

Council Agenda Item #1: Roll Call

The Caribou City Council held a regular meeting Monday, April 8, 2019 at 6:00 p.m. in Council Chambers with the following members present: Mayor R. Mark Goughan, Deputy Mayor Jody R. Smith, David Martin, Joan Theriault, Nicole L. Cote, and Thomas Ayer. Hugh Kirkpatrick was absent and excused.

Dennis L. Marker, City Manager was present.

Department Managers and Staff: Penny Thompson (Tax Assessor), Hope Shafer (Library Director), Kenneth G. Murchison (Zoning Administrator), David Ouellette (Public Works Director), Michael Gahagan (Police Chief), Scott Susi (Fire Chief), Kalen Hill (Deputy City Clerk), Constance J. Michaud (Assistant City Clerk), Denise Lausier (Executive Assistant to the City Manager), and Gary Marquis (Supt. of Parks & Recreation).

Melissa Lizotte for The Star Herald, Spectrum, and YouTube covered the meeting.

Council Agenda Item #2: Pledge of Allegiance

The Mayor led the Pledge of Allegiance.

Council Agenda Item #3: Public Forum

- Barbara Aiken – read a statement from the Caribou Ecumenical Food Pantry, which has in operation for 20 years and relies on \$200 per month from five churches, volunteers, and donors. Their current facility sustained major water damage requiring them to move. They had hoped to move into the former Mecon Building which owned by the City, but there is a problem with the plumbing that has been estimated to cost \$7,000 to correct. The proposed lease with the City includes language that would require the Food Pantry to pay to fix this plumbing issue. On behalf of the Food Pantry, Ms. Aiken requested that the City reconsider rewriting a rental agreement excluding the plumbing repair and require the Food Pantry to be held responsible for only those damages to the property that are under their control.

Discussion about the plumbing and bathroom issues. The Mayor believes the City plans to take care of the bathroom issues and is going through the process of obtaining quotes to repair the bathroom. He asked for patience.

Council Agenda Item #4: Minutes from Regular Council Meeting held March 25, 2019

Motion made by J. Smith, seconded by N. Cote, to approve the minutes from the March 25, 2019 Regular Council Meeting as presented. (6 yes) So voted.

Council Agenda Item #5: Bid Openings, Awards, and Appointments

- a. Resolution 04-01-2019 – Spirit of America Recognitions
 - Barbara Aiken – Her volunteering includes Ecumenical Food Pantry, Cary Medical Center’s Ladies Auxiliary, and Parks & Rec’s gingerbread house tradition
 - Bill Flagg – Director of Community Relations and Development for Caribou Medical Center
 - Rotary Club – Support local soup kitchen, Caribou Performing Arts Center, Caribou High School Ski programs, SHARPS Program, and bike helmets for kids.

- Channel X Radio – Founded 33 years ago by Dennis Curley with a vision of being community driven by focusing on and promoting local people and business.
- Christina Kane-Gibson – Caribou Marketing and Events Coordinator
- Connie Michaud – Retiring after 33 years as Assistant City Clerk
- Dr. Valerie Waldermarson – She is a civic leader and a true mentor to her students
- Roger Felix – Business and Community Liaison at Loring Job Corps
- Sean Pelletier – Founder of Brian’s Ride

b. Caribou High School Choir Honors

At the All State Vocal Jazz and Show Choir festival, the show choir earned a silver award and 3rd place overall with Austin LaPlante earning an Outstanding Musicianship award. The jazz choir and ensemble received a bronze award in the jazz category. Vicki King and Vaughan McLaughlin work with the young people

c. 2019 Limerick Contest Winners

The 2nd Annual Limerick Contest was held March 19th at the Caribou Public Library. The winners were Roy Cyr (elementary), Connor Albers (6th -12th grade) and Larry Bubar (adult). Both Connor Albers and Larry Bubar read their winning limericks

d. Award of Bid for City High Street Repaving Project

SUMMARY HIGH STREET MILL / FILL

| | Milling | HMA 9.5 | HMA 12.5 | Curbing | Side Walks |
|----------------------------|-------------|-------------|--------------|-------------|-------------|
| Trombley Industries | \$16,650.00 | \$23,055.00 | \$74,350.00 | \$7,312.50 | \$15,180.00 |
| \$136,547.50 | | | | | |
| Solderberg Company | \$9,990.00 | \$25,500.00 | \$79,600.00 | \$7,800.00 | \$16,500.00 |
| \$139,390.00 | | | | | |
| Northeast Paving | \$20,250.00 | \$50,400.00 | \$156,000.00 | \$14,300.00 | \$29,700.00 |
| \$270,650.00 | | | | | |

The Manager noted that the low bidder Trombley Industries is also the same company that was the low bidder for the Maine Department of Transportation (MDOT) High Street project. At this time, MDOT hasn’t signed contracts for the High Street work as they are working through the process verifying bonding information and insurances. It is expected that this process will be complete within the next couple of weeks. It is the Manager’s recommendation that the Council award the bid contingent upon the State awarding their portion of the project and to award the City’s bid to Trombley Industries for \$136,547.50.

Motion made by J. Smith, seconded by T. Ayer, to award the High Street Mill / Fill project to Trombley Industries for \$136,547.50 contingent on MDOT awarding the State’s portion of the project. (6 yes) So voted.

Council Agenda Item #6: Public Hearings and Possible Action Items

There weren’t any public hearings held.

Council Agenda Item #7: New Business

- a. Discussion and Possible Action Regarding Renewal of Rubbish Hauler Permit for McNeal’s Trucking Inc.

Motion made by J. Theriault, seconded by D. Martin, to approve the renewal of a rubbish hauler permit for McNeal’s Trucking Inc.. (6 yes) So voted.

- b. Discussion and Possible Action Regarding Renewal of Liquor License for Northern Maine Brewing Company

Motion made by J. Theriault, seconded by D. Martin, to approve the renewal of Liquor License for Northern Maine Brewing Company. (6 yes) So voted.

- c. Discussion and Possible Action Regarding Acceptance of Library Memorial Fund Donation

On March 22, 2019, a gift of \$9,771.62 was received from the estate of Philip Turner to establish the Philip Turner Library Memorial Fund. The funds are to be used at the discretion of the Library Director for books, materials, and programming and cannot be used for furniture.

Motion made by D. Martin, seconded by T. Ayer, to accept the donation of \$9,771.62 from the estate of Philip Turner to establish the Philip Turner Library Memorial Fund with the funds to be used at the discretion of the Library Director for books, materials, and programming and cannot be used for furniture and that a letter of appreciation be sent within 10 business days. (6 yes) So voted.

- d. Discussion Regarding Fire/EMS Department Budget

The Mayor stated that this agenda item will not be discussed tonight, but rather a workshop meeting will be scheduled for this topic. The Mayor requested a copy of the detailed expense budget. He has questions about the pellet boiler and fire truck leases and how they get into the different departments and the line items used.

- e. Discussion and Possible Action Regarding Nylander Museum Reserve Accounts

| Account | Balance (04/03/2019) | Origination & Purpose |
|---------|-------------------------|--|
| G-1-352 | \$12,185.99 | Unknown origin |
| G-1-448 | \$2,000 | Donation from a law firm in 2011. No identified limitations on the use |

Motion made by D. Martin, seconded by J. Theriault, to authorize the consolidation of G-1-352 and G-1-448 into one fund to be reserved for general museum maintenance and capital projects but not for operations or programming. (6 yes) So voted.

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

- a. Discussion and Possible Action Regarding DOT Construction Overlimit Permit Agreement

For 2019, MDOT has two projects in Caribou, with one running north towards Connor TWP and second running from Presque Isle to Caribou.

Motion made by J. Smith, seconded by N. Cote to approve the agreement with MDOT for a construction overlimit permit allowing the use of overweight equipment and loads on municipal ways for the Route 1 projects. (6 yes) So voted.

b. Discussion and Possible Action Regarding Seasonal Weight on Local Roads

The Manager shared information on the State rules concerning seasonal load restrictions.

The Council voted March 25th to approve a 34,000 seasonal weight limit on the following roads: Albair, Maysville Siding, Sawyer, Plante, Thompson, Railroad, Westgate and Dow Siding.

c. Discussion and Possible Action Regarding Ordinance No. 02, 2019 Series, Amending City Flood Hazard Area Regulations

At the last meeting, the Council voted to table any action regarding Ordinance No. 02, 2019 Series, amending flood hazard area regulation.

- Community participation in the National Flood Insurance Program (NFIP) is voluntary and by accepting this ordinance the City is a voluntary participant in this program.
- If a community chooses not to participate in the NFIP then home owners are unable to purchase federal flood insurance, in addition federal grants, loans, and disaster programs.
- There are 665 lots that touch the floodplain, which is approximately 15% of the City's total number of lots.

The Zoning Administrator and Manager answered several Council questions. Discussion. The proposed ordinance is an update to the City's current ordinance.

Motion made by T. Ayer, seconded by D. Martin, to adopt Ordinance No. 02, 2019 Series, An Ordinance Amending Chapter 13, Section 13-600, Flood Hazard Area Regulations, Short Title: An Ordinance amending Flood Hazard Area Regulations as presented. (6 yes) So voted.

d. 2019 Council Goals & Priorities

The Manager and Council reviewed the results for 2019 City Council priorities and goals surveys that were completed and submitted by the Council. (Exhibit A).

Chief Susi was selected by his peers to testify in front of the Legislature concerning ambulance reimbursement rates. The bill is LD 915 An Act To Provide Adequate Reimbursement under MaineCare for Ambulance and Neonatal Transport Services.

Two test LED streetlights, a 3000 and 4000 kelvin, have been installed by the Caribou Library.

Councilor Ayer praised Gary Marquis and others that did the snowmobile trail grooming.

Discussion with topics including: increased participation at Library programs, the completion of Teague Park, demolition of Sincock School and the site being developed into a park.

Councilor Martin noted that the Charter lists the duties of the City Manager and that it is quite a list and that the Council should not over burden the Manager. Several of the apparent Council priorities are already items that the City is working on. Manager Marker suggested that he will add them to his City Manager's Report.

Council Agenda Item #9: City Manager's Report

The Manager provided an update on a variety of topics including:

- LED Streetlight Conversion – test lights next to the Library.
- River Road – DuBois is finalizing the design and it is anticipated that it will go out to bid in a couple of weeks. Financing needs to be finalized.
- Birdseye Cleanup – waiting for the snow to melt
- Flora Dale Park – Penny Thompson had some success in her research at the Registry of Deeds.
- Hilltop Senior Living Update – demolition work continues
- Dunkin Donuts – waiting for additional information
- Senior Homestead Tax Credit Program – There are several bills in the Legislature to raise the Homestead Exemption amount. He suggested a workshop later in the year.
- Pellet Boiler System – still on information

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

- a. Fuel sales - Councilor Theriault spoke in opposition to lowering the cost of fuel at the airport during a proposed event to be held August 24th. The Manager commented that the City's markup throughout the year will cover the cost of fuel that is sold below cost during the proposed event.
- b. Food pantry – 60 Access Highway - Discussion

Even if the bathroom situation is taken care of, because a food pantry is open to the public, it is necessary to have the State Fire Marshall complete a review of the plans. Chief Susi commented that it could take four to six weeks to get that done. Since the last Council meeting, the City has obtained additional information about repairing the bathrooms at 60 Access Highway. The price to repair the men's bathroom is approximately \$1,500. The Bread of Life Soup Kitchen is willing to help the food pantry even with their distribution. The Mayor commented that is his belief that a majority of the Council wants to help the food pantry. He suggested that until a bathroom is up and running possibly the food pantry could store the food at 60 Access Highway and distribute through the soup kitchen. Currently the food pantry's food items are being stored at Catholic Charities. Discussion.

Motion made by J. Smith, seconded by N. Cote, to authorize the City Manager to have the bathrooms repairs at 60 Access Highway. (6 yes) So voted.

The Mayor requested the City Manager prepare a new contract, to be used for 60 Access Highway, to include those items discussed this evening and to have it ready for the next Council meeting.

Councilor Ayer would like to see a workshop on preventative maintenance for City owned buildings.

Council Agenda Item #11: Reports of Officers, Staff, Boards and Committees

Today was the last work day for Assistant City Clerk Constance J. Michaud, after serving the City for 33 years plus one day. A luncheon and open house was held in her honor.

Council Agenda Item #12: Executive Session (May be called to discuss matters identified under Maine Revised Statutes, Title 1, §405.6)

- a. §405(6)(C) to discuss real estate and economic development items

7:53 p.m. Time in. Motion made by D. Martin, seconded by J. Theriault, to enter into executive session under MRSA Title 1, §405(6)(C) to discuss real estate and economic development items. (6 yes) So voted.

8:18 p.m. Time out.

Motion made by D. Martin, seconded by T. Ayer, to authorize the City Manager to begin negotiating with Scott Gove for property needed with the River Road reconstruction. (6 yes) So voted.

Councilor Theriault noted the Mr. Gove is her nephew and she felt that it was okay to vote on the motion because there was no dollar value discussed.

Motion made by D. Martin, seconded by J. Smith, to authorize the City Manager to extend a formal offer to Dr. Carla Chomka for her property located next to the River Road reconstruction project. The offer would be for appraised value, which include all surface and mineral rights, including water. (6 yes) So voted.

8:20 p.m. Time in. Motion made by D. Martin, seconded by J. Theriault, to enter into executive session under MRSA Title 1, §405(6)(C) to discuss real estate and economic development items. (6 yes) So voted.

8:26 p.m. Time out.

Motion made by J. Smith, seconded by T. Ayer, to send a letter to Sleeper and Sons notifying them of the City's desire to terminate the current lease at 60 Access Highway. (6 yes) So voted.

8:27 p.m. Time in. Motion made by Mayor Goughan, seconded by J. Smith, to enter into executive session under MRSA Title 1, §405(6)(C) to discuss real estate and economic development items. (6 yes) So voted.

8:37 p.m. Time out.

No action taken.

Mayor Goughan asked that the Manager prepare a five minutes presentation on current unfunded liabilities of the City for the next meeting.

Mayor Goughan outlined his desire to have a non-political citizens committee formed evaluate options of cleaning up the town and better utilizing city owned properties for new. The committee would meet 4-5 times over the year and bring back some suggestions to the Council. He asked that the Council send him the names of individuals they think would be good to serve on such a committee.

Councilor Martin asked that the Council revisit the policy of foreclosing on homes with occupants. There was discussion about past practice of letting occupants live in homes for a small payment each month. Councilor sentiment was that the City should not be engaged in such risky tenant situations.

No action taken.

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Council Agenda Item #13: Next Meetings(s): April 22 & May 13

Council Agenda Item #14: Adjournment

Motion made by J. Smith, seconded by D. Martin, to adjourn the meeting at 8:43 p.m. (6 yes) So voted.

Jayne R. Farrin, Secretary