

March 27, 2017

17-10

A regular meeting of the Caribou City Council was held 6:00 p.m. on Monday, March 27, 2017 in Council Chambers with following members present: Mayor Gary Aiken, Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, Jody R. Smith, Timothy C. Guerrette, and Nicole L. Cote.

Michael Gahagan, Interim City Manager.

Department Manager: Penny Thompson, Tax Assessor; Scott Susi, Fire Chief; Anastasia Weigle, Library Director; Dave Ouellette, Public Works Director; Gary Marquis, Supt. of Parks and Recreation; Lisa Plourde, Housing Director; and Christina Kane-Gibson, Events & Marketing Coordinator.

Chris Bouchard, representing the Aroostook Republican and Spectrum covered the meeting.

Council Agenda Item #1: Public Input.

- a) Lloyd Tibbs – Mr. Tibbs had requested to be added to Public Input but wasn't in attendance at the start of the meeting
- b) Steve Wentworth – United Veterans of Maine – Mr. Wentworth wasn't in attendance so John Deveau, President of United Veterans of Maine, updated the Council with the activities of the United Veterans of Maine organization. The organization plans to close on the property located at 358 Washburn Street on May 1<sup>st</sup> and intends to reuse the five greenhouses. One main goal is to build duplexes for homeless veterans. The number of units to be built will be determined by the "need". This project has been in the making for two years and a grand opening has been scheduled for 1:00 p.m. on April 15<sup>th</sup>. Mr. Deveau extended an invitation to each of the Councilors. The construction supervisor is Steve Wentworth.
- c) Ann Wilson – 375 Belanger Road – stated that she didn't pay the taxes owed on 375 Belanger Road by January 31<sup>st</sup> as she had agreed to, but she has the money with her this evening.

Council Agenda Item #2: Declaration of Conflicts of Interest from the City Council regarding any agenda item.

Councilor Theriault stated a conflict of interest with Council Agenda Item #6.

Council Agenda Item #3: Consent Agenda

- a) Approval of the March 15, 2017 Special City Council Meeting Minutes
- b) Approval of the February 13, 2017 City Council Meeting Minutes
- c) Approval of the February 13, 2017 Special City Council Meeting Minutes
- d) Approval of January 17, 2017 Joint Workshop with Planning Board Minutes
- e) Department Reports
  1. Library-February
  2. Police-February
  3. City Clerk and General Assistance-February
  4. Fire and Ambulance-February
  5. Housing and FSS-February
- f) Approval of February 2017 Financials
- g) Approval of Quit Claim Deeds
  1. Roland Jr. and Shelley Labbe – Map 7, Lot 39-4-ON

2. Brock Toothaker – Map 19, Lot 19
  3. Ernie J. and Betty J. Currie – Map 12, Lot 39-N
  4. Calvin W. Lund – Map 24, Lot 39
  5. Jonathan Bouchard – Map 37, Lot 24
- h) Appointment of Recreation Commissioner
1. Mark Shea-accept resignation
  2. Thomas Ayer-appoint with a term expiring 12-31-2018
- i) Approval of Lunch Wagon permit
1. Happy Belly
- j) Approval of Taxi License
1. Lori Hodsdon dba Town Taxi
- k) Approval of Liquor and Special Amusement Permit for Caribou Country Club

Motion made by P. McDonough, seconded by J. Theriault, to approve Consent Agenda Items A-K as presented. (5 yes, 1 abstention, N. Cote) So voted.

Council Agenda Item #4: Building Permit Fees

6:06 p.m. Public Hearing Opened

No public input.

6:07 p.m. Public Hearing Closed

Motion made by J. Smith, seconded by P. McDonough, to adopt Ordinance No. 3, 2017 Series An Ordinance Modifying Building Permit Fees as presented and to return the building permit and demo permits fees retroactively to January 1, 2017. (6 yes) So voted.

Council Agenda Item #5: Retail Marijuana Ordinance

Councilor McDonough introduced Ordinance No. 4, 2017 Series, An Ordinance Prohibiting Recreational Marijuana.

Public hearing was scheduled for April 10<sup>th</sup>.

Council Agenda Item #6: Fuel Tank Bids for Caribou Public Works

Precision Tanks Inc.	\$192,765.00
County Environmental Engineering	\$198,340.00
Gaftech	\$267,432.59

Both Public Works Director Ouellette and Interim City Manager Gahagan recommended awarding the bid to County Environmental Engineering, as they are a local company, the City could expect same or next day service.

Councilor Martin stated that he has a problem not giving a bid to the low bidder, if they are qualified. Discussion.

Motion made by P. McDonough, seconded by T. Guerrette, to award the bid to County Environmental Engineering for \$198,340.00. (4 yes, 1 no, D. Martin, 1 abstention, J. Theriault) So voted.

Council Agenda Item #7: Public Hearing for Caribou Housing Agency Administration Plan

6:17 p.m. Public Hearing Opened.

Housing Director Plourde noted that this evening's public hearing has been advertised in the Aroostook Republican and on Facebook. She hasn't heard or received any comments concerning the proposed changes to the Caribou Housing Agency's Administration Plan. Ms. Plourde noted that 99% of the proposed changes are statutory as proposed by Housing and Urban Development (HUD). The local office proposed the addition of a "Veteran Preference" to Chapter 4 Selection Method.

John Deveau stated his support for the addition of "Veteran Preference" to the Caribou Housing Agency's Administration Plan.

6:19 p.m. Public Hearing Closed.

Motion made by P. McDonough, seconded by D. Martin, to adopt the 2017 Caribou Housing Agency's Administration Plan as presented, accept the changes effective April 1<sup>st</sup>, and to sign an acceptance form, as HA Board of Commissioners, for the Administrative Plan for the Housing Choice Voucher Program. (6 yes) So voted.

Council Agenda Item #8: Caribou Housing Agency's Board of Commissioners Appointment of Resident Member

Recently Housing Director Plourde learned that two of Caribou's seven-member Board of Commissioners must be Section 8 participants. Currently the seven-member City Council serves as the Board of Commissioners.

The Mayor suggested that Ms. Plourde start taking applications from participants that are interested in serving, then the Council will determine which Councilors will continue to serve as Commissioners and to appoint two participant members.

Council Agenda Item #9: Other Business

A. Bid approval for tax acquired properties

Motion made by D. Martin, second P. McDonough, to accept the bids that were at minimum or higher and reject the bids that were less than minimum. (6 yes) So voted.

Accepted Bids:

Property #5	David Brown	Map 38 Lot 86-A	180 Limestone Street
Property #9	David Brown	Map 34 Lot 185	197 Limestone Street

Councilor McDonough wants staff to contact Dead River Company to see if they would be interested in Property #8.

B. 375 Belanger Road

Motion made T. Guerrette, seconded by J. Theriault, to sell to Ann Wilson the property located at 375 Belanger Road – Map 17, Lot 33-C – for \$3,500. (6 yes) So voted.

C. Gary Marquis introduced the City's new Events & Marketing Coordinator Christina Kane-Gibson. Last week an Open House was held at the Rec Center. After being in Texas for 13 years, Ms. Kane-Gibson expressed how happy she was to have returned home to Caribou.

- D. Anastasia Weigle, Library Director, thanked the Council for bringing her to Caribou and their support of the Library.
- E. Lloyd Tibbs – He apologized for being late as he thought the meeting started at 6:30 p.m. Mr. Tibbs stated that he needs more time to pay his taxes. Through a letter from his attorney Christopher M. Leger, he offered to pay “\$150.00 a month commencing April 3, 2017 until this fall when Mr. Tibbs works during the harvest. During the harvest, he ordinarily earns approximately \$2,200.00 and would be willing to assign such income to the City of Caribou, or make such other lawful arrangement to ensure those funds are applied to the account. This should nearly bring the account current.” This evening Mr. Tibbs stated doesn’t want to be held to that agreement of giving the City the money that he might earn from working harvest. He would agree to \$150.00 a month.
- F. Dwane Theriault, Jr. – Mobile home located 215 Lombard Road – The mobile home is located on the property owned by his parents. Mr. Theriault has questions regarding the taxes on the mobile home and its status of being tax acquired. He stated that he has receipts to show that he has paid over \$3,500 in taxes. Mr. Theriault can’t understand how his taxes go back to 2002 or that he owes \$5,000 more. He questioned whether payments he made were credited to Dwane Theriault, Sr. He asked that the Council to consider the matter. Deputy Tax Collector Carl Grant will contact Mr. Theriault, Jr.
- G. Louis Lavoie – spoke about the property located at 32 Hillcrest Avenue - formerly owned by Clifford Mazerole – Mr. Lavoie is the Personal Representative for the estate of Clifford Mazerole. He requested permission to pay the back taxes and to reacquire 32 Hillcrest Avenue for the estate.  
This property was on the current Bid List as Property #16 and no bids were received.  
Motion made by T. Guerrette, seconded by P. McDonough, to accept payment in full from Louise Lavoie on behalf of the estate of Clifford Mazerole for all back taxes for 23 Hillcrest Avenue Map 34, Lot 67. (6 yes) So voted.

Council Agenda Item #10: Executive Session pursuant to 1 MRSA §405(6)(A) for a personnel matter

6:49 p.m. time in: Motion made by P. McDonough, seconded by D. Martin, to move to executive session pursuant to 1 MRSA §405(6)(A) for a personnel matter. (6 yes) So voted.

7:25 p.m. time out: Motion made by D. Martin, seconded by T. Guerrette, to move out of executive session pursuant to 1 MRSA §405(6)(A) for a personnel matter. (6 yes) So voted.

No action taken.

Meeting adjourned at 7:25 p.m.

Upcoming Meeting Dates:

Regular City Council Meeting Monday, April 10, 2017 at 6:00 p.m.

Regular City Council Meeting Monday, April 24, 2017 at 6:00 p.m.

Jayne R. Farrin, Secretary