

Council Agenda Item #1: Roll Call

The Caribou City Council held a regular meeting Monday, June 25, 2018 at 6:00 p.m. in Council Chambers with the following members present: Philip McDonough II, Joan L. Theriault, Timothy C. Guerrette, R. Mark Goughan and Hugh A. Kirkpatrick. Mayor David Martin and Deputy Mayor Nicole L. Cote were absent and excused.

Both the Mayor and Deputy Mayor were absent from the meeting. The City Charter states that “Robert’s Rules of Order Newly Revised (RONR) shall govern the Council in all cases to which they are applicable and in which they are not inconsistent with this Charter and any special rules of order that the Council may adopt.” According to Robert’s Rules of Order (RONR), when the president and vice-president are both absent the assembly immediately elect a temporary chairman.

Motion made by P. McDonough, seconded by J. Theriault, to elect Councilor R. Mark Goughan as temporary chairman for the June 25, 2018 Council Meeting. (5 yes) So voted.

Dennis L. Marker, City Manager was present.

Department Managers and Staff: Penny Thompson, Tax Assessor; Dave Ouellette, Public Works Director; and Anastasia S. Weigle, Library Director.

Christopher Bouchard of Aroostook Republican and Spectrum covered the meeting.

Council Agenda Item #2: Pledge of Allegiance

Councilor Goughan led the Pledge of Allegiance.

Council Agenda Item #3: Public Input

- Galen Rockwell – Mr. Rockwell was representing Joyce Noble. The Noble property at 100 Lombard Road has been taxed for 124 acres, but after a survey was completed, the acreage is actually 74 acres. The Board of Assessors has granted an abatement for 2017 tax year. Mr. Rockwell requested that the Council approve a tax abatement for the tax years 2015 and 2016. The acreage error occurred sometime around 2006.

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

None of the Councilors declared any Conflicts of Interest.

Council Agenda Item #5: Consent Agenda

- a. Minutes from City Council Meeting held June 11, 2018

Motion made by P. McDonough, seconded by T. Guerrette, to approve Consent Agenda A as presented. (5 yes) So voted.

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

- a. MMA Legislative Policy Committee Vote

Motion made P. McDonough, seconded by J. Theriault, to vote for City Manager Dennis Marker and Madawaska Town Manager Gary M. Picard for the Maine Municipal Association’s Legislative Policy Committee with a term of July 1, 2018 to June 30, 2020. (5 yes) So voted.

Council Agenda Item #7: Formal Public Hearings

There weren't any Formal Public Hearings.

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

a. Abatement of Taxes for Property located at 100 Lombard Road

Motion made by P. McDonough, seconded by T. Guerrette, to approve an abatement for 2016 taxes in the amount of \$618.30 and 2015 taxes in the amount of \$606.42 for the property owned by Joyce Noble at 100 Lombard Road due to an error in acreage. (5 yes) So voted.

b. Abatement of Taxes for Property Located at 595 Access Highway

Motion made by P. McDonough, seconded by J. Theriault, to abate the 2004 and 2005 taxes totaling \$186.20 on a mobile home that is no longer located at 595 Access Highway. (5 yes) So voted.

c. Setting the 2018 Mil Rate and Tax Commitment

The Municipal Tax Rate Calculation form that was provided in the Council packet proposes the City maintain the mil rate at 0.02390 with an Overlay of \$50,846.94. Since the form was prepared, staff discovered an error of \$250,000. Back in March, the City Council voted to remove that amount from the Air Ambulance line. Now maintaining the mil rate and reducing the City's expenses by \$250,000 would result in an Overlay of roughly \$151,000. The City Manager presented several options including lowering the mil rate. Discussion.

Motion made by P. McDonough, seconded by J. Theriault, to set the 2018 mil rate at 0.02370. (4 yes, J. Theriault, T. Guerrette, H. Kirkpatrick, P. McDonough, 1 no, RM Goughan) So voted.

Motion made by P. McDonough, seconded by T. Guerrette, to accept:

- Revenue budget adjustments for the property taxes, overlay, BETE and Homestead Reimbursement lines as reflected on the revised tax rate calculation sheet,
- Set the tax rate for the commitment of the 2018 property taxes at 0.02370,
- Set the date of July 2, 2018 as the date of commitment for the 2018 property taxes to be committed to the Tax Collector as pursuant to MRSA Title 36 §505(1),
- Establish July 16, 2018 as the date that 2018 property taxes will be due and payable pursuant to MRSA Title 36 §505(2),
- Establish October 1, 2018 as the date for interest to begin accruing on any delinquent 2018 property taxes, pursuant to MRSA Title 36 §505(4),
- Establish 8% as the rate of interest to be charged on delinquent 2018 property taxes, pursuant to MRSA Title 36, §505(4),
- Establish 4% (4% less than 8% charged on delinquent account) as the rate of interest for the overpayment and or abatement of property taxes for 2018, pursuant to MRSA Title 36 §506-A. (5 yes) So voted.

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

a. River Road Reconstruction

- Engineering firms have been interviewed to do the design work and there were two finalists. The consensus of the selection committee was that the price tag was too large, so an email has been sent to the engineering firms asking them to rebid the project with a much-reduced scope. Now the proposed project would go from investigative work through concept design. The firms have until the 26<sup>th</sup> to rebid. The selection committee will review and come forward with a recommendation to the Council. The selection committee is made up of Councilors Kirkpatrick and Theriault, Public Works Director, Fire Chief, Fire Marshall, Building Official, and City Manager.
- The Manager has sent out to the appraisal firms a modified scope of work to appraise the properties. Only one bid for \$6,500 has been received. The bid will be placed on a Council agenda for consideration. The bidder feels they will need the full 90-days to complete the appraisals.
- Two of the four property owners have found rentals and are utilizing the \$1,000 a month compensation authorized by the Council.
- Alan Jalbert – 173 River Road – requested from the City a letter of intent to purchase his property. He is negotiating financing for a new home and such a letter would assist him in his efforts. Mr. Jalbert is very much concerned about getting into a new home by winter. Temporary Chair Goughan asked Mr. Jalbert to put his request in writing and submit it to the City Manager.
- Robyn Jalbert – 173 River Road – questioned the Council’s need to wait to make a decision. Mrs. Jalbert stated that she doesn’t know where she will be in six months and she is very concerned about having shelter. She stated that she will attend the next Council meeting.
- The City Manager stated that Federal Emergency Management Agency (FEMA) funding isn’t available, but there is a possibility of other federal funding. He believes that the City will know if other funding is available in the next week to a week and a half. Councilor Theriault expressed her frustration with the process.
- The Manager stated that it could cost upwards of \$2 million to just close the road because of the rippling effects that there are. It could cost the Caribou Utilities District (CUD) another \$500,000 to move their lines.
- Diane Gove – 185 River Road – stated that there is a quorum of the Council present and that decisions can be made. Ms. Gove spoke in support of the Jalberts and their request, to the Council, for a letter of intent to purchase their property.
- The City Manager offered to write a letter on behalf of the Jalberts regarding the \$1,000 a month the City has approved towards relocation costs and expenses.

b. Birdseye Site Cleanup

- The asbestos cleanup will cost approximately \$76,000. Ken Murchison is taking the lead on this project.

- c. New School
  - The plan is to be under construction in July with a completion date of October 2019 for the new park.
- d. Public Safety Study
  - The Public Safety Committee has requested that we prepare some concepts on two different sites. The architect has forwarded those two concepts back to the City for an initial review. There are some concerns about what was sent back and we've asked them to revise those again before we take them back to the overall committee for consideration. What has been sent back to us was a standalone police station on Birdseye site, a combined facility on the Birdseye site, a standalone police station on the current Fire/EMS site, and retrofitting the existing building to accommodate both the police, fire and EMS.
- e. Airport hangar
  - The hangar is nearly completed.
- f. Miss Jordyn's Childcare Center
  - Miss Jordyn's is looking to relocate to the downtown area and to privately finance this move, but sometime in the future they may be coming to the City for assistance with façade improvements.
- g. Revolving Loan Fund
  - The City has over a half million in its revolving loan fund. The Manager has reached out to North Maine Development Commission (NMDC) as to whether they would be interested in administrating the revolving loan fund. NMDC will be forwarding an agreement for the Council's consideration.
- h. Manager will be out of the office for the next two days for training and an airport meeting.

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

- Councilor McDonough asked why the Park Street signs for the section between Glenn and Bennett haven't been removed as this section has been discontinued.
- Councilor Kirkpatrick stated that CUD received notice today from the Maine Department of Transportation (MDOT) that all bids for the High Street project have been rejected.
- Councilor Kirkpatrick reminded the Council and the Manager that he hasn't received the answers to the eight questions he has posed for the hospital to answer. The Manager has spoken to Kris at the hospital and has requested that Councilor Kirkpatrick's questions to be added to Hospital Board's next agenda. The next Hospital Board meeting will be July 2<sup>nd</sup>. Councilor Kirkpatrick stated that it has been over 13 weeks since he originally asked his questions. *\*Amended per vote of the Council July 9, 2018 to include: - Why are City Councilors asked to sign an NDA in order to attend a hospital meeting? Not Answered – Where are the legal documents which create the hospital entities? Answered April 30 – Why aren't hospital meetings public and treated as such? Not answered – Why aren't hospital annual financials audited or complete in the City annual report? Not*

*answered – Why do we have a municipal hospital; what are the benefits? Not answered – Where is the current lease and what its terms? Answered April 30 – Why don't the quarterly financial presentations from the hospital conform to the City Charter? Not answered – Who is the legal counsel and auditor for the hospital? Partially answered April 26.*

- Temporary Chair Goughan provided an update on the Tri-Community Landfill and the status of the upcoming merger.
  - On January 1, 2019, Presque Isle will become the fourth owner community along with Caribou, Fort Fairfield, and Limestone. Both Caribou and Presque Isle will have two representatives with Fort Fairfield and Limestone having one representative each. As of January 1, 2019, this new corporation will have the name of Aroostook Waste Solutions.
  - Goughan finds Tri-Community Landfill to be both an extremely well run operation and an example of communities cooperating together successfully for the benefit of their citizens.
  - Goughan gave special acknowledgement to the two executive directors that have served TCL, former executive director Ken Hensler and current director Mark Draper.
  - On January 1, 2019, the current TCL will receive the benefit of the volume of trash that Presque Isle generates resulting in a sustainable future for all its current patrons. This merger is a good deal for all to enjoy. He is honored to be a member of the board. TCL is well run. He praised TCL representatives from Fort Fairfield, Limestone and Caribou's Ken Murchison.
  - Goughan gave a personal "shout out" to Caribou's Ken Murchison. Ken has served many years on the board representing the citizens of Caribou and in Goughan's opinion Ken has served it professionally, honorably, not selfishly and with no personal agenda other than to represent the citizens of Caribou and the communities of Aroostook County. Goughan enjoys being associated with Ken at the TCL board meetings. Goughan requested that his "shout out" be recorded tonight noting that Ken Murchison has served as a TCL board member as a City Councilor, private citizen, and currently as a city employee.

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

- a. §405(6)(C) Real Estate & Economic Development

7: 24 p.m. time in: Motion made by P. McDonough, seconded by T. Guerrette, to go into executive session under 1 MSRA §405(6)(C) to discuss real estate and economic development. (5 yes) So voted.

8:11 p.m. time out.

No action taken.

b. §405(6)(D) Labor Contracts and Proposals

8:12 p.m. Time In: Motion made by P. McDonough, seconded by T. Guerrette, to go into executive session under 1 MSRA §405(6)(D) Labor Contracts and Proposals. (5 yes) So voted.

9:00 p.m. time out.

Motion made by P. McDonough, seconded by J. Theriault, that the appropriate departments heads be at the table as silent resources for the City Manager during all contract negotiations. (4 yes, J. Theriault, RM Goughan, H. Kirkpatrick, P. McDonough, 1 no, T. Guerrette) So voted.

c. Real Estate

9:01 p.m. time in. Motion made by H. Kirkpatrick, seconded by RM Goughan, to go into executive session to discuss real estate. (5 yes) So voted.

9:23 p.m. time out.

No action taken.

d. Personnel Matters Pertaining to the Hospital

9:25 p.m. time in. Motion made by RM Goughan, seconded by T. Guerrette, to go into executive session to discuss personnel matters pertaining to the hospital.

9:35 p.m. time out.

Council Agenda Item #12: Next Regularly Scheduled Council Meeting – July 9

Council Agenda Item #13: Adjournment

Motion made by T. Guerrette, seconded by J. Theriault, to adjourn at 9:36 p.m. (5 yes) So voted.

Jayne R. Farrin, Secretary