

Council Agenda Item #1: Roll Call

The Caribou City Council held a regular meeting Monday, October 9, 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 and David Ouellette, Director of Public Works.

Council Candidate: Christine Lister and Christopher Lydon.

Christopher Bouchard of 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

None of the Councilors declared any Conflicts of Interest.

Council Agenda Item #5: Consent Agenda

- a. Minutes from City Council Meeting held September 10, 2018
- b. Notice of Election on November 6, 2018/Opening Time and Warden Appointments
- c. Liquor License for A+W Properties DBA The Warehouse at 14 Evergreen Parkway
- d. Liquor License for Henry B. Pratt Jr. American Legion at 67 Sweden Street

Motion made by P. McDonough, seconded by J. Theriault, to approve Consent Agenda A-D as presented. (7 yes) So voted.

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

- a. Recognition of Kalen Hill recertification as a Municipal Clerk

The Council was informed by the City Clerk that Kalen Hill was recognized at the Maine Town & City Clerks' Association's annual Networking Day held in September. Deputy Kalen Hill received her recertification as a Certified Clerk of Maine. City Clerk Farrin praised Kalen for all her hard work in completing the necessary requirements.

It was briefly noted that Chief Michael Gahagan was awarded the Ethel N. Kelley Memorial Award from Maine Municipal Association during their annual convention. Because the Chief was unable to attend this evening, this recognition will on the next Council agenda.

Council Agenda Item #7: Formal Public Hearings

- a. Renewal of a Registered Nonprofit Dispensary permit for Safe Alternatives located 1137 Presque Isle Road

6:02 p.m. Public Hearing opened.

The City Clerk commented that the Fire and Police Chiefs and Code Enforcement Officer do not have any issues with this application.

Leo Trudel – Executive Director of Safe Alternatives – stated that they appreciate doing business in Caribou and look forward to doing more in the near future. Mr. Trudel noted that he was available for any questions.

6:04 p.m. Public Hearing closed.

Motion made by P. McDonough, seconded by T. Guerrette, to approve the renewal of a Registered Nonprofit Dispensary permit for Safe Alternatives located at 1137 Presque Isle Road. (7 yes) So voted.

- b. Non-Binding Advisory Referendum Question on Property Tax Relief for Senior Residents

6:05 p.m. Public Hearing opened.

No public input.

6:06 p.m. Public Hearing closed.

- c. Revised Wage Policy for Non-Union Employees – Ordinance 04, 2018 Series

6:06 p.m. Public Hearing opened.

No public input.

6:06 p.m. Public Hearing closed.

The Mayor stated that this proposed ordinance had been discussed in executive session and that this be discussed again in executive session. Councilor Kirkpatrick noted that this was just the policy and didn't need to be in executive session. The Manager suggested that this could be discussed under Council Agenda Item 8.

- d. Declaration of 0.11 acres as Surplus Property – Ordinance 05, 2018 Series

6:07 p.m. Public Hearing opened.

No public input.

6:08 p.m. Public Hearing closed.

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

- a. Discussion and Possible Action Regarding River Road Report – Engineer's Findings

Engineering firm DuBois & King has issued their preliminary analysis of River Road with four road repair alternatives.

1. Mechanically stabilized earthen wall
 - Cost - \$1,400,000
 - Utility Impact – no
 - Permitting Requirements – minor
 - Impact to Property Owners - minimal
2. Realign Roadway 20' to east
 - Cost - \$1,200,000
 - Utility Impact – no

- Permitting Requirement – minor
 - Impact to Property Owners – 3 properties
3. Relocate roadway to the east utilizing abandoned rail bed
 - Cost - \$2,600,000
 - Utility Impact – yes
 - Permitting Requirement – major
 - Impact to Property Owners - minimal
 4. Relocate roadway vertically
 - Cost - \$1,350,000
 - Utility Impact – yes
 - Permitting Requirement – minor
 - Impact to Property Owners – 3 properties

The Manager reviewed each of the four options. Council discussion. Questions were directed to the Public Works Director as to what public works might be able to do as “in-kind” work. Director Ouellette stated that the department doesn’t have a lot of large equipment; such as, excavators, but there are items the department could do that might save \$100,000 to \$200,000 as long as the contractor is willing to work with them. When asked by Councilor Theriault about opening the road for the winter, Director Ouellette stated that his ‘gut’ tells him no. He did further state that if that is what the Council wants then he would do his best to do something to open it up, but that the first concern should be public safety. Discussion.

DuBois & King recommends Alternative 2.

Councilors were polled as to which alternative was their preference.

Councilor Kirkpatrick – prefers Alternative 1. The CUD could apply for grants

Councilor McDonough – not sure

Councilor Cote – wants more information on Alternatives 1 & 2

Councilor Theriault – Alternative 2

Councilor Guerrette – Alternative 2

Councilor Goughan – His concerns have to do with resolving the problems on the River Road, so it doesn’t happen again. His personal preference is Alternative 3, with it being used to encourage economic development.

Mayor – Alternative 1

Council Consensus: To eliminate Alternative 4. There wasn’t any consensus to eliminate Alternative 3.

When asked, Director Ouellette commented that he has no preference between Alternatives 1 and 2.

Council Consensus: To pursue a temporary fix of the River Road.

The Mayor asked the City Manager to do a cost analysis between Alternatives 1 and 2.

The Council wants to meet with DuBois & King.

This subject will be added to the agenda for the October 17th Council Retreat.

- b. Discussion and Possible Action Regarding Real Estate Purchase Agreement for Property located at 173 River Road

The Mayor stated that this will be discussed at the end of the evening in executive session.

- c. Discussion and Possible Action Regarding Resolution 10-01-2018 – Proclaiming October 2018 Housing America Month

The Community Development Department brought forward Resolution 10-01-2018 for adoption.

Motion made by J. Theriault, seconded by P. McDonough, to adopt Resolution 10-01-2018 – Proclaiming October 2018 Housing America Month.

- d. Discussion and Possible Action Regarding Ordinance 4, 2018 Series – Approving a Wage Policy for Non-Union Employees

The Mayor stated that discussion concerning Ordinance 04, 2018 Series – approving a Wage Policy for Non-Union Employees will be held later in executive session and whatever is decided will be made public.

- e. Discussion and Possible Action Regarding Ordinance 5, 2018 Series – Declaring 0.11 acres as Surplus Property

Motion made by J. Theriault, seconded by T. Guerrette, to adopt Ordinance No. 05, 2018 Series An Ordinance Approving the Sale of 0.11 acres near York Street and Sincock Street. (7 yes) So voted.

- f. Introduction of Ordinance 6, 2018 Series – Amending Chapter 17 General Assistance Guidelines

Mayor Martin introduced Ordinance 06, 2018 Series An Ordinance Amending Chapter 17 General Assistance Short Title: An Ordinance Amending General Assistance Guidelines.

Public Hearing will be scheduled.

- g. Discussion and Possible Action Regarding an Economic Development Agreement between Caribou City and Porvair Filtration Group, Inc., Caribou Division.

Motion made by P. McDonough, seconded by J. Theriault, to table the proposed agreement between City of Caribou and Porvair Filtration Group, Inc. Caribou Division. (6 yes, 1 no, RM Goughan) So voted.

- h. Discussion and Possible Action Regarding RSU 39 Plumbing Permit Fee Waiver

The Council took no action regarding waiving the plumbing permit fees for the RSU 39 new school project.

- i. Annual Performance Review of City Manager

This item will be held in Executive Session.

Council Agenda Item #9: Reports and Discussion by Mayor and Council Members

There weren't any additional reports or discussions by the Mayor or other Councilors.

Council Agenda Item #10: Reports of Officers, Staff, Boards and Committee

- Absentee ballots for the November 6th Election are available in the City Clerk's Office.

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

- a. §405(6)(A) Consideration of Employment, Duties, and Compensation of an Individual(s)

7:27 p.m. time in: Motion made by P. McDonough, seconded by T. Guerrette, to enter an executive session under MRSA §405(6)(A) Consideration of Employment, Duties, and Compensation of an Individual(s). (7 yes) So voted.

8:40 p.m. time out.

- b. §405(6)(C) Acquisition of Property at 173 River Road

8:41p.m. time in: Motion made by P. McDonough, seconded by T. Guerrette, to enter an executive session under MRSA §405(6)(C) to discuss acquisition of property at 173 River Road.

8:44 p.m. time out.

Motion made by RM Goughan, seconded by N. Cote, to approve the acquisition of property at 173 River Road based on the provided contract. (7 yes) So voted.

- c. §405(6)(D) Labor Contracts and Proposals

8:45 p.m. time in: Motion made by P. McDonough, seconded by T. Guerrette, to enter an executive session under MRSA §405(6)(D) to discuss contract negotiations with the Police Union.

9:06 p.m. time out.

Motion made by P. McDonough, seconded by T. Guerrette, to continue with the Manager in his current employment contract. (7 yes) So voted.

Motion made by Mayor Martin that the Manager be given a pay increase of 3%.

Manager Marker expressed appreciation for the sentiment and requested the Council not take such an action until it is better known how other employees will be affected through the budget process. After some discussion Mayor Martin withdraw his motion.

Council Agenda Item #12: Next Meeting: October 17, October 29, November 12

Council Agenda Item #13: Adjournment

Motion made by T. Guerrette, seconded by J. Theriault to adjourn at 9:11 p.m. (7 yes) So voted.

Jayne R. Farrin, Secretary