

April 25, 2016

16-12

A regular meeting of the Caribou City Council was held 6:00 p.m. on Monday, April 25, 2016 in Council Chambers with the following members present: Mayor Gary Aiken, Deputy Mayor David Martin, Phillip McDonough II, Joan L. Theriault, Shane McDougall, Jody R. Smith and Timothy C. Guerrette.

Austin Bleess, City Manager and Jim Chandler, Assistant City Manager.

Department Managers: Penny Thompson, Tax Assessor, David Ouellette, Public Works Director, Gary Marquis, Supt. of Parks and Recreation.

Chris Bouchard, representing the Aroostook Republican and Time Warner covered the meeting.

Council Agenda Item #1: Public Input

None.

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

Councilor McDougall stated a conflict with agenda item #8.

Council Agenda Item #3: Consent Agenda

- a) License Approvals
  1. Caldwell's Sanitation LLC
  2. City Sanitation
  3. Crown of Maine Sanitation
  4. Gil's Sanitation
  5. McNeal's Trucking
  6. Rossignol Sanitation
  7. Pine Tree Waste
- b) March 2016 Financials

Motion made by P. McDonough, seconded by J. Theriault to approve Consent Agenda with business Items A-B as presented. (6 yes) So voted.

Council Agenda Item #4: Ordinance authorizing land transfer

Manager Bleess stated that this ordinance is necessary to transfer the land to the RSU for the new school project.

6:02 p.m. Public Hearing opened.

No public input.

6:02 p.m. Public Hearing closed.

Councilor Martin questioned whether the City would want to keep some of the land at Hilltop School. Manager Bleess stated that is the goal to keep some of the land for ball parks and playgrounds.

Motion made by J. Smith, seconded by P. McDonough to accept Ordinance No. 7, 2016 sale of municipal property. (6 yes) So voted.

Council Agenda Item #5: Land Option Agreement with RSU 39

Manager Bless stated that the proposed land swap agreement was drafted by the RSU 39 attorney. The two concerns that staff found have been addressed to the RSU 39 attorney. The first item is that the City should require the RSU to cover any damages from closing Park Street and this has been addressed. The other item that needs to be addressed is the transfer of land at Hilltop School. This agreement is up for discussion tonight. The RSU 39 superintendent and their attorney will be present to answer any questions the Council may have.

Several Councilors expressed their concerns on economic development under the land option agreement.

RSU Attorney David Kallin spoke in regards the economic development, why it was put in for the park conversion and Mr. Soderberg to remove some of the buildings. This is part of National Park Service application for Teaque Park and economic development can be addressed later.

Superintendent Doak stated that site approval and further discussion will be addressed at the Public Meeting, Wednesday, April 27<sup>th</sup> with PDT Architects, recreation and school officials.

Alan Kuniholm with PDT Architects stated that the site approval needs to be in place first and has to go to National Park Service for their approval. The next step will be Department of Education for their approval and all terms of the agreement depend on the school project passing or not when it goes to Referendum in November.

Gary Marquis mentioned the new school project would consist of 4 tennis courts, 2 basketball courts, 1 softball field, lighting for courts and field directed away from residential housing. Also a new storage building and new park building with bathroom and changing rooms, snack area and a meeting room.

No action taken.

Council Agenda Item #6: Discontinuance of Kelly Road

Manager Bless acquired two bids for appraisal services to determine what the damages will be. Manager Bless received the following RFPs back for the appraisal portion of the project. Bucklin Appraisal LLC at \$14,250 and Scott Appraisal Services Inc. at \$9,250. These prices were higher than staff anticipated. Staff recommends that we do not move forward with this project.

No action taken.

Council Agenda Item #7: Demolition Bids

Manager Bless received several bids on the demolition of 16 Sincock Street and 11 Lower Washington Street. For both projects the disposal fees at Tri-Community Landfill will be billed separately with estimated costs to be about \$4,000 per property. City Council ordered 16 Sincock Street to be removed last summer. The property was declared dangerous and the house has severe damage due to a fire. The owner has not complied with the order or made any attempt to contact the City. The costs of this project will be assessed to the property. Bids received for demolition:

Bidder	Amount
Masse Earthworks LLC	\$ 7,733.00
MJ Ouellette & Daughters Inc.	\$ 8,000.00
Ed Pelletier & Sons Co	\$ 8,435.00
Soderberg Company Inc.	\$11,500.00
McGillian Inc.	\$12,200.00
Dick St. Peter Construction	\$16,500.00

Bids received for 11 Lower Washington Street which was tax acquired by the City in 2014. The home and garage have slum and blight. The costs for this project will be paid out of Tax Acquired Property Remediation Reserve (G 1-373-07)

Bidder	Amount
Masse Earthworks LLC	\$ 7,280.00
MJ Ouellette & Daughters Inc.	\$ 8,000.00
Ed Pelletier & Sons Co	\$ 8,995.00
Soderberg Inc.	\$ 9,500.00
McGillan Inc.	\$18,200.00
Dick St. Peter Construction	\$13,900.00

Motion made by D. Martin to accept the Masse Earthworks, LLC for both projects, seconded by S. McDougall. (5 yes, 1 no J. Smith). So voted.

Council Agenda Item #8: NBRC Grant Resolution

Manager Bless stated the City is working on a grant application to the Northern Border Regional Commission to construct a four bay T-Hangar at the Caribou Airport. The total project cost is estimated at \$415,000. The NBRC Grant would be for \$250,000 and the State would pay 5% of the total cost which is \$20,750. The remaining \$144,250 would be paid by the FAA with our entitlement funds.

Motion made by P. McDonough ~~to approve NBRC Grant for \$250,000\*~~, seconded by D. Martin, *to adopt Resolution 2016-1 Resolution of Support for the City of Caribou Application to the Northern Border Regional Commission Fiscal Year 2016 Federal Grant Program\** (5 yes, 1 no S. McDougall\*-1 abstention, S McDougall\*) So voted. *\*amended per vote of the Council June 13, 2016*

Council Agenda Item #9: Approval of sale of Tax Acquired Property

Motion made by S, McDougall to approve sale of tax acquired property, seconded by D. Martin. (6 yes) So voted.

Council Agenda Item #10: Other Business

Councilor P. McDonough scheduled a meeting for Friday, April 29<sup>th</sup> @ 11 a.m. with Airport Committee.

Council Agenda Item #11: Executive Session pursuant to 1 M RSA § 405 (6)(D) to discuss Labor Negotiations with AFSCME Local 220, Council 93 and Police Department Sergeants.

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6:45 p.m. Time in. Motion made by P. McDonough, seconded by J. Theriault, to move to executive session pursuant to 1 MRSA § 405 (6)(D) to discuss Labor Negotiations with Manager Bleess, Assistant Manager Chandler and Public Works Director Ouellette.

7:47 p.m. Time Out. Motion made by J. Smith, seconded by S. McDougall to move out of executive session. (6 yes) So voted.

Motion made by D. Martin, seconded by J. Smith to approve the Side Bar Agreement with the Police Sergeants. (6 yes) So voted.

Motion made by J. Smith, seconded by D. Martin to approve the contract with Police Department Sergeants and authorize the City Manager to sign it. (6 yes) So voted.

Meeting adjourned at 7:48

Upcoming Meeting Dates:

City Council and CEGC Strategic Planning Meeting May 2, 2016 at 5 p.m. in the Council Chambers.

Regular City Council Meeting May 9, 2016 at 6 p.m.

Regular City Council Meeting June 13, 2016 at 6 p.m.

Kalen Hill, Secretary Pro-Tem