

July 10, 2017

17-21

A regular meeting of the Caribou City Council was held 6:00 p.m. on Monday, July 10, 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.

Dennis L. Marker, City Manager

Department Managers: Penny Thompson, Tax Assessor; Michael Gahagan, Police Chief; Lisa Plourde, Housing Director; Gary Marquis, Supt. of Parks & Recreation; Christina Kane-Gibson, Events Planner; Dave Ouellette, Public Works Director.

Christopher Bouchard of the Aroostook Republican and Spectrum covered the meeting.

Mayor Aiken introduced and welcomed Caribou's new City Manager Dennis L. Marker.

Council Agenda Item #1: Public Input.

- a) Phil Cyr – 435 Washburn Street - Planning Board Chair – He outlined the changes that have occurred within the Code Enforcement Department and advisor to the Planning Board. Since 2012, the individuals that have held these positions have changed several times. The work of the Planning Board is interrupted each time that there is a change of advisor. The Board has been working on updating Chapter 13 which is the land use zoning ordinance, but hasn't been able to as a result of these disruptions. Mr. Cyr supports the City having a full-time City employee that serves as Planning Board Advisor, Code Enforcement officer and Building Official.
- b) Hal Halliday – Manager of ATL Properties – Caribou Trailer Park Manager – He travels the country managing properties that are usually failing or foreclosed on. He stated that he needs help from the City in cleaning up the park. Problems in the park include: abandoned vehicles, tenant runs a construction business and is storing his materials there, underground water leaks, and marijuana is being grown onsite in a greenhouse.

Councilor Theriault stated that she has been through the eviction process with her own park and she realizes that it is very difficult.

Councilor Martin stated that the park owner needs to take legal action, if the renters aren't following park rules.

Councilor McDonough stated that these problems are civil issues between the property owner and tenants.

City Manager Marker will review this issue on Tuesday with City Department Heads.

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

None.

Council Agenda Item #3: Consent Agenda

- a) Department Reports
 1. Clerk and General Assistance Dashboard – June 2017
 2. Monthly Permits – June 2017
 3. Police Department – June 2017
 4. Events & Marketing Updates – July 5, 2017

5. Caribou Public Library – July 10, 2017

b) Quitclaim Deeds

1. Lloyd Tibbs – 42 Bradley Street

Mayor Aiken asked the City Clerk a question about Vehicle Registrations and what appears to be a decline in the number of registrations that are being done compared to 2016. The City Clerk stated that she would review the data to make sure that we are comparing the correct numbers. The Mayor wants the Library report to include the comparison of 2016 and 2017 data. Councilor Smith asked if there was any feedback on the new building permit fee. CEO Thompson stated that people who purchased their permit in 2017 are happy, but those that purchased in 2016 are not happy.

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

Council Agenda Item #4: Designation of Acting City Manager

Motion made by P. McDonough, seconded J. Smith, to accept City Manager Dennis L. Marker's recommended appointment of Michael Gahagan, to serve as Acting City Manager during times of temporary absence or disability of the City Manager, pursuant to Caribou City Charter Section 3.03. (6 yes) So voted.

Council Agenda Item #5: Request from Christina Kane-Gibson that partial funds in G 1-461-00 be moved to G 1-463-00

Currently the funds are in the craft fair account and the Event Planner is requesting to move some of the funds to the miscellaneous account. The Mayor stated that he isn't in favor of miscellaneous accounts. Currently there are several accounts that are used by the Event Planner and she feels in the future the number could be streamlined. Detailed explanations are given to Finance when something is charged to the miscellaneous account.

No action taken.

Council Agenda Item #5a: Public Hearing – Ordinance No. 5, 2017 Series, An Ordinance amending the Caribou Zoning Map

6:43 p.m. Public Hearing opened.

No public input.

6:44 p.m. Public Hearing closed.

Motion made by D. Martin, seconded by J. Theriault, to adopt Ordinance No. 5, 2017 Series, An Ordinance amending Chapter 13 Zoning Section 13-202 Official Zoning Map, Short Title: An ordinance amending the Caribou Zoning Map. (6 yes) So voted.

Council Agenda Item #5b: Public Hearing – Ordinance No. 6, 2017 Series, An Ordinance amending the Caribou Zoning Map

6:44 p.m. Public Hearing opened.

No public input.

6:44 p.m. Public Hearing closed.

Motion made by P. McDonough, seconded by T. Guerrette, to adopt Ordinance No. 6, 2017 Series, An Ordinance amending Chapter 13 Zoning Section 13-202 Office Zoning Map, Short Title: An ordinance amending the Caribou Zoning Map. (6 yes) So voted.

Council Agenda Item #6: Setting 2017 Mil Rate and Tax Commitment

Motion made by D. Martin seconded by J. Theriault, to accept Staff recommendation and to approve Revenue budget adjustments for the property taxes, overlay, BETE, and Homestead Reimbursement lines as reflected on the tax rate calculation sheet, to set the 2017 tax rate at 23.90 for the commitment of 2017 Property Taxes, to setting the date of commitment as July 12, 2017 for the 2017 property taxes pursuant to MRSA Title 36 §505(1), to make the 2017 Property Taxes due and payable as of July 12, 2017, pursuant to MRSA Title 36 §505(2), to set the date for interest to begin accruing on any delinquent 2017 Property Taxes as October 1, 2017, pursuant to MRSA Title 36 §505(4), to set the rate of interest to be charged on delinquent 2017 Property Taxes at 7% the maximum rate set by the State, pursuant to MRSA Title 36 §505(4), and establish a rate of interest for the overpayment and/or abatement of property taxes for 2017 at 4% less than 7% or 3%, pursuant to MRSA Title 36 §506-A (5 yes, 1 no, J. Smith) So voted.

The changes to the revenue lines would be as follows:

Line Number	Description	Original Budget	Amended Budget
R10-01-32	Property Taxes	\$3,798,457	\$ 3,965,110.97
R10-01-33	Overlay	\$0	\$ 80,005.08
R22-01-04	Homestead Exemption	\$650,000	\$ 484,047.90
R22-01-05	BETE Reimbursement	\$99,744	\$ 99,164.14

Council Agenda Item #6a: Other Business

- A. Last week the Building Committee met concerning a new Public Safety Building that would house both Fire and Police Departments. The Committee is looking to recommend using 4 acres off Fort Street on the former Birdseye site. Sgt. Gahagan has been taking the lead and he has been working with Ames Associates, LLC out of Bangor. So far, all the work completed by Ames Associates has been done without any charge to the City. They are working on costs estimates and layout. When the concept is ready, Ames Associates will come up and present it to the Council.
- B. Motion made by D. Martin, seconded by J. Smith, to seek the City Attorney’s advice on the removal of appointees for varies boards. (6 yes) So voted.

Council Agenda Item #7: Executive Session pursuant to 1 MRSA §405(6)(C) to discuss Economic Development

7:02 p.m. Time in. Motion made by P. McDonough, seconded by J. Theriault, to move to executive session pursuant to 1 MRSA §405(6)(C) with City Manager Dennis L. Marker. (6 yes) So voted.

7:25 p.m. Time out. Motion made by T. Guerrette, seconded by J. Smith, to move out of executive session. (6 yes) So voted.

No action taken.

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Motion made by D. Martin, seconded by T. Guerrette, to adjourn the meeting at 7:26 p.m. (6 yes) So voted.

Upcoming Meeting Dates:

Regular City Council Meeting Monday, August 14, 2017 at 6:00 p.m.

Regular City Council Meeting Monday, September 11, 2017 at 6:00 p.m.

Jayne R. Farrin, Secretary