

Council Agenda Item #1: Roll Call

The Caribou City Council held a special meeting Tuesday, May 29, 2018 at 6:00 p.m. in Council Chambers with the following members present: Mayor David Martin, Deputy Mayor Nicole L. Cote, Philip McDonough II, Joan L. Theriault, Timothy C. Guerrette, R. Mark Goughan, and Hugh A. Kirkpatrick.

Dennis L. Marker, City Manager was present.

Department Managers and Staff: Penny Thompson, Tax Assessor; Anastasia S. Weigle, Library Director; and Christina Kane-Gibson, Events & Marketing Coordinator.

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

Council Agenda Item #2: Pledge of Allegiance

The Mayor led the Pledge of Allegiance.

Council Agenda Item #3: Public Input

There wasn't any Public Input.

Council Agenda Item #4: Declaration of Potential Conflicts of Interest

There weren't any Conflict of Interest to declare.

Council Agenda Item #5: Consent Agenda

There weren't any Consent Agenda items.

Council Agenda Item #6: Bid Openings, Awards, and Appointments

There weren't any Bid Openings, Awards, and Appointments.

Council Agenda Item #7: Formal Public Hearings

There weren't any Bid Openings, Awards, and Appointments

Council Agenda Item #8: New Business & Adoption of Ordinances and Resolutions

- a. Discussion and Possible Action Regarding Tax Abatement Request by Ruby Pelletier of 70 Washburn Street

The land and buildings at 70 Washburn Street have become tax acquired. Following the City's Tax Acquired Property Policy, this property was recently placed out to bid by the City and no bids were received. Continuing following the Policy, the City approached the previous owner Ruby Pelletier to negotiate a sale. Mrs. Pelletier was unable to attend the May 29<sup>th</sup> Special Council meeting, but has met with the City Manager and Staff. She proposed to pay \$1,000 and \$200 a month and with this schedule it would be 2021 before all taxes owed would be paid.

Staff recommends that the City sell to former owner Ruby Pelletier, the land and building at 70 Washburn Street, for the full amount of taxes and penalties owed with a timeframe for payment of less than 30 days.

Motion made by P. McDonough, seconded by RM Goughan, to allow Ruby Pelletier until July 15<sup>th</sup> to purchase her former land and buildings at 70 Washburn Street for the full amount of taxes and penalties owed. (7 yes) So voted.

b. Discussion and Possible Action Regarding Tax Abatement Request by Carolyn Cossiboom of 4 Newton Avenue

Motion made by P. McDonough, seconded by T. Guerrette, to table Item 8.b, discussion and possible action regarding tax abatement request by Carolyn Cossiboom of 4 Newton Avenue. (7 yes) So voted.

c. Discussion Regarding Economic Development

The City Manager reviewed his memo dated May 25, 2018 on economic development. He offered that there are several groups in Caribou working on economic development; including, Caribou Economic Growth Council (CEGC), Business Investment Group (BIG), The Glass is Half Full (TGIHF), plus each farmer and current business owner is working to grow their own business.

The Mayor suggested we should be encouraging individuals to “buy local”. It was when the Manager’s position came up for review, Councilor Goughan learned that the City Manager is to be spending 50% of his time on economic development. Councilor Goughan found it difficult to evaluate the City Manager because he didn’t have a definition for economic development. Councilor Goughan finds the phrase “economic development” misused within local government, and expressed a question as to whether the various boards working on economic development share the same definition as to what is economic development. He stated that in his opinion, Caribou and all of Aroostook Council is failing in creating positive growth. He suggested that Caribou stop and look at the lessons learned from over the past 30 years, back up and adjust to make our time more efficient. He wants the City Council to define economic development and the environment required to promote measurable growth and wealth. He suggested that once a month the City Manager should have a sit down with a local business owner. Councilor Goughan wants to hear from the other councilors as to what is their definition of economic development.

Council Consensus: To hold a workshop on this topic and to invite the other Caribou groups working on economic development to attend.

d. Discussion Regarding Downtown Main Street Committee

Event & Marketing Coordinator Christina Kane-Gibson spoke about Maine’s Main Street Program and offered that the program is a tool or strategy for economic development with a four-point approach of organization, promotion, design, and economic vitality. The Main Street Program’s sole focus is the downtown area. Both Houlton and Presque Isle participate in this program.

Council Consensus: to move ahead and to do what is required to become a Main Street participating community.

e. Discussion of Mil Rate projections

Tax Assessor Penny Thompson reviewed her May 24, 2018 memo updating the Council on the 2018 tax commitment process. Highlights included: Aroostook County’s bill is higher this year, the proposed RSU 39 budget is lower than last year’s, homestead exemptions remaining the same, and Business Equipment Tax Exemption program underwent changes that will be effective for the 2018 tax year.

Councilor McDonough asked if anyone ever attended the County Budget Workshops. Ms. Thompson mentioned that an individual has until June 1<sup>st</sup> to submit papers to serve on the Budget Committee.

f. Discussion and Possible Action Regarding Final 2018 Budget

According to Caribou's Charter the Budget needs to be finalized before the end of May. The current adopted budget numbers are aimed to keeping the mil rate the same as last year. The Council has already adopted the Expense, Capital, and Revenue Budgets and according to the City Manager all that is necessary to finalize the 2018 Budget is to package it together into one document and publish on the web. The City Manager asked if the Council felt any need to discuss the Budget further before this is done. Discussion.

There was discussion about the City changing to a fiscal year to coincide with County and RSU 39 budgets. The City Manager will contact the managers from communities that are in the process of changing over to a fiscal year to see what information that they could share.

Council Agenda Item #9: Reports of Officers, Staff, Boards and Committees

There weren't any Reports of Officers, Staff, Boards and Committees

Council Agenda Item #10: Reports and Discussion by Mayor and Councilors

- River Road – Discussion as to what can be done for the four affected home owners on the River Road. Councilor Theriault questioned whether the road has been deemed safe for oil, garbage, and propane trucks, fire and ambulance vehicles, mail vehicles, and home health aides. The residents there need direction.

The City Manager suggested that the Council could go into Executive Session to discuss this further, but the Council decided to remain in open session.

Richard Theriault – 153 River Road – Mr. Theriault wants to know what is going to be done. He suggested that the City just purchase the properties and then the affected people can move out of there.

So far, the City hasn't been able to hire an appraisal firm. On Thursday, the City is holding a meeting for interested engineering firms.

Motion made by J. Theriault, seconded by N. Cote, to reimburse up to \$1,000 a month for each of the four affected landowners for documented expenses including rent, security deposit, utilities, moving costs, security deposit for pets for six months and for this to be reviewed in November. (6 yes, 1 no, RM Goughan) So voted.

- Absentee ballots are available in the Clerk's Office through June 7<sup>th</sup>. The Clerk's Office will have extended office on June 7<sup>th</sup> from 5:00 p.m. to 7:00 p.m.
- Councilor Kirkpatrick stated that he still hasn't received answers to all the questions he has about the hospital. He asked to have this added to the next Council agenda. The Mayor stated that he doesn't want this added to the agenda. The Mayor stated the answers need to come from the Cary Board and that the Manager will continue to ask the Cary Board until he receives the answers.
- Councilor Goughan gave a shout out to the Aroostook River. Recently he was fishing on the river, saw some eagles, and had a beautiful time. It is a great asset to the community.

Council Agenda Item #12: Next Regularly Scheduled Council Meeting – June 11, June 25

Council Agenda Item #11: Executive Session (May be called to discuss matters identified under Maine Revised Statutes, Title 1, §405(6))

2. Executive Session under Maine Revised Statutes, Title 1 §405(6)(C) to discuss real estate and economic development items pertaining to Miss Jordyn's Preschool.

7:25 p.m. time in. Motion made by P. McDonough, seconded by J. Theriault, to move to executive session under MRSA Title 1 §405(6)(C) to discuss real estate and economic development items pertaining to Miss Jordyn's Preschool. (7 yes) So voted.

8:17 p.m. time out.

No action taken.

Council recess for three minutes.

1. Executive Session under Maine Revised Statutes, Title 1 §405(6)(C) to discuss real estate and economic development items pertaining to Porvair Filtration Group.

8:20 p.m. time in. Motion made by RM Goughan, seconded by P. McDonough, to move to executive session under MRSA Title 1 §405(6)(C) to discuss real estate and economic development items pertaining to Porvair Filtration Group. (7 yes) So voted.

8:45 p.m. time out.

No action taken.

3. Executive Session under Maine Revised Statutes, Title 1 §405(6)(D) to discuss labor contracts and proposals with the City Manager pertaining to upcoming union negotiations.

8:45 p.m. time in. Motion made by Mayor Martin, seconded by J. Theriault, to move to executive session under Title 1 §405(6)(D) to discuss labor contracts and proposals with the City Manager pertaining to upcoming union negotiations. (7 yes) So voted.

9:07 p.m. time out.

No action taken.

The Mayor returned Council Agenda Item #10: Reports and Discussion by Mayor and Councilors

- Dunkin Donuts - Councilor Kirkpatrick asked for an update of the Dunkin Donuts proposal. The City Manager reported that they are still planning to build in Caribou. The timing of the construction will be based on the timing of the new school.
- Protocols for Negotiating in Open Sessions – Councilor Kirkpatrick asked that the Council discuss protocols for negotiating in open sessions. He stated that it was better to “under promise openly and over deliver privately”. The Council discussed making commitments on the fly and the benefits of executive sessions prior to making promises.

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Council Agenda Item #13: Adjournment

Motion made by Mayor Martin, seconded by J. Theriault, to adjourn the meeting at 9:15 p.m. (7 yes) So voted.

Jayne R. Farrin, Secretary