance as it is written.

Sam Collins – stated that the Council is taking a short term viewpoint on how to reduce taxes. Mr. Collins stated that if the Council sells an asset of the City that there could be unintended consequences that are not thought of today. He requested that the Council reflect and to think about 5, 10, or 15 years down the road and not only about today.

Kurt St. Peter – stated that the money he pays in taxes is over \$17,000 each year. He stated that he feels trapped as he debates the purchasing of a parking lot. He encouraged the Council to think before selling more parking lots.

Mayor Aiken wonders what would happen with parking if another 200 people start work in the downtown.

Patrick Bennett stated that the City needs to take ownership of this because the City encouraged Sitel to locate downtown knowing that it would be a large employer and would put pressure on parking. Mr. Bennett stated that the answer to not enough parking is not to sell more parking.

8:23 p.m. Public Hearing closed.

Motion made by J. Smith, seconded by D. Martin, to adopt Ordinance No. 10, 2015 Series, An Ordinance regarding the Sale of Municipal Property as presented. (4 yes, J. Smith, D. Martin, P. McDonough, G. Aiken, 3 no, J. Theriault, T. Stewart, S. McDougall) So voted.

Council Agenda Item #8: Authorizing Sale of American Legion Parking Lot

Motion made by D. Martin, seconded by P. McDonough, to authorize the sale of the American Legion Parking Lot to the American Legion for \$1.00. (4 yes, J. Smith, D. Martin, P. McDonough, G. Aiken, 3 no, J. Theriault, T. Stewart, S. McDougall) So voted.

Council Agenda Item #9: CDBG Grant for VMS

Motion made by J. Smith, seconded by J. Theriault, to drop the Memorandum of Understanding (MOU) between the City of Caribou and Virtual Managed Solutions (VMS). (6 yes) So voted.

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

Motion made by J. Smith, seconded by D. Martin, to accept the high bids of \$1,600 for 211 Ogren Road and \$750 for 20 Hillcrest Street from David Schmid. (6 yes) So voted.

Council Agenda Item #11: Approving Transfer of Forfeited Funds

Motion made by J. Smith, seconded by D. Martin, to approve transfer of \$345 to the Caribou Police Department from a criminal forfeiture case. (6 yes) So voted.

Council Agenda Item #12: Abatement of Personal Property Taxes

Motion made by S. McDougall, seconded by P. McDonough, to abate personal property taxes for:
Jerel Morris, account number 541, tax amount \$21.23, tax year 2012
Quo Vadis Preparatory School, account number 548, tax amount \$51.25, tax year 2013.
(6 yes) So voted.

Council Agenda Item #13: Other Business

- a. Councilor McDonough requested information concerning the progress being made for the site and plans for the new school.
- b. Councilor Smith wants to know if the American Legion will pay for the town way.

Council Agenda Item #14: Executive Session pursuant to 1 MRSA 405(6)(A) to discuss personnel matters

8:42 p.m. Time in. Motion made by P. McDonough, seconded by T. Stewart, to move to executive session pursuant to 1 MRSA 405(6)(A) to discuss personnel matters. (6 yes) So voted.

9:00 p.m. Time out. Motion made by S. McDougall, seconded by J. Smith, to move out of executive session. (6 yes) So voted.

No action taken.

Motion made by J. Smith, seconded by J. Theriault, to adjourn the meeting.

Upcoming Meeting Dates:

Regular City Council Meeting September 14, 2015, 2015 at 6:00 p.m.

Regular City Council Meeting October 13, 2015 at 6:00 p.m.

2016 Budget Public Forums October 19, 20, 21, 2015 at 6:00 p.m.

Jayne R. Farrin, Secretary

MINUTES
Caribou Secession Public Hearing
June 11, 2015

6:00 p.m. – Call to order

Present: Mayor Gary Aiken, Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, Shane McDougall, Tiffany J. Stewart and Jody R. Smith.

City Manager Austin Bless.

Caribou Secession Committee (CSC) Members: Committee Chair and Spokesman Paul Camping, Maynard St. Peter, Freeman Cote, Milo Haney, and Doug Morrell.

246 registered voters were checked off and with an overall attendance of approximately 340 individuals.

City Clerk Jayne R. Farrin read the Secession Hearing notice.

Pursuant to MRSA 30-A §2171-C there will be a public hearing to allow municipal residents, officers and residents in the secession territory to discuss secession. The hearing will take place Thursday, June 11th starting at 6 pm in the Caribou Performing Arts Center at the Caribou High School, 308 Sweden Street in Caribou.

The purpose of the hearing is to receive a formal presentation by those initiating the petition, including a description of the problems that have led to the secession effort and a written report describing the impact of the proposed secession on property taxes in the City and the secession territory.

The public is encouraged to attend this hearing to discuss the problems, potential solutions other than secession and the potential impact of secession on the secession territory and the municipality.

The City Clerk opened up the floor for nominations for Moderator.

It was moved by Mayor Aiken, seconded by P. Camping to nominate David Dunleavy. No other nominations were made. Twenty-eight votes were cast with 14 cast for David Dunleavy and 14 were left blank. City Clerk Jayne R. Farrin issued the oath of office to Moderator Dunleavy.

Moderator Dunleavy explained that the CSC will make a formal presentation with CSC Spokesman Paul Camping being the presenter. There will be opportunity for questions and comments. All questions are to be directed through the Moderator. When recognized by the Moderator, individuals are to state their name and address. The Secession Hearing is being recorded. The Report of the Caribou Secession Committee Territory Representatives is available at the City of Caribou's website.

Moderator Dunleavy turned the meeting over to CSC Spokesman Paul Camping. The CSC presented to the Mayor the official copy of the CSC report (Exhibit A). Mr. Camping introduced the other four committee members, Freeman Cote, Douglas Morrell, Milo Haney, and Maynard St. Peter. Mr. Camping described rural Caribou "as a community on life support . . . and struggling to survive under the current levels of taxation". Mr. Camping stated that "roughly 30% of City's population live in the secession territory, which pays nearly 40% of all the property taxes collected, and receives less than 50% of the

services that are provided to the urban population". They are here this evening with open minds and a willingness to seek alternative solutions to their problems.

Eight problems have been identified by the committee which have led to the secession effort and their possible solutions.

Problems and CSC's potential solution:

1. The "City Council-City Manager" form of government is inappropriate for the citizens of rural Caribou.

Potential Solution: The City should abandon its status as a city, re-incorporate as a town and revert back to the "Representative Town Meeting" form of government in use prior to becoming a city. The current Charter must be revised under Article 9.03, to empower taxpayers, not subjugate them. We envision the creation of wards or voting districts from which Selectmen or Selectwomen would be elected and taxpayers would have the right to vote on every item of spending and approve all budgets.

Comments from Mayor Aiken.

- o A citizen asked a question about the RSU #39 Budget plus number of students in the system.
2. The City Charter contains provisions that are unlawful, unconstitutional and violate the civil rights of every citizen in Caribou.

The Secession Committee's Report comments on Article VIII Ordinance Initiative and Referendum and Article II City Council Sec. 2.01(b) Eligibility.

Potential Solution: Create a new Charter Commission with at least three representatives from the Caribou Secession Committee.

- o Cuppy Johndro – 101 Noyes Road – commented on the CSC's recommendation that three members of the CSC be appointed to a new Charter Commission and stated her support for Article II that prohibits a Councilor from serving if their taxes aren't paid.
- o Larry Shea – Grimes Road - spoke in opposition to the high taxes in Caribou.
- o John Kavin – North Main Street – asked the Mayor questions about the right to petition.
- o Jim McDonald – West Presque Isle Road – commented on his taxes and how they have nearly doubled in the past four years.

Mayor Aiken noted that for the past several years the City of Caribou has received less State Revenue Sharing.

- o Vinal Wilcox – 12 Willow Drive – asked what the mil rate would be for the City of Caribou if the CSC's efforts to secede is successful.

Mr. Camping stated that the taxes in Caribou will remain the same or go down. Taxes in Lyndon will go down 28%.

- o Larry Shea – commented on property tax assessments and that properties are overvalued by 20% to 30%. Mr. Shea wondered why local people weren't hired to do the revaluation.
- o John Gilbert – 1060 Albair Road - stated that the person reassessing his house never left his yard and never entered his house.
- o A citizen stated that the City needs to purchase work trucks not luxury trucks.

- John Kavin – North Main Street - wondered why an out of town firm was used for the revaluation.

Mayor Aiken stated the revaluation had been placed out to bid.

- John Kavin – North Main Street - spoke about how he appealed his personal property valuation three times.
- Eric Gustin – 526 Main Street - asked how much the revaluation cost and could the City have only allowed local firms to bid.

Mayor Aiken stated that it was around \$300,000. The Mayor commented that the City does try to use local businesses and contractors.

- Wilfred Martin – stated that the City is heavily weighted with high priced employees. There isn't anything that cannot be privatized. Mr. Martin stated that we should just stop and let them secede. He called this akin to a "new revolution".
- Gail Hagelstein – 33 Coolidge Avenue - commented that there are eight bullet points and currently we are on bullet point two.
- Larry Cote – Presque Isle Road – wants individuals who want to speak to line up in the aisle so they are ready to speak.

3. The City Council has refused to implement zero-based budgeting.

Potential Solution: Make the use of Zero Based Budgeting mandatory by including it in the revised Charter at Article V Financial Procedures.

Mayor Aiken asked for an explanation of Zero Based Budgeting

Mr. Camping stated that Zero Based Budgeting would force the City to justify each line item.

Doug Morrell commented Zero Based Budgeting has you slowdown enough to look at every line looking for overages and waste plus you might find programs that are not funded enough.

Mayor Aiken spoke about Zero Based Budgeting.

Maynard St. Peter stated that the City always overestimates expenses and underestimates revenues. By using Zero Based Budgeting the City will look at what was spent last year rather than look at what was appropriated.

Mayor Aiken agreed with Mr. St. Peter that the City should look at what was spent rather than what was appropriated when preparing the budget.

- A citizen spoke about having lived in a community that held town meetings.

4. The city workforce is too large and too costly.

Potential Solution: Privatize as many jobs as possible using a cost-benefit analysis. Adopt a Charter provision that limits the total compensation of all employees and cannot be increased without voter approval. City employee compensation must be commensurate with wages and salaries paid by the private sector in Aroostook County.

Mayor Aiken commented that Caribou is 80 square miles and is much larger than the communities given as examples as having a lower ratio of number of fulltime employees to citizens.

Doug Morrell directed a comment to the Mayor about the private sector and the bidding process.

- Cuppy Johndro – 101 Noyes Road - spoke in support of lowering the amount of sick time earned and spoke in support of the City's vacation benefit.

5. Ambulance Department profits unproved.

Potential Solution: Transfer all assets, responsibilities and employees of the Ambulance and Billing Departments to the Caribou Hospital District or sell the enterprise to the private sector which removes the tax liability from the taxpayers of Caribou. Simultaneously, implement a plan which transitions the Caribou Fire Department into an all-volunteer force.

Mayor Aiken stated that an ambulance study has been completed and it was determined that the Ambulance Department actually saves the City 4.5 mils.

6. Excessively high taxation negatively impacts the rural real estate market – depreciating home values eroding equity.

Mr. Camping used as an example the home owned by Mark and Carolyn Reschke, which is located at 910 Grimes Road. The property has been on the market for over a year and has not sold.

Potential Solution: The Committee asserts that all Real Estate in Caribou, especially rural Caribou, is over-valued by at least 25%. Effective immediately the Caribou City Council must begin a review of all properties to discover and correct those assessing errors and periodically report these findings to the community. A revised City Charter shall compel the Council or Board of Assessors to use all sales data of taxable real estate annually from July 1st to June 30th to determine whether the average assessed valuation of property has increased or decreased for the relevant period and adjust assessed valuation accordingly. The City must make a concerted effort to reduce the present mil rate to provide tax relief to the citizens of Caribou. Mayor Aiken agreed that homes listed for \$269,000 aren't selling in Caribou or surrounding communities.

- Laurie Chapman – River Road – asked when the next appraisal would be done.
- Larry Shea – Grimes Road – commented on the number of foreclosed properties held by the City of Detroit. A local realtor has told Mr. Shea that the average time to sell a property in Caribou is 297 days. Mr. Shea referred to the people in the Territory as being “wage slaves” to the City of Caribou. Mr. Shea stated that the “status quo” has to end tonight. He stated that a reassessment of Caribou needs to be completed.
- Jessica Feeley – 933 Albair Road – stated that she has lived in other states and smaller communities. In 1997 in New Hampshire, their taxes for a house and 2.1 acres was \$3,700. Now in Caribou, they have a house and 55 acres and are paying half of that amount. Ms. Feeley called Caribou's taxes “a bargain”.

CSC Member Maynard St. Peter stated that Caribou chooses to do revaluations and isn't forced to by the State. He commented that the City has Caribou valued at \$570,000,000 and that the State of Maine says that the City is valued at \$375,000,000. The City continues to escalate valuations.

- Troy Haney – 236 Van Buren Road – During the last 20 years, Mr. Haney has built over 100 homes in the area. In 1996, he built his first home for \$46.00 per square foot and now the cost is \$130.00 per square foot. He commented that it is inappropriate to think that housing valuations should go down over time because costs are escalating. Mr. Haney noted that the talk of secession is causing a negative vibe in the community and that he didn't see any of the CSC members on last year's ballot. He encouraged members of the CSC to make a difference.

- William Tasker – Superior Drive – currently lives in the urban area but his dream is to sell his current home and to purchase a little piece of land in the rural area. He wants to grow a few vegetables and to live out his remaining years in the rural area of Caribou not Lyndon.

7. Overfunding of the Capital Expense Budget.

The CSC Report states that Capital Expense Accounts are grossly overfunded. Mr. Camping stated that the Fire Equipment Reserve and Ambulance Department have been overfunded. Because the Ambulance Department is operated as an enterprise account, the CSC doesn't approve funding Ambulance Department Reserves.

Potential Solution: Institute a schedule of planned purchases of required equipment and supplies. The City should also consider financing major purchases and using the 3.4 million dollars returned by the state pension system to fund these reserve accounts.

When asked by the Mayor, Manager Bleess stated that currently the City has approximately \$400,000 available as operating cash. The current Council has voted to invest most of the 3.4 million in CDs and to use the interest earned to pay the current retirement costs. The Mayor supports putting money away each year for future Capital Expenses.

- Troy LaPlante – Sweden Street – stated that his is happy to pay \$1.5 mil towards the support of the Ambulance Service that is available 24 hours day.

8. The City has a strong bias against rural territory residents.

Mr. Camping stated that the bias is found in two areas – 1) unequal delivery of municipal services and 2) the overly restrictive land use regulation proposed and published in the City's 2014 Comprehensive Plan.

Potential Solution: Calculate a base MIL rate that is fair for all taxpayers. This MIL rate would pay for Education and County Appropriations plus the basic services; such as, Police, Fire and Ambulance Services. Then charge the urban residents a service fee for items; such as, sidewalks, streetlights, fire hydrants, public water supply and sewers. Rewrite the Comprehensive Plan to remove all the discriminatory and biased language that relegated rural citizens to second class citizens.

Mayor Aiken stated that public sessions were held where all citizens could get involved in preparing the Comprehensive Plan. This is the first time he has ever heard of rural bias.

Milo Haney spoke about his personal property taxes and how his request for an extension was denied. Additionally he stated that the Council will not work with them and this has got to quit.

- Brian Violette – River Road – He hasn't lived long in Caribou but it has been long enough to see his taxes go from \$1,600 to \$1,900. Mr. Violette is a former Van Buren Councilor and while he served the Van Buren's Ambulance Department made a profit four out of five years.
- Larry Shea – Grimes Road - Criticized the Mayor for his comments.
- Laurie Chapman – River Road - Stated that having a Fire and Ambulance Department is a big plus for the town. She doesn't see how a volunteer Fire Department would succeed. Ms. Chapman stated that she doesn't support secession because of the number of unknowns.

- Gail Hagelstein – 33 Coolidge Avenue – Ms. Hagelstein commented on the meaning of the word “community” and that we need to think in terms of community rather than urban and rural.
- Diane Gove – River Road – commented that rural residents are getting a better deal for their taxes when the distance to provide services in the rural area is considered. Fire trucks, ambulances, and school buses all have to travel further to serve rural residents. Ms. Gove stated that she moved into the country of her own free will.
- Eric Gustin - 526 Main Street – asked if the two groups, CSC and Council could come together and find some common ground.
Mr. Camping stated that after this public hearing there will be meetings with the Council to see if there is any middle ground. He noted that they have one year to ask one of the local Legislators to sponsor a bill regarding secession. He stated that there is ample time to find middle ground. The members of the CSC have come to this hearing with an open mind and a willingness to do that however, if middle ground cannot be found, they are willing to take it to the end and secede from Caribou.
Mayor Aiken stated that the Council is more than willing to sit down and discuss this with the CSC.
- James Cyr – 9 Smith Street – stated that the Point #8 is the one that stands out to him. He commented that he had participated in some of the Comprehensive Plan work and he had missed the anti-rural language. He apologized for the language used and called it “inappropriate.” He thanked the CSC for the work that they have done. He hopes the olive branch that is being extended will be accepted and this will not proceed much further.
- Claudette Draper – 336 Belanger Road – little over 10 years ago, they moved their family to Caribou. They are very happy here and they don’t want anyone to tell them that they have to live in a different town.

Tax Impact Statement:

Mr. Camping stated that the law requires that they make a determination on the effect of secession on property taxes within the secession territory and outside the secession territory. This is called a Tax Impact Statement. According to the CSC, taxes in the territory will reduce by 28% to a mil rate of \$15.90 from the City’s current mil rate of \$22.30. Mr. Camping stated that there will be different services but no reduction in services. The combined saving for taxpayers in the territory is \$921,600 based on current Caribou mil rate and the project Lyndon mil rate based on a total value \$144,000,000 for the real and personal properties in the territory.

Mr. Camping stated that Caribou stands to lose about \$3.8 million in revenue. There would be savings for the City including Education with the RSU for the 420 Territory students for a savings of \$1.342 million, reduce public works expense by \$938,000, maintenance for 5 rural cemeteries by \$2,500, County Tax decreased by \$161,000, reduction of public works capital improvement reserve by \$36,000. Totally a budget offset for Caribou of \$2.5 million. Apparent saving shortfall is \$1.2 million.

Mr. Camping stated that their analysis included three very real, yet esoteric, money saving contingencies. They are per capital spending ratio, employee to citizen ratio, and economies of scale. Using the 2014 Expense Budget, excluding education, the CSC calculates the City's per capita spending ratio to be \$1,062.27 per citizen. Using this figure and the immediate budget offsets, the combined savings to the City of Caribou becomes \$3.9 million which exceed their lost revenue by \$30,700.

Mr. Camping stated that City's current full and part-time employees represent an employee to citizen ratio of 1 employee to every 113 citizens. Using this ratio, in a post-secession population, the City's workforce could be reduced by 32% or 23 employees. The smaller work force would save the City \$1.6 million in labor costs alone.

Mr. Camping stated that there are significant economies of scale that will exist in a post-secession Caribou resulting from the much small geographic size.

Mr. Camping stated that with proper planning the transition will be both seamless and painless. Mr. Camping stated that property taxes in Caribou should not rise because of the secession unless the City responds to the loss of revenue from secession the same way they have respond to the loss of revenue from the State Revenue Sharing program. The CSC has determined that secession from Caribou will be revenue and expense neutral and will not have ill effects on the property taxes. The CSC believes secession will be a win-win opportunity for the Territory and Caribou.

The CSC claims 38.8% of Caribou's net worth of \$30.8 million. This division of assets could increase the mil rate.

Doug Morrell spoke to Mayor Aiken without a microphone.

- Lou Lorenzo – Watson Memorial Drive – stated that valuations in Caribou are outrageous. He asked if the proposed 15.9 mil rate for the territory is based on the same valuations.

Maynard St. Peter spoke to Mr. Lorenzo without a microphone.

Mr. Camping stated that the CSC doesn't know who will be running the Territory but they will be civic minded individuals. He could see the Territory going 10 or 15 years before there is a need for a revaluation.

- Lou Lorenzo – Watson Memorial Drive – spoke about how well the City plows Watson Memorial Drive and questioned whether a private contractor has the equipment to do the job like the City. He stated that Public Works does a fabulous job.
- Wes Rankin – 890 Van Buren Road – Mr. Rankin is a 100% service connected disabled American veteran. He is from "down country" and moved to Caribou in 1987. He stated that people like the town but don't like the taxes. He lives in the country and he doesn't want to call it anything other than Caribou. He stated that the two groups need to sit down and listen to what each other have to say and try to figure something out.
- Troy Haney – 236 Van Buren Road – asked if the CSC used "real numbers" for the budget.

Maynard St. Peter stated that they had contacted area towns (Fort Kent, Madawaska, Van Buren and Fort Fairfield) and it cost them approximately \$5,000 a mile to plow roads. The

CSC is using the estimate of \$10,000 to plow and maintain the roads. The CSC has been approached by people with the equipment who want to make a bid on this. The CSC is looking at direct methods of operating a volunteer fire department. According to Mr. St. Peter, a volunteer department is what Caribou started with, lived with, and is what made Caribou great. The CSC has met with the County to see if a volunteer department is a viable thing and they are budgeting \$40,000 a year for fire protection. There have been meetings with Crown Ambulance and they can provide coverage for \$30,000. Mr. St. Peter stated that the County feels that the CSC can bring an ISO rating of 7 of 8. The plan is to work with the County plus get the Connor Fire contract. The CSC would be looking to apply for and receive grant money to build a fire station and then the territory will only have to heat and maintain the building.

- Diane Gove – River Road – asked where municipal employees would be housed. Doug Morrell – stated the plan includes one small municipal building, one small heated building to house the fire trucks, and one unheated facility for sand/salt.

Mr. St. Peter stated that there has been discussion to rent a building to be used for the municipal building. Mr. St. Peter commented that the lady failed to take in consideration the \$10 million in assets that will be acquired by the Territory. He stated that some of this asset will be in cash and will be in other ways then the new town can decide how to spend those assets. Mr. St. Peter would strongly advise the town to build a Town Office.

- Mike Quinlan – 806 Sweden Street – asked about education costs.
- Eric Gustin – 526 Main Street - asked how the SCS will fund the fire department until the assets received from Caribou can be sold.

Mr. St. Peter stated that there will be a transition period.

Mayor Aiken noted that it will be up to the voters of Lyndon as to what services they have.

Mr. St. Peter stated police coverage will be through the Sheriff's Department and Maine State Police.

- Adam Richardson – 694 River Road – “we have to acknowledge in this community that taxes are out of control and that we are one of the highest taxed municipalities in this state. There are municipalities in this state that have a tax rate as low as .6 of a mil rate, and their roads are still plowed, their kids go to school, they still have fire and ambulance, they still have services. We are killing this town with taxes.” There are a lot of poor people in this community. People are not fixing up their homes because of their concern that their taxes will increase.

Moderator Dunleavy closed the public hearing.

Jayne R. Farrin, Secretary

DVD recording of the Caribou Secession Hearing is attached to the written minutes.

**CFAD MONTHLY REPORT
AUGUST 2015**

Total Fire/ Rescue Calls	18	Total Amb Calls	164 inc. Air & Assists
-Alarms for Fires (33)	2	- Ground Amb.:	153
-Alarms for Rescues (66)	1	- Air Amb Flights:	5
-Silent Alarms	15	- Amb Assist Calls:	6
-Haz-Mat		- ALS Calls	83
-Grass Fires		- BLS Calls	66
-Chimney Fires		- No Transport	9
-False Alarms	1	- Long Distance Transfers	37
-10-55's	2	- Calls Turned Over: 6 =	\$11,608
-Aid to Police		Total Out of Town Amb Calls	22
-Public Service	2	Total Out of Town Fire/Rescue Calls	3
		Est. Fire Loss, Caribou	\$50,000
Total Hours Pumped	2.5	Est. Fire Loss, out of City	\$
Gallons of Water Used	7,500	Total Est. Fire Loss	\$50,000
Amt. of Hose used:	520'	Total Maint. Hours	31.5 mhrs.
Ladders Used (in Feet):	(75' Ariel) __1__	Total Training Hours	16 mhrs.
Thermal Imaging Camera Used:	2	Miles Traveled by all Units	14,244
CO2 Meter Used:	2	Fire Permits Issued	40
Rescue Sled & Snowmobile:		*Color Guard Training	52 mhrs.
Rescue Boat:			
Jaws Used:		Total Fire & Amb. Calls	182

MUTUAL AID TO:

P.I.F.D.	
F.F.F.D.	
L.F.D.	1
W.F.D.	
Stockholm F.D.	
North Lakes FD	
Crown Amb	
Van Buren Amb.	4

MUTUAL AID FROM:

P.I.F.D.	1
F.F.F.D.	
L.F.D.	1
W.F.D.	
Stockholm F.D.	
North Lakes FD	
Crown Amb	

OUT OF CITY FIRES/RESCUES

LOCATION	# OF CALLS	MAN HRS.
Woodland	1	2.25
New Sweden	1	1.5
Connor		
Westmanland		
Stockholm	1 (Rescue)	15.75

Smoke Detectors Installed 98
Inspections 56

Scott Susi, Chief
Caribou Fire and Ambulance

BREAKDOWN OF FIRES
For August 2015

Situation Found	# Of Incidents	Fire Casualties	Est. Property Damage
1. Private Dwellings inc. Mobile Homes			
2. Apartments (3 or more)	1		\$50,000
3. Hotels & Motels			
4. Dormitories & Boarding Homes			
5. Public Assembly (Church, Restaurant)			
6. Schools			
7. Institutions (Hospitals, Jails, Nursing Homes)			
8. Stores, Offices			
9. Industry, Utility, Defense	3		
10. Storage			
11. Vacant Buildings or being Built			
12. Fires outside structure w/value (crops, timber, etc.)			
13. Fires Highway Vehicles			
14. Other Vehicles (planes, trains, etc.)			
15. Fires in brush, grass w/no value			

Other Incidents

16. Haz-Mat	
17. False Calls	1
18. Mutual Aid Calls	1 - LFD
19. Aid to Ambulance (10-55's)	2
20. Aid to Police	
21. Investigation (Smoke, CO ₂ or Alarm)	8 (4-Alarms; 3-CO; 1-Propane)
22. Service Calls	2 (Race Track; Fireworks)

Total Calls for the Month: 18



CARIBOU PUBLIC LIBRARY
CARIBOU, MAINE

To: Mayor and City Councilors
CC: Austin Bless, City Manager
From: Lisa Neal Shaw, Library Director
Date: September 10, 2015
Re: August 2015 Library Report
Dear Honorable Council Members:
Please find attached the August 2015 report of library activities.

Some points of interest:

- The library is now on statewide interlibrary loan service. We are receiving one day a week of shipping/receiving materials to other libraries **at no cost to us. The value of this service is \$750 annually.** This service allows us to borrow additional books for book clubs and to receive donations from other libraries, as well as to share our collection.
- The value of volunteer hours is calculated at # of hours x \$7.25.
- The Library now hosts several adult programs, including two book groups, a writers group, a knitters group, and the Aroostook Genealogical Society.
- The Stephen & Tabitha King Foundation awarded grant funding in the amount of **\$15,000** for library carpeting. Library Aide Erin Albers compiled this grant.
- The library director attended the New England Library Leadership Symposium in North Andover, MA, this past month. Approximately 35 other librarians from New England states were also in attendance. This was fully funded by the Maine Library Association, the Maine State Library, and the New England Library Association.
- Teen volunteers from the library worked with Library Aide Liza Guerrette and City Hall to put together a float for the Caribou Cares About Kids parade. The theme was Doctor Seuss and the float won first place for non-profit.

Thank you!

Respectfully submitted,
Lisa Neal Shaw
Library Director

August 2015	Usage	Funding
USPS Tests	4	
New Patrons	28	
Story Attendance	87	
Volunteer Hours	137	
e-/audio Books	184	
Wifi Usage	252	
Public Computers	427	
Table Count	1413	
Door Count	1701	
Circulation	2828	
Volunteer Value		\$993.25
STK Fdn Grant		\$15,000.00
ILL Van Service		\$750
TOTALS	7061	\$16,743.25



3D Printer and Station donated by Oak Leaf Systems



Donated items from patrons and other libraries

Caribou Police Department					
JULY 2015 MONTHLY REPORT					
OFFENSE		Amount	OFFENSE		Amount
1	Complaints	2361	40	Violation of Interim License	0
2	Motor Vehicle Accidents	27	41	Allowing viol. Of Title 29 A Sec 210	0
3	Escorts	7	42	Violation of Permit	0
4	Theft Complaints	15	43	Failure to Stop at Stop Sign	0
5	Crim. Mischief Complaints	6	44	Failure to Stop for Pedestrians	0
6	Animal Complaints	14	45	Traffic Hazard Complaints	0
7	Domestic Complaints	6	46	Stops and Checks M/V	1828
8	Burglary Complaints	5	47	Parking Tickets	0
9	Oper. M/V Under the Infl.	5	48	Business Alarms	17
10	Criminal Trespass Comp.	4	49	M/V Permits	6
11	Motor Vehicle Theft	0	50	Handling Prisoners	43
12	Unsecured Doors&Windows	0	51	Running Intoxilyzer	8
13	Motor Vehicle Complaints	50	52	No Insurance	16
14	Missing Persons	3	53	Warrant Arrests	11
15	Harassment Complaints	15	54	Fireworks Violation	0
16	Assault Complaints	4	55	Leave the Scene of Accident	0
17	O.A.S. Arrests	7	56	Failure to Yield the Right of Way	0
18	Juvenile Complaints	1	57	Arson Complaints	0
19	Fight Complaints	0	58	Drug Complaints	0
20	Noise Complaints	2	59	Disorderly Conduct Complaints	22
21	Criminal Threat Complaints	1	60	Unlawful Sexual Contact	0
22	Lost & Found	5	61	Gross Sexual Contact	1
23	Neg. Worthless Inst. Comp.	0	62	Unattended Death Reports	1
24	Prowler Complaint	0	63	Burglary Arrests	0
25	Criminal Trespass Arrest	0	64	Violation of Probation Arrests	0
26	Assist Other Agencies	15	65	Criminal Records Check	27
27	Assault Arrest	1	66	Refusal to Sign U.T.T.	0
28	Drunk Complaint	3	67	Violation of Liquor Laws	3
29	Litter Complaint	1	68	Violation of Tobacco Laws	0
30	Theft Arrest	9	69	Violation of Drug Laws	0
31	Oper.Unregistered M/V	1	70	Failure to Produce Pawn Slips	0
32	Oper M/V Without a License	0	71	Snowsled & ATV Complaints	11
33	Driving To Endanger	0	72	Juvenile Arrests	5
34	Expired Inspection	3	73	Prov. A Place for Minors to Consume Alc.	0
35	Inadequate Exhaust	0	74	Criminal Mischief Arrests	2
36	Unnecessary Noise	0	75	Violation of Bail Conditions	8
37	Eluding an Officer	0	76	Seatbelt Violation	7
38	Speeding	20	77	Disorderly Conduct Arrests	0
39	Failing to Stop for LEO	0	78	Receiving Stolen Property	0

Caribou Police Department

OFFENSE		Amount	OFFENSE		Amount
79	House Watch Requests	12	91	Warnings	109
80	Harassment Arrest	0	92	911 Calls	27
81	Truant from School	0	93	Failure to License Dog	0
82	Criminal Threatening Arrests	0	94	Assault Domestic Violence	1
83	Reckless Conduct Complaints	0	95	Check on Well Being	24
84	Loaded Firearm in a M/V	0	96	Police Information	12
85	Making a False Public Report	0	97	Suspicious Activity/Person/MV	31
86	Possession of a Concealed W	0	98	Civil Complaint	7
87	Misuse of E-911	0			
88	Violation Of Protection Order	1			
89	Poss. of a Firearm by a Felon	0			
90	Multi-handgun purchase	0			

Respectively Submitted,

Chief Michael W. Gahagan
Caribou Police Department

Caribou Police Department					
AUGUST 2015 MONTHLY REPORT					
OFFENSE		Amount	OFFENSE		Amount
1	Complaints	2313	40	Oper. Wrong Way on One Way	0
2	Motor Vehicle Accidents	20	41	Viol. Of Title 29 A Sec 2101	0
3	Escorts	6	42	Violation of Permit	0
4	Theft Complaints	18	43	Failure to Stop at Stop Sign	0
5	Crim. Mischief Complaints	8	44	Failure to Stop for Pedestrians	0
6	Animal Complaints	17	45	Passing Stopped School Bus	0
7	Domestic Complaints	6	46	Stops and Checks M/V	1804
8	Burglary Complaints	2	47	Parking Tickets	0
9	Oper. M/V Under the Infl.	3	48	Business Alarms	25
10	Criminal Trespass Comp.	8	49	M/V Permits	13
11	Motor Vehicle Theft	4	50	Handling Prisoners	38
12	Unsecured Doors&Windows	0	51	Running Intoxilyzer	9
13	Motor Vehicle Complaints	40	52	No Insurance	18
14	Missing Persons	3	53	Warrant Arrests	6
15	Harassment Complaints	13	54	Neg. Worthless Instrument Arrests	0
16	Assault Complaints	9	55	Leave the Scene of Accident	0
17	O.A.S. Arrests	5	56	Failure to Yield the Right of Way	0
18	Juvenile Complaints	5	57	Arson Complaints	0
19	Fight Complaints	0	58	Suicide Complaints	0
20	Noise Complaints	2	59	Disorderly Conduct Complaints	25
21	Criminal Threat Complaints	2	60	Unlawful Sexual Contact	0
22	Lost & Found	5	61	Gross Sexual Contact	3
23	Neg. Worthless Inst. Comp.	0	62	Unattended Death Reports/Hospice	0
24	Prowler Complaint	0	63	Burglary Arrests	0
25	Criminal Trespass Arrest	0	64	Violation of Probation Arrests	0
26	Assist Other Agencies	14	65	Criminal Records Check	4
27	Assault Arrest	1	66	Drug Complaints	0
28	Drunk Complaint	0	67	Violation of Liquor Laws	0
29	Litter Arrest	1	68	Violation of Tobacco Laws	1
30	Theft Arrest	6	69	Violation of Drug Laws	0
31	Oper.Unregistered M/V	2	70	Illegal Transportation of Liquor	0
32	Oper M/V Without a License	1	71	Snowsled & ATV Complaints	6
33	Driving To Endanger	0	72	Juvenile Arrests	7
34	Expired Inspection	1	73	Prov. A Place for Minors to Consume Alc.	0
35	Inadequate Exhaust	3	74	Criminal Mischief Arrests	1
36	Unnecessary Noise	0	75	Violation of Bail Conditions	2
37	Violation of Equipment Rule	0	76	Seatbelt Violation	1
38	Speeding	45	77	Disorderly Conduct Arrests	1
39	Window Tint Violation	0	78	Receiving Stolen Property	0

Caribou Police Department

OFFENSE		Amount	OFFENSE		Amount
79	House Watch Requests	2	91	Hindering Apprehension	0
80	Robbery, Armed Arrest	0	92	911 Calls	21
81	Truant from School	0	93	Unauthorized Use of Property	0
82	Criminal Threatening Arrests	0	94	Assault Domestic Violence	1
83	Terrorizing Arrests	0	95	Check on Well Being	21
84	Loaded Firearm in a M/V	0	96	Police Information	8
85	Making a False Public Report	0	97	Suspicious Activity/Person/MV	36
86	Child Endangerment	3	98	Civil Complaint	6
87	Tampering with a Witness	0			
88	Violation Of Protection Order	1			
89	Carrying a Concealed Weapo	0			
90	Multi-handgun purchase	0			

Respectively Submitted,

Chief Michael W. Gahagan
Caribou Police Department



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bleess, City Manager
Date: September 14, 2015
Re: CDBG Advisory Committee

Last month the Council appointed the Caribou Economic Growth Council (CEGC) to be the advisory committee for the city for Community Development Block Grants (CDBG). In the initial discussions with the Department of Economic and Community Development (DECD) it looked like that would be okay. After the appointment was made they came back and asked for a different committee to be appointed, because the CEGC is a funding partner with VMS.

So tonight I'm asking the Council to appoint the Business Investment Group (BIG) to serve as the advisory committee. BIG is a non-profit organization in Caribou that's main purpose to help promote economic growth. I've discussed this appointment with DECD and they have said this one would be acceptable.

We will need Council approval on the appointment.



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bleess, City Manager
Date: September 14, 2015
Re: November Election

As we prepare for the elections upcoming in November we need the Council to approve the following:

1. Approval of an 8:00 Opening Time for the November 3, 2015 Elections.
2. Appointment of Jayne R. Farrin as Election Warden and Kalen Hill as Deputy Election Warden for the Nov. 3, 2015 Elections.
3. Sign Notice of Municipal Election which is on the following page.

**CITY OF CARIBOU
NOTICE OF MUNICIPAL ELECTION
TUESDAY, NOVEMBER 3, 2015**

COUNTY OF ARROSTOOK, SS

CITY OF CARIBOU

You are hereby required to notify and warn the inhabitants of the City of Caribou, qualified by law to vote in City affairs, to meet at **the Caribou Wellness and**

Recreation Center at 55 Bennett Drive, in said Caribou, on the 3rd day of November 2015, 8:00 a.m. in accordance with the provisions of Title 30-A §2551 of the Maine Revised Statutes, to elect City Officials for the several offices as follows:

Two members of the City Council for three years

One member of the Regional School Unit #39 Board of Directors for three years

One member of the Jefferson Cary Memorial Hospital Fund for three years

Absentee ballots will be processed during Election Day, Tuesday, November 3, 2015

starting at 9:00 a.m. 10:00 a.m. 1:00 p.m. 2:00 p.m. 7:00 p.m. 8:00 p.m.

or immediately following a requested inspection. The polls shall open at **8:00 a.m. and will close at 8:00 p.m.**

Given under our hands, this 14th day of September 2015:

Majority of Municipal Officers of
The City of Caribou, Maine

A True Copy
Attested by: _____
Jayne R. Farrin, City Clerk

Date: _____



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bleess, City Manager
Date: September 14, 2015
Re: PDT Architects – RSU School Project

Tonight we have Lyndon Keck and his team from PDT Architects here to present to the Council about the RSU 39 School Building project. On the following pages is a memo from PDT explaining project as it is currently being proposed.

Some questions that should be answered include:

- Under this proposal would any of Teague Park remain under the City ownership or control?
- Would the city get a new pool house, tennis courts, and anything else that may be removed or relocated as part of this project on city owned property?
- If the RSU owns/controls the park does that mean the City and the public cannot have open access to it like we have today?
- If the RSU owns/controls the park does that mean they will be responsible for the maintenance and up keep of it?

Date: August 21, 2015

To: Austin Bless, Caribou City Manager and Caribou City Council Members

From: Lyndon Keck of PDT Architects

Re: Memorandum Concerning Land Acquisition and Title Matters Concerning the Proposed Site for RSU N^o39 between Bennett Drive and Glenn Street

PDT Architects has recommended an "in-town" site for the new K-8 school to replace Teague Park Elementary, Hilltop Elementary and Caribou Middle School.

Attached to this memorandum are an annotated tax map showing parcels A-H, as well as a preliminary test fit site plan showing a possible development of land owned along Bennett Drive and Glenn Street. This is a preliminary report discussing the issues we have discovered and how we would propose to proceed with each issue.

As shown on the attached sketch, SK-I, there are a number of different parcels that could work together to make an ideal K-8 school site in the middle of the City of Caribou. There are seven parcels which ultimately would become part of a new RSU N^o39 school site, those seven parcels are A, B, C, D, E, F, and H. The adjacent parcel "G" which is owned by the City of Caribou that presently houses the Caribou Health & Wellness Center and a National Guard facility will become neighbors of the new school and could share common resources. This land parcel will remain in City of Caribou ownership.

Overview:

To proceed with further consideration of this site for the K-8 consolidated school, there are six major issues that will need to be addressed by RSU N^o39 and the City of Caribou. These are as follows:

1. Transferring ownership of property owned by the City of Caribou to RSU N^o39.
2. The proposed closing of Park Street between Glenn Street and Bennett Drive.
3. Preserving and transferring National Park Service restrictions and conditions of use for improvements made to the City owned land referred to as Teague Park.
4. Working with the City of Caribou and the Attorney General's office to reform the public trust to protect the public interest in Teague Park and the improvements made on Teague Park.
5. Requesting release of the City of Caribou's reversionary interest in parcels B, D, and F.
6. Determining how to proceed with preservation of the City's rights for 50% of the Teague Park playground and Teague Park gazebo.

ISSUE N^o1:

Discussion of proposed land transfer from the City of Caribou to RSU N^o39.

**Memorandum Concerning Land Acquisition and Title Matters Concerning
the Proposed Site for RSU 39 between Bennett Drive and Glenn Street**

Austin Bleess, Caribou City Manager and Caribou City Council Members

Lyndon Keck

August 21, 2015

Page 2

As shown on the attached tax map, there are six (6) parcels that would become part of the Teague Park School. Three are owned by the City of Caribou and three owned by RSU N^o39.

- **Parcel A:** Tax Map 34, Lot 82B. Owned by the City of Caribou. Referred to as the public pool parcel. Approximately 2.6 acres.
- **Parcel B:** Tax Map 34, Lot 82. Owned by RSU N^o39. Presently contains the Teague Park Elementary School and is composed of approximately 4.8 acres.
- **Parcel C:** Tax Map 34, Lot 84. Owned by the City of Caribou, Teague Park. Approximately 6.6 acres. This parcel has two issues attached with it. The first is the land was given in 1897 to the City with the requirement the property be maintained as a public park in perpetuity. The second issue is 5 acres of this land are subject to a National Park Service Land and Water Conservation Fund Grant which requires it to be maintained for public outdoor recreation.
- **Parcel D:** Tax map 34, Lot 85. Owned by RSU N^o39. Used as the Caribou Middle School. It contains approximately 3.33 acres.
- **Parcel E:** Tax Map 34, Lot 99. Owned by the City of Caribou. Presently used as a driveway from Bennett Drive to Caribou Middle School. It is approximately .07 acres.
- **Parcel F:** Tax Map 34, Lot 83A. Owned by RSU N^o39. Former elementary school presently used as the Learning Center and Administrative Offices. It is approximately 5.68 acres.

ISSUE N^o2:

The Building Committee wants to explore having the City of Caribou abandon this section of Park Street so the newly created school lot would not be intersected by a public street and school land would be uninterrupted from the end of Parcel "A" to the end of the middle school Parcel "D".

- **Parcel H-Park Street** which runs between Bennett Drive and Glenn Street. It is used as a public way referred to as Park Street. It is approximately .5 acres.

ISSUE N^o3:

Over the last four decades, the City of Caribou and its Parks & Recreation Department have accepted National Park Service grants through the State of Maine's Community Parks & Recreation Division. These grants have been used to build the existing softball field on Teague Park, as well as four tennis courts and two basketball courts. These were originally built in 1974 with subsequent additional grant money. A new playground was built in 1990 directly adjacent to Teague Park Elementary School. The playground grant is now on RSU N^o39 property and is not a part of the City of Caribou's Teague Park. We need to secure the consent of the Park Service that the proposed project includes facilities that satisfy the federal grant conditions.

**Memorandum Concerning Land Acquisition and Title Matters Concerning
the Proposed Site for RSU 39 between Bennett Drive and Glenn Street**
Austin Bleess, Caribou City Manager and Caribou City Council Members

Lyndon Keck
August 21, 2015
Page 3

ISSUE N04:

Drummond Woodsum, RSU No 39's lawyers, have outlined steps which need to be taken to reform the public trust created for Teague Park in 1897. The Maine Attorney General's office is the Trustee of public trusts. The plan is to secure the cooperation and consent of the AG's office as Trustee, and to apply to the Maine court to reform the public trust with the agreement of the AG. Depending in part on the decision of the AG's office, it may be necessary in this process to notify Teague heirs, even though these heirs may not have any special legal rights.

ISSUE N05:

The City conveyed school property to RSU No. 39, including Parcel B (the current Teague Park Elementary), Parcel D (the present Caribou Middle School), and Parcel F (the current Learning Center and school administrative office). The deed included a reversion if the schools ceased to be used. We will now be applying to the State for funding approval of the replacement facility. We anticipate that the Department of Education will require RSU No. 39 to show right, title, and interest, free of the City's current reversion, before permitting state funds to be invested in the project site.

ISSUE N06:

This involves discussion as to how to proceed with the City of Caribou's 50% interest in the Teague Park Elementary School playground and the Teague Park gazebo, both of which were built with a blend of National Park Service grant money and the City of Caribou tax money.

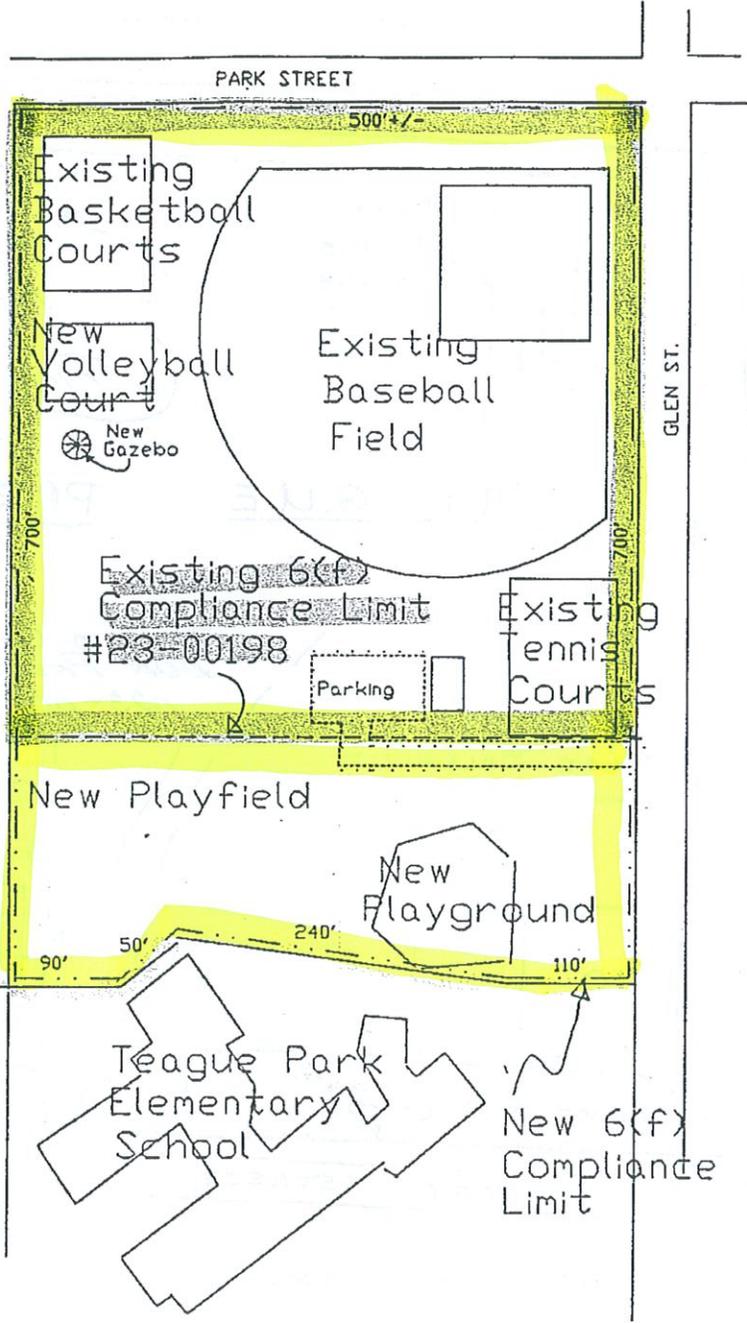
Attached to this memorandum are three drawings as follows:

1. A copy of the National Park Service Covenant and restrictions on Teague Park and playground playfield for Teague Park Elementary School. This drawings is dated March 5, 1990 and has a reference number LWC4-23-00644.
2. There is a copy of the City of Caribou tax map with the parcel labels described that match the description of this memorandum.
3. The most recent preliminary test fit drawing showing the new K-8 consolidated school on Parcels A-F as described in the memorandum.

END OF MEMORANDUM



Caribou
Recreation
Dept.



City of Caribou
Teague Park Improvements
Site Plan

State of Maine
Office of Comprehensive Planning
Community Parks & Recreation Division
Augusta, Maine
By MDG Date 3/5/90

LWCF 23-00644



Date: August 21, 2015

To: Lyndon Keck, PDT Architects

From: Drummond Woodsum

RE: Preliminary Report on Title Matters to Be Addressed to Establish Right, Title and Interest in Proposed Teague Park Site for RSU 39 School Construction Project for Purposes of State Board Site Approval

You have requested information on title issues that need to be resolved with respect to Parcels A-G on the attached tax map, for purposes of evaluating whether this proposed site which you have identified can be made available for the State Board Site Approval of the RSU 39 Project (the "Project"). On behalf of our client, RSU 39, this is a preliminary report on what we have found thus far of record and how we would propose to proceed on each issue.

We are in the process of completing the title work on these parcels.

For purposes of timing and efficiency, we have requested assistance from a local title abstractor, Phil Jordan, to complete the time-intensive task of researching back title on the parcels owned by the City of Caribou.

The information below should be updated after that work has been done. Subject to completion of that work, we report as follows.

Parcel A

Tax Map/Lot:	Map 34, Lot 82B
Current Owner:	City of Caribou
Use:	Public pool
Acreage:	Approximately 2.6 acres

No title issues found. Title work still to be completed.

Parcel B

Tax Map/Lot:	Map 34, Lot 82
Current Owner:	RSU 39
Use:	Teague Park School
Acreage:	Approximately 4.8 acres

The City conveyed this parcel to RSU 39, along with several other school properties, including Parcels D and F. That deed contains a reversion of title to the City if the RSU ceases to use any of the real estate described in the deed for "public education purposes." The deed reversionary clause recites that the reversion was required by the Reorganization Plan, but we have determined that this is not the case. We expect that the Department of Education will not recommend the site to the State Board of Education for state funding approval unless the City releases its reversion.

Parcel C

Tax Map/Lot: Map 34, Lot 84
Current Owner: City of Caribou
Use: Teague Park
Acreage: Approximately 6.6 acres

This parcel is comprised of 3 parcels that came into ownership of the City at different times:

1. Approximately .41 acres on the northerly side of North Street between Glenn Street and East Street (see Plan Book 6, page 87), which section is a portion of Lots 56 to 61 on that plan, was conveyed to the City of Caribou by Aroostook Trust Company in 1940 (Book 486, Page 111).
2. Approximately .56 acres consists of the discontinued portion of North Street between said Glenn Street and East Street, which likely occurred some time after 1940. The City of Caribou, as the owner of the real estate on both sides of North Street, now holds title to the discontinued road.
3. Approximately 5.6 acres of this parcel were conveyed to the City of Caribou by the Teagues in 1897 (Book 163, Page 352) which deed describes it as being “5 acres more or less.” The deed states that the conveyance to the City is given upon a number of conditions, including that “it shall be forever preserved and maintained as a public park” with public roads maintained on all sides. The parcel is currently being used as a park; however, the discontinuance of North Street as a public way was a technical violation of the terms of the deed as the park no longer has a public way on all sides.

Issue #1: The 1897 deed to the City requires that the property be maintained as a public park in perpetuity. Based on case authorities, it is likely that the deed language creates a public trust as opposed to a “fee simple determinable” or a “fee simple subject to condition subsequent.” A public trust is enforceable under Maine law by an action by the state Attorney General. However, if a court construed the language to create a fee simple determinable or a fee simple subject to condition subsequent, then violation of the condition of the deed can cause the property to revert to the Teague heirs. Although the 1897 deed language is consistent with cases deciding a public trust is created, and not a fee simple determinable or fee simple subject to condition subsequent, as a practical matter, it may be prudent to obtain release deeds from the heirs, if they can be identified.

Issue #2: Approximately 7 to 8 acres of the Project property, 5 acres of which are part of Parcel C, are subject to a National Park Service (NPS) Land and Water Conservation Fund grant requiring that it be maintained for “public outdoor recreation” in perpetuity. In an April, 2015 email, Doug Beck, the State of Maine administrator of the program, explained to Gary Marquis, Superintendent of Parks and Recreation, that when certain recreation elements, such as the tennis courts, have reached their useful life, the community may choose to either rehabilitate these elements or “the site can be

repurposed to some other form of outdoor recreation” but may not be removed without a reasonable alternative for replacement of the recreational opportunity they presented. If the site is closed, or the tennis courts removed then a “conversion” is created in which the community has to replace the property at its current appraised value for another parcel at or above that current appraised value and then create a comparable outdoor recreation opportunity within that new parcel.

Parcel D

Tax Map/Lot: Map 34, Lot 85
Current Owner: RSU 39
Use: Caribou Middle School
Acreage: Middle School is approximately 3.33 acres

Subject to City’s reversion noted above under Parcel B in the event this parcel ceases to be used for public education purposes.

Parcel E

Tax Map/Lot: Map 34, Lot 99
Current Owner: City of Caribou
Use: Driveway for Caribou Middle School
Acreage: Approximately 0.07 acres

Title to the Middle School driveway apparently was omitted from the City’s deed to RSU 39 of school property that included Parcels B, D, and F.

Parcel F

Tax Map/Lot: Map 34, Lot 83A
Current Owner: RSU 39
Use: Learning Center
Acreage: TBD

Subject to City’s reversion noted above under Parcel B in the event this parcel ceases to be used for public education purposes. The leased parking area on Parcel G may spill over onto this Parcel.

Although not necessarily a title issue we note that the boundaries of this parcel and Parcel G are unclear because there is a discrepancy between the shape of the parcel on the tax map and the shape of the parcel as shown on other plans. Once title work is complete we will know for sure which buildings are located on which properties.

Parcel G (which would adjoin proposed school site)

Tax Map/Lot: Map 34, Lot 83
Current Owner: City of Caribou

Use: Wellness Center/National Guard
Acreage: TBD

See note under Parcel F - the boundaries of this parcel are unclear.

We are told that the National Guard leases a building on this property. The leased parking area may spill over onto Parcel F.

Parcel H

Tax Map/Lot: None (Park Street)
Current Owner: City of Caribou
Use: Public Street
Acreage: TBD

The discontinuance of a portion of Park Street would be a technical violation of the terms of the deed, see note 3 under Parcel C, as the 1897 Teague Park deed provides that the park will be maintained with a public way on all sides. If discontinued, the Owner of Lot 99 may have an interest a small portion of the street to the midline. Also, we are still researching some technical title issues related to discontinuance.

Recommended Short-Term Actions to Demonstrate “Right, Title and Interest” for Purposes of DOE/State Bd of Education Site Approval

1. Pursue terms of agreement with City of Caribou to accomplish the following:
 - a. Convey the City-owned Parcels A, C, and E.
 - b. Release the City’s “school closing” reversion on RSU 39-owned Parcels B, D, and F.¹
 - c. Discontinue Parcel H, comprising a portion of Park Street.
 - d. Resolve possible encroachment of National Guard parking lot onto Parcel F.
2. Pursue modification of the public trust affecting Parcel C through a consensual court action with the Attorney General, which involves reforming the public trust created by the 1897 deed. In order to agree to reforming the public trust, the Attorney General (or the court) may require that the park real estate be replaced by (i) a trust fund dedicated to public recreation and derived from Project costs attributable to the value of the park and/or replacing the park with other public recreation opportunities .
3. Simultaneously, through the known Teague heir in California (we understand he is very supportive of the project), identify other Teague heirs in order to (i) notify them as a courtesy and enlist their support; (ii) obtain release deeds of reversionary or other rights in the park, if any, that these heirs may have (see Issue #1 under parcel C above), and (iii) if an heir prefers not to provide a release deed, complete legal research necessary to

1. ¹ In addition, discuss whether it is appropriate to request that all of the other school parcels conveyed to RSU 39 by the City be released from this restriction as well.

determine whether that heir should be given notice of the court action to modify the public trust.

4. Review the status of the National Park Service grant, as well as any other similar grants that may affect any of the Project property, to identify the real estate affected and determine how to manage ongoing compliance with the grant terms. Determine what replacement improvements NPS will agree may be substituted.
5. Complete legal research of technical title issues related to discontinuance of parcel H, a portion of Park Street.
6. Section 5 of the Reorganization Plan indicates certain playground equipment on the Project site is 50% owned by the City. We will need to identify exactly what parcels contain the play equipment and gazebo and determine how to proceed.



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bleess, City Manager
Date: September 14, 2015
Re: Abatement Request from Paven Enterprises

On the following pages is an abatement request from Paven Enterprises for their property at 24 Sweden Street. During the reveal it appears there was a clerical mistake made by RJD that classified the property as residential and not commercial.

After discussing with MMA Legal they have stated because this does appear to be a clerical mistake by RJD this would qualify for an abatement under 36 MRSA §841. That statute reads:

The municipal officers, either upon written application filed after one year but within 3 years from commitment stating the grounds for an abatement or on their own initiative within that time period, may make such reasonable abatement as they consider proper to correct any illegality, error or irregularity in assessment, provided the taxpayer has complied with section 706. The municipal officers may not grant an abatement to correct an error in the valuation of property.

As commitment happens on July 1 of each year, this means the Council can only go back and abate taxes back for 2013 and 2014. There is nothing in statute that would allow the council to abate the taxes from 2012, as is being requested.

The Board of Assessors met last week and abated the requested amount for the 2015 taxes.

Date: September 10, 2015
To: Caribou City Council
From: Paven Enterprises, Inc.
Re: 2012 – 2014 Property Tax Abatement Request under Title 36 M.R.S.A. § 841
24 Sweden Street, Map 031, Lot 059/Acct #3131

Dear Caribou City Councilors:

On August 21, 2015, I requested and received the Valuation Reports for all of the Downtown Mall properties to help the group of owners determine the best method of working with the city regarding the new parking lot sale ordinance. When discrepancies were noted between the attached 8/21/2015 Valuation Report for the Paven Enterprises, Inc. property at 24 Sweden Street and all of the other properties, Penny Thompson, Caribou Tax Assessor, investigated and found 2012 revaluation data entry clerical mistakes, which she corrected, as shown on the attached 9/10/2015 Valuation Report with the correct zoning/use, land schedule, economic factor, finished and unfinished basement sizes. Those 2012 revaluation data entry errors are the reason for this abatement request for 2012 - 2014.

First, it should be noted that the two story 14,500 square foot (sf) building, with a 7,250 sf footprint, located at 24 Sweden Street has *always* been assessed as commercial and zoned “commercial” according to assessment records prior to 2012 (see attached record from 2011). Second, the attached page from the 2012 Revaluation shows a 0.85 Bldg Factor should be applied to all downtown commercial buildings in neighborhood code 4 and the Land Schedule should be “9.” However, the attached 6/11/2012 Valuation Report marked-up from our revaluation hearing with Matt Caldwell of RJD Appraisal (the firm who completed the revaluation), shows the Land Schedule as “1” and the 0.85 Economic Factor was not applied because the zoning/use was incorrectly entered as "Residential" in a clerical mistake, although the building information is listed under “Commercial Description.” The finished and unfinished basement size was also incorrectly entered. According to Penny, "I believe this was a data entry error in Pittsfield during the revaluation process." She also said she has found *many* of these “clerical mistakes” that occurred during the revaluation data entry process by the typing pool who entered this data in Pittsfield (as differentiated from errors in valuation made by an assessor), and has been correcting them whenever they are discovered.

These clerical mistakes were obviously not corrected after our June 11, 2012 hearing with Matt Caldwell of RJD, although he was well aware that the building was commercial. He changed the occupancy from "Retail Store" to "Commercial Office" at our request, as well as the other notations he made on the 6/11/2012 Valuation Report, including the question regarding the size of the “FBA” (finished basement area), which was supposed to be corrected to 675 sf. His notations resulted in the changed assessment shown on the attached notice we received from RJD after the hearing. We *relied* on RJD’s assurance that the updated assessment was correct and that these typing pool error “clerical mistakes” had been corrected, because the RJD notice states, "This notice shows the updated assessment for your property as a result of the hearing process. Some notices have no change in assessed value, but all concerns stated at the hearings were addressed.”

According to Maine Municipal Association (MMA) Maine Townsman articles and the Maine courts, “An illegality, *error* or irregularity in *assessment*, such as assessing property that is tax-exempt or a *clerical mistake* [Emphasis added] that results in overtaxation, is a very different legal event” from an error in valuation made by an assessor. According to 36 M.R.S.A. §841(1), “The municipal officers...within 3 years...may make such reasonable abatement as they consider proper to correct any illegality, error or irregularity in assessment, provided the taxpayer has complied with section 706. The municipal officers may not grant an abatement to correct an error in the valuation of property.”

These *clerical mistakes* made by a data entry typist during the 2012 revaluation, that were not corrected by RJD after a revaluation hearing that supposedly addressed all concerns, resulted in overtaxation of this property since 2012 and are clear examples of an error in assessment, not an error in valuation by an assessor (who have all been well aware that the property is commercial and should be zoned as such, as well as the size of the building footprint and finished and unfinished areas). RJD even inspected the building on September 20, 2010.

The Board of Assessors has granted the requested abatement for 2015 (see attached letter). As reviewed and verified by the Caribou Tax Assessor, the requested overtaxation abatement amounts from 2012 to 2014, based on these clerical errors, and the total abatement requested are listed below.

Year	Incorrect Tax Paid	Correct Tax Amt	Abatement Requested
2012	\$14,816.61	\$12,296.03	\$2,520.58
2013	\$15,737.85	\$13,060.55	\$2,677.30
<u>2014</u>	<u>\$17,119.71</u>	<u>\$14,207.33</u>	<u>\$2,912.38</u>
Totals	\$47,674.17	\$39,563.91	\$8,110.26

Thank you very much for your consideration of this very important matter.

Sincerely,



Cheryl L. St. Peter, Treasurer
Paven Enterprises, Inc.

Attachments:

- Valuation Report dated 8/21/2015 (with *errors* circled and highlighted)
- Valuation Report dated 9/08/2015 (with *corrections* circled and highlighted)
- Property Assessment Record from 2011
- 2012 Revaluation Page (with Commercial Bldg Factor and Land Schedule highlighted)
- Valuation Report dated 6/11/2012 (with hearing notations by Matt Caldwell of RJD)
- City of Caribou 2012 Revaluation Notice from RJD (highlighted and with our notations)
- Board of Assessors 2015 Abatement Decision Letter dated September 10, 2015

Caribou
 Name: PAVEN ENTERPRISES, INC.

Valuation Report

08/21/2015

Page 20

Map/Lot:

031-059

Account: 3131 Card: 1 of 1

Location:

24 SWEDEN STREET

Neighborhood 4 4

Zoning/Use Residential
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 2 2 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-House Lot (Fractional)	10,000.00	4,123	100%		4,123
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%	Semi-Impro	4,000
Total Acres 0.17			Land Total			8,123

Commercial Description			
Occupancy Type	Office.....		Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Masonry.....Low		
# Dwelling Units	0		
Exterior	Concrete		
Stories & Height	2 STORY @ 12'		
Heating/Cooling	Hot Water		
Built	1976		
Remodeled	0		
Base Cost/Sqft		66.67	
Heat-Cool/Sqft	+	7.60	
Total		74.27	
Size Factor	X	0.984	
Adjusted Cost/Sqft		73.08	
Total Square Feet	X	14,500	
Replacement Cost		1,059,660	
Condition	Average		
% Good Physical	X	.59	
Functional	X	1.00	
Subtotal		625,199	
Economic Factor	X 1.00		Total Value 625,199

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
M&S Unfinished Bsmt	1976	7250	D 100	165,184	Avq.	59%	100%	100%	97,459
M&S Finished Bsmt	1976	1500	D 100	62,568	Avq.	59%	100%	100%	36,915
14,500 SF									Outbuilding Total 134,374

Acpt Land 8,100 Accepted Bldg 759,600 Total 767,700

Caribou
 Name: PAVEN ENTERPRISES, INC.

Valuation Report

09/10/2015

Page 1

Map/Lot:

031-059

Account: 3131 Card: 1 of 1

Location:

24 SWEDEN STREET

Neighborhood 4 4

Zoning/Use **Commercial**
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 2 2 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) **Land Schedule 9**

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-House Lot (Fractional)	30,000.00	12,369	100%		12,369
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%	Semi-Impro	4,000
Total Acres 0.17					Land Total	16,369

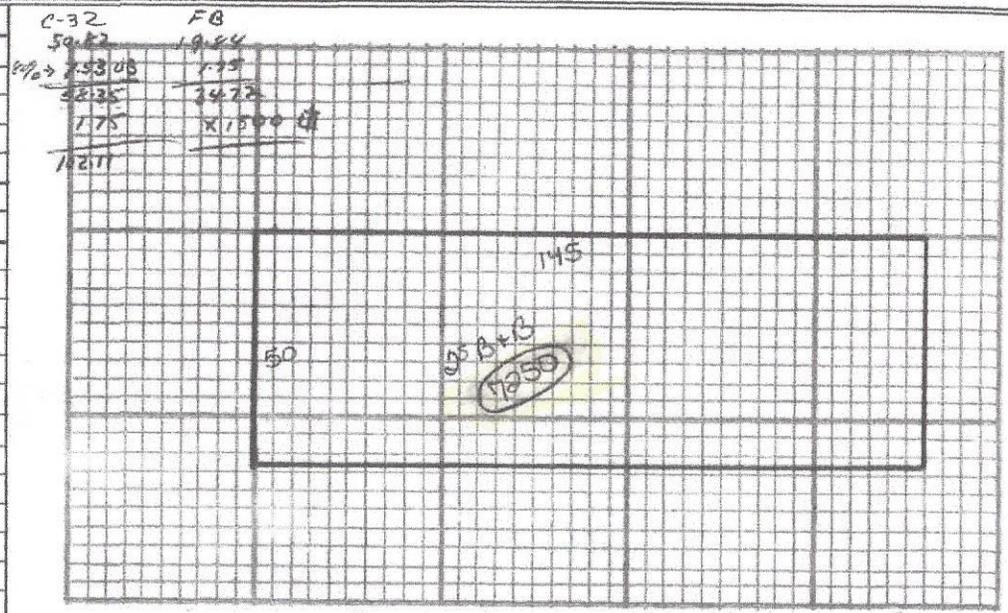
Commercial Description			
Occupancy Type	Office.....		
Class & Quality	Masonry.....Low		
# Dwelling Units	0		
Exterior	Concrete		
Stories & Height	2 STORY @ 12'		
Heating/Cooling	Hot Water		
Built	1976		
Remodeled	0		
Base Cost/Sqft		66.67	
Heat-Cool/Sqft	+	7.60	
Total		74.27	
Size Factor	X	0.984	
Adjusted Cost/Sqft		73.08	
Total Square Feet	X	14,500	
Replacement Cost		1,059,660	
Condition	Average		
% Good Physical	X	.59	
Functional	X	1.00	
Subtotal		625,199	
Economic Factor	X 0.85		
			Total Value 531,419

Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
M&S Unfinished Bsmt	1976	6575	D 100	149,805	Avq.	59%	100%	85%	75,127
M&S Finished Bsmt	1976	675	D 100	28,155	Avq.	59%	100%	85%	14,119
14,500 SF		Field1				Outbuilding Total			89,246
Acpt Land		16,400	Accepted Bldg	620,700	Total				637,100

BUILDING RECORD

OCCUPANCY				DESIGN																															
SINGLE FAMILY	STORES	<input checked="" type="checkbox"/> WAREHOUSE		MODERN																															
TWO FAMILY	OFFICES	<input checked="" type="checkbox"/> MOBILE HOME		RANCH TYPE																															
APARTMENTS	GAS STATION	<i>Bank</i>	<input checked="" type="checkbox"/>	MODULAR																															
FOUNDATION				HEATING																															
CONCRETE	<input checked="" type="checkbox"/>	GRAVITY HOT AIR		CONVENTIONAL																															
CONCRETE BLOCK		FORCED AIR		DESIGN FACTOR																															
BRICK OR STONE		HOT WATER OR STEAM		GRADE FACTOR																															
PIERS		ELECTRIC	<input checked="" type="checkbox"/>	COMPUTATIONS																															
BASEMENT				UNIT	AMOUNT																														
NONE	PART	HALF	FULL	FLOOR FURNACE	7250 S.F.																														
SIZE				UNIT HEATERS	@ 102.11	740297																													
WALLS				AIR CONDITIONING <i>Combo</i>	ADD. & PCHS																														
SIDING				NO HEATING	WALL HT.																														
SHINGLE ASB WOOD ASPH	PLUMBING			BSMT. AREA	52080																														
WIDE MASONRY	STANDARD		A	HEATING																															
BRICK VENEER	BATH ROOM		D	PLUMBING																															
BRICK OR STONE ON MASONRY	TOILET ROOM		F	OTHER FEATURES																															
STUCCO	SINK OR LAV.		G	TOTAL	792377																														
CONCRETE BLOCK	WATER CLOSET		L	FACTOR	X																														
	STALL SHOWER		M	REPL. VALUE																															
	URINAL		N																																
			T																																
			E																																
ROOF				REMODELING DATA				DESCRIPTION OF OBSOLESCENCE																											
SHINGLE WOOD ASPH	NO PLUMBING			KITCHEN	GENERAL			STRUCTURAL	ECONOMIC <i>160c</i>																										
SLATE OR TILE	OTHER FEATURES 30x50			PLUMBING				SURPLUS CAPACITY	BLIGHTED AREA <i>Vac</i>																										
COMPOSITION	FINISHED BASEMENT <i>Bank Kitchen</i>			HEATING				OVERBUILT	COMM. LOC.																										
METAL ROLL	FINISHED ATTIC <i>+ entrance Bank</i>			BASEMENT				WATER SUPPLY	NO SEWER																										
FLOORS				BUILDING	NO.	CONST	SIZE	AREA	RATE	GRADE	AGE	CDU	REPL. VALUE	DEPRECIATION		SOUND VALUE																			
FIREPLACE				DWELLING										PHYS.	OBSOL.																				
CONCRETE	B	I	2	A	GARAGE																														
W/W CARPET		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>													342,307																			
HARDWOOD					COM. BLDG.	<i>Bank +</i>	<i>256xR</i>	<i>50x145</i>	<i>7050</i>	<i>C-32</i>	<i>1970</i>		<i>792377</i>	<i>1820</i>	<i>40/100</i>	<i>444112</i>																			
TILE		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		MISCELLANEOUS																														
WOOD JOIST	Vault Door in Bldg																																		
STEEL JOIST	is obsolete NO value.																																		
MILL TYPE	was Key Banks																																		
REINFORCED CONCRETE																																			
STEEL FRAME																																			
INTERIOR FINISH																																			
PANEL	B	I	2	A																															
HARDWOOD																																			
PLASTER																																			
DRY WALL																																			
UNFINISHED																																			
				B	I	2	3	LISTED				DATE				TOTAL CARDS				TO															
				NO. OF ROOMS				SKETCHED				MEASURED				PRICED				REVIEWED				CHECKED				TOTAL VALUE BUILDINGS				<i>342,307</i>			
				NO. OF BEDROOMS																								<i>444112</i>							



GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
 CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING

**2012 Revaluation
City of Caribou**

Commercial/Industrial							
Zone	Neighborhood Code	Unit Price	Base Lot Size	Land Factor	Bldg Factor	Land Schedule	Descr.
21 Comm	1	\$18,000	1.00 ac	1	1	8	Route 1 (S)
21 Comm	2	\$15,000	1.00 ac	1	1	5	Commercial in Rural Area
21 Comm	3	\$20,000	1.00 ac	1	1	6	Main Street (S)
21 Comm	4	\$30,000	0.25 ac	1	0.85	9	Downtown (Auto Econ)
21 Comm	5	\$30,000	0.25 ac	1	1	9	Downtown
21 Comm	6	\$35,355	0.50	1	1	13	In Town
21 Comm	7	\$40,000	1.00 ac	1	1	10	Industrial Park
21 Comm	8	\$49,497	0.50ac	1	1	11	High Street
21 Comm	9	\$20,000	1.00 ac	1	1	6	In Town
21 Comm	10	\$40,000	1.00 ac	1	1	10	Access Highway
21 Comm	11						Not Used
21 Comm	12	\$70,710	0.50ac	1	1	12	Bennett Drive

Waterfront							
Zone	Neighborhood Code	Unit Price	Base Lot Size	Land Factor	Bldg Factor	Land Schedule	Descr.
48 Waterfront	1	\$12,500	1.00 ac	1	1	7	Aroostook River
48 Waterfront	2	\$18,000	0.25 ac	1	1	8	Aroostook River

Caribou
Name: PAVEN ENTERPRISES, INC.

Valuation Report

06/11/2012

Page 34

031-059

Account: 3131 Card: 1 of 1

Map/Lot:

Location:

24 SWEDEN STREET

Neighborhood 4 4

Zoning/Use Residential
Topography Rolling
Utilities All Public
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-House Lot (Fractional)	10,000.00	4,123	100%		4,123
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%	Semi-Impro	4,000
Total Acres 0.17 47,782.35 Per Acre					Land Total	8,123

Commercial Description			
Occupancy Type	Retail Store....	Comm office	Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2012, Marshall & Swift.
Class & Quality	Masonry.....Avg.	2 Low	
# Dwelling Units		0	
Exterior	Concrete		
Stories & Height	2 STORY @ 12'		
Heating/Cooling	HVAC	HVBB	
Built	1976		
Remodeled	0		
Base Cost/Sqft		72.83	
Heat-Cool/Sqft	+	6.41	
Total		79.24	
Size Factor	X	0.986	
Adjusted Cost/Sqft		78.13	
Total Square Feet	X	14,500	
Replacement Cost		1,132,885	
Condition	Average		
% Good Physical	X	.59	
Functional	X	1.00	
Subtotal		668,402	
Economic Factor	X 1.00		Total Value 668,402

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
M&S Unfinished Bsmt	1976	7250	C 100	206,480	Avg.	59%	100%	100%	121,823
M&S Finished Bsmt	1976	1500	C 100	78,210	Avg.	59%	100%	100%	46,144
14,500 SF									167,967
Outbuilding Total									167,967

Accpt Land 8,100 Accepted Bldg 836,400 Total 844,500

(- FBA 30x50 - 25x25)?

CITY OF CARIBOU 2012 REVALUATION

This notice shows the updated assessment for your property as the result of the hearing process. Some notices have no change in assessed value, but all concerns stated at the hearings were addressed. *

Regards,

RJD Appraisal

Bldg assessment was changed due to 6/11/12 hearing notations made by Matt Caldwell of RJD Appraisal.

ACCT: 3131 Map/Lot:031-059
24 SWEDEN STREET

PAVEN ENTERPRISES, INC.
203 CYR ROAD
CROSS LAKE ME 04779

Land	Buildings	Exemption
8,100	759,600	0

TOTAL:	767,700
ESTIMATED 2012 TAX:	14,586.30



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone: (207) 493-3324
Fax: (207) 498-3954
www.cariboumaine.org

September 10, 2015

Paven Enterprises, Inc.
203 Cyr Road
Cross Lake, Maine 04779

Re: 24 Sweden Street ~ Caribou, Maine

Dear Mr. and Mrs. St. Peter:

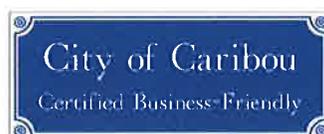
The Caribou Board of Assessors met regarding your abatement application on Thursday September 10, 2015. The Board voted to grant your abatement request in the amount of \$122,800 in value or \$2,758.09 in tax for the 2015 tax year for your property located at 24 Sweden Street in Caribou, account # 3131. The reason given for the abatement is that you were able to prove that clerical mistakes made by RJD Appraisal during the 2012 revaluation resulted in an error in assessment by incorrectly calculating the value on your commercial office building. You were also able to provide evidence that you made a good faith effort to have the issues corrected by RJD Appraisal.

Tax Collector Wanda Raymond has been notified of this abatement and should be processing your credit soon.

If you have any questions regarding this or any other valuation matter, please contact me at 493-3324 ext. 217 or pthompson@cariboumaine.org.

Sincerely,

Penny Thompson
Assessor's Agent





OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bleess, City Manager
Date: September 14, 2015
Re: City Hall Projects

Last week the Municipal Building Committee met to discuss some projects that should be considered for City Hall. The three main areas that were looked at were heat pumps in the main floor, second floor, and in the dispatch area for the Police Department, remodeling the main floor of City Hall, and tuck pointing.

The budgetary estimate that we received for remodeling the main floor of city hall was \$106,000. Part of that included \$50,000 for the electrical and heating that would be a part of any remodeling. This would be to create 4 offices in the area currently utilized for vehicle registration. The clerks office would be opened up and vehicle registration would be done there. This would provide for better work flow and better coverage during breaks and vacations.

We asked for quotes from businesses for these things. Rene St. Peter gave us a quote of \$32,600 for repair and tuck pointing the upper part of the building on the North, East, and South walls. Remove and replacing 22 window sills, and repairing the concrete wall by the Police Department entrance. The quote for this came in at \$32,600.

These are the two projects the committee is recommending the Council authorize staff to move forward with. We will work with the mason to get that work started quickly. We will likely need to contact a design professional to get detailed plans made that could go out for competitive bid on the remodeling project.

At the end of August we had \$12,624 in the Municipal Building Reserve account. We will be moving \$72,687 from the sale of the 63 Sweden Street building into this account as well. That gives us a total of \$85,311 in the account.

We also have the revenue from the logging that will be done this fall at the old landfill site. That was estimated to be \$34,380.

We would need a motion to allow staff to get the masonry work done, as well as getting a design professional and authorizing the lowest responsible bidder to complete the remodeling project.



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bleess, City Manager
Date: September 14, 2015
Re: City Owned Property

City staff has been looking at various parcels of land that are owned by the City to see why the city owns the property and if the city still needs to own the property or not.

Some of the properties we have identified so far include the following:

Map 5 lot 15 (off railroad tracks near Dow Siding Road)

Map 8 lot 20 (off railroad tracks between Route 1 and the river)

Map 36, Lots 104 and 106 (off Limestone Street)

The City came into ownership of these properties at various times at least 20 years ago. In the case of Map 36 lots 104 and 106 the City bought the property and the old Caribou Development Corp paid to have the homes removed. This was back in the 1980's. We have had interest from abutting landowners to purchase these properties.

Staff feels that these properties could be sold, rather than the city keeping them. An ordinance to authorize the sale is on the next pages. A public hearing could be held at our next regular meeting scheduled for October 13.

Councilor _____ introduced the following ordinance:

Ordinance No. 11, 2015 Series
City of Caribou
County of Aroostook
State of Maine

AN ORDINANCE REGARDING THE SALE OF MUNICIPAL PROPERTY

The City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11 (7) does ordain the following:

The City Council of the City of Caribou hereby authorizes the sale of municipally owned property located at Tax Map 005 Lot 015, Map 008 Lot 020, and Map 36 Lots 104 and 106 of the 2013 Tax Maps.

The City Manager is hereby authorized to execute any and all documentation necessary for the conveyance of said property.

This ordinance, being introduced on September 14, 2015 and a public hearing being held on _____, 2015 was duly passed by the City Council of the City of Caribou, Maine, this _____.

Gary Aiken, Mayor

David Martin, Councilor

Shane McDougall, Councilor

Tiffany Stewart, Councilor

Philip J. McDonough II, Councilor

Jody Smith, Councilor

Joan Theriault, Councilor

Attest:

Jayne R. Farrin, City Clerk



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bleess, City Manager
Date: September 14, 2015
Re: Airport Master Plan Update

Provided to the Council under separate cover is the updated Airport Master Plan.

This plan provides the city with information about the existing conditions of the airport, forecasts of aviation demand, facility requirements, and alternative analysis. The last pieces of the plan are the layout and the implementation and financial plans.

The Airport Committee and members of the community, including Phil Cyr, from the Planning Board, and Bill Belanger, both spent a lot of time assisting in the drafting, reviewing, and providing feedback on this plan. The committee has sent it to the Council for the recommended approval.

The state has approved this plan. The Council needs to approve it as well. The FAA will also need to approve this plan, but that will likely take a long time to get their approval.

The approval of this plan is recommended.



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bleess, City Manager
Date: September 14, 2015
Re: 16 Sincock Street

At the Council meeting on June 22, 2015 the City Council issued their Findings and Order that the house at 16 Sincock Street is dangerous, as defined in 17 MRSA § 2851, and was required to be secured and removed within 60 days. The owner has not complied with the order and has not filed an appeal of the order.

Now, according to state statute 17 MRSA §2853, the Council “shall cause said nuisance to be abated or removed in compliance with their order, and all expenses thereof shall be repaid to the municipality by the owner”.

According to DEP we would need to have this building inspected by an Asbestos Consultant, and any asbestos that may be found would need to be taken care of. After that we would need to go out for bids to have the building demoed and taken to the landfill.

I’m asking for Council authorization to get the asbestos inspection done and to go out for bids for demolition of the building.



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bleess, City Manager
Date: September 14, 2015
Re: 2016 Budget

Staff has begun to work on putting together the initial requests for the 2016 Budget. Before we get too deep into that process we wanted to hear from the Council a bit as to what their thoughts were for where they would like to see the 2016 budget come in.

With an estimated 7% increase in health insurance, which has been the 5 year historical average, and assuming a 2% COLA increase that is approximately a \$145,000 increase. We need to look at increasing our annual allotment for vacation and sick time pay outs to at least \$100,000 to help cover the anticipated payouts that will be upcoming over the next year. There are certainly things that can be decreased for next year as well, but this is where things sit at the moment.

Any guidance from the Council would be welcomed and would help to make the budget process smoother as well.