

Council Agenda Item #1: Roll Call

The Caribou City Council held a regular meeting Monday, April 22, 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 (excused at 8:26 p.m.), Hugh Kirkpatrick, and Thomas Ayer.

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), Carl Grant (Finance Director), and Gary Marquis (Supt. of Parks & Recreation).

Christopher Bouchard for the Aroostook Republican, 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

- a. Robert Kerber – Emond Road – Reminded the Council that he had previously spoke to Council in January about the need for reliable high speed internet. He stated that once you turn on to the Emond Road that there are 11 homes located within the first seven tenths of a miles. Only 5 of the 11 homes have access to internet through Spectrum.

The City Manager reminded Council that the City has hired a consultant to handle negotiations with Spectrum. The Mayor asked the Manager to share Mr. Kerber's observations and comments with the City's consultant.

Council Agenda Item #4: Minutes from Regular Council Meeting held April 8, 2019

Motion made by J. Theriault, seconded by J. Smith, to approve the minutes from the April 8, 2019 Regular Council Meeting as presented. (6 yes, 1 abstention, H. Kirkpatrick) So voted.

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

- a. Jayne R. Farrin – Certified Fundamentals of GA Assistance

Ms. Farrin commented that Fundamentals is the first of two certifications offered through the Welfare Directors Association. She hopes to earn the second certification before her retirement in 2020.

- b. Volunteer Recognition – Madeline Guerrette

The Mayor read Resolution 04-02-2019 A Resolution Recognizing the Exceptional Community Spirit.

Motion made by J. Theriault, seconded by D. Martin, to adopt Resolution 04-02-2019 A Resolution Recognizing the Exceptional Community Spirit of Madeline Guerrette. (7 yes) So voted.

c. Appointments to a Citizens Advisory Board of Residential Rural/Urban Renewal

The Mayor read a prepared Directive from the Office of the Mayor R. Mark Goughan; in which he created and selected members to serve on a Citizens Advisory Board for Residential Rural/Urban Renewal. This board is to:

- 1) Study the problems to determine the causes of vacant and sub-standard housing
- 2) Make recommendation to the Council intended to reverse the conditions which will make our neighborhoods stronger and safer
- 3) Make recommendations that will ultimately increase Caribou’s Valuation
- 4) Recommendations made on or before December 1, 2019 to the Caribou City Council

The Mayor selected James Cerrato, Timothy Ring, Jay Kamm, Karen Rockwell Ouellette, and Paul Camping (who will serve the Chair).

Motion made by H. Kirkpatrick, seconded by T. Ayer, to appoint James Cerrato, Timothy Ring, Jay Kamm, Karen Rockwell Ouellette, and Paul Camping to the Citizens Advisory Board for Residential Rural/Urban Renewal. (7 yes) So voted.

d. Award of Bid for 60 Access Highway Appraisal Services

Company/Individual	Price	Timeframe
Jamie Helmstetter	\$6,500	120 days
Michael J. Soucy	\$3,700	April 30th
James D. Park	\$4,250	June 10th
Angus Morrison	\$3,800	45 days

It is recommended that the Council award the appraisal services for 60 Access Highway to Michael Soucy for \$3,700 and that the City Manager be authorized to execute the necessary contract documents for completion of the work.

Motion made by H. Kirkpatrick, seconded by J. Smith, to accept the low bid from Michael Soucy for \$3,700 and that the City Manager be authorized to execute the necessary contract document for completion of the work. (7 yes) So voted.

Council Agenda Item #6: City Financials

a. Statement for March 2019

Account GL 1-367-05 Drink Grant Personnel is a Police Department grant for alcohol patrols including checking stores that might be selling to minors.

The Mayor stated that he will be voting “no” on the financials this evening and this is not to be seen that administration has improperly tabulated or stated any numbers. The Mayor commented that he didn’t vote for the 2019 expense or revenue budgets. The Council’s last update on the 2019 projected mil rate was that it could be 1.7 mil increase. He further stated that his “no” vote is meant to reflect that he will vote “no” on a 1.7 mil increase, he doesn’t approve of the financial direction that Caribou is operating and is meant to reflect his opinion as one City Councilor that Caribou isn’t living within its means.

Councilor Ayer requested that he receive each department’s financial sheet.

Motion made by J. Smith, seconded by J. Theriault, to accept the March 2019 city financials as presented. (6 yes, 1 no, Mayor Goughan) So voted.

b. Report on Unfunded Liabilities of the City

Unfunded Liability is defined as a future debt that does not have savings set aside for it.

Finance Director explained the report that was included in the Council packet titled “City of Caribou Current Unfunded Liabilities”. There are three areas:

Current Unfunded Liabilities	Total
Compensated Absences	\$575,438
Liabilities funded for the current year, but have future unfunded liabilities attached to them (biomass boiler, fire engine, River Road, and street lights)	\$2,189,311
Projected Capital Liabilities through 2023	\$2,811,200

Councilor questions were answered.

Council Agenda Item #7: New Business

a. Discussion and Possible Action Regarding Renewal of Rubbish Hauler Permits for

i. Robbie Caldwell dba Caldwell’s Sanitation LLC

Motion made by H. Kirkpatrick, seconded by J. Smith, to approve the renewal of a rubbish hauler permit for Robbie Caldwell dba Caldwell’s Sanitation. (7 yes) So voted.

ii. Rick Chapman dba City Sanitation

Motion made by H. Kirkpatrick, seconded by J. Smith, to approve the renewal of a rubbish hauler permit for Rick Chapman dba City Sanitation. (7 yes) So voted.

iii. Pine Tree Waste

Motion made by H. Kirkpatrick, seconded by J. Smith, to approve the renewal of a rubbish hauler permit for Pine Tree Waste. (7 yes) So voted.

iv. Nathan Haney dba Crown of Maine Sanitation

Motion made by H. Kirkpatrick, seconded by J. Theriault, to approve the renewal of a rubbish hauler permit for Nathan Haney dba Crown of Maine Sanitation. (yes) So voted.

v. Sale of Tax-Acquired Property – 12 Hillcrest Avenue

The property was tax acquired in 2017 for nonpayment of 2015 property taxes. It has been put out to bid and no bids were received.

Michelle Grant spoke for her cousin the daughter of the prior owner of the property. The goal is to return it to and keep the property in the family.

Motion made by H. Kirkpatrick, seconded by J. Smith, to sell 12 Hillcrest Avenue Map 34 Lot 60 to the prior owner for all back taxes owed including estimated 2019 taxes. (7 yes) So voted.

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

a. Discussion and Possible Action Regarding Lease Agreement with the Caribou Ecumenical Food Pantry

The proposed lease agreement between the City and the Caribou Ecumenical Food Pantry has been revised to address concerns that were expressed by the Council at the April 8, 2019 Council Meeting.

Motion made by J. Smith, seconded by D. Martin, to approve the proposed revised lease agreement between the City and the Caribou Ecumenical Food Pantry as presented.

Correct typo in section 4.0 Term from April 1, 20202 to April 1, 2020. Discussion concerning the language in 9.0 Repairs and Maintenance and its meaning. The Mayor is in favor of new general lease agreements for all tenants at 60 Access Highway. He expressed concerns about expanding the use of the building from cold storage to one that the public has access to and any costs to the City for this change.

Motion made by D. Martin, seconded by J. Theriault, to amend the main motion by striking out words “Lessee shall be responsible for all maintenance and repairs necessary within the Premises and desired for Lessee’s use of the space.” from 9.0 Repairs and Maintenance. (7 yes) So voted.

The Mayor called for a vote on the main motion to approve the proposed revised lease agreement between the City and the Caribou Ecumenical Food Pantry as amended and not to authorize the City Manager to sign until information has been received from the State Fire Marshal’s (FM) Office. (7 yes) So voted.

Council Agenda Item #9: City Manager’s Report

- LED Streetlight Conversion-waiting for Emera and information concerning 70 lights and whether they are the City’s responsibility or not.
- River Road-additional failure occurred overnight with additional cracks. Now there are questions whether moving the road 30 feet will be the solution. DuBois & King are coming up Wednesday to look at the situation. There could be design revisions and additional costs.

Discussion as to whether the road should be closed including input from the P.W Director. At this time, Director Ouellette doesn’t recommend closing the road but will do whatever the Council directs. Discussion as to whether or not the road will be repaired this summer.

- Blight Cleanup-As of last Friday, McGillans has returned to the Birdseye property. They are going to aid the scrapers with getting the metal off the site. The building with the digester needs to be knocked down. McGillans will also be tearing down 25 Liberty. The City is ready to go with York Street.
- Flora Dale Park-Surveyor Dale Blackstone has indicated that there appears to be “paper roads” over the property. To sell the property, the City would need to clean up the paper roads first.
- Dunkin Donuts-The Planning Board granted conditional approval. Building permit has been issued.
- Public Safety Building-Administration is looking at two financing scenarios 1) The City gets the funding and builds it ourselves with whatever grants/bonds the City can get or 2) The City privatize the project and enters into a long-term lease of privately funded facilities that are built to suit.

- Teague Park and Sincock Parks (RSU School Project)-Sincock building is done and a lot of the material is being left on site as fill. The Learning Center is down also. The parks need to be open to the public by September 19th.
- 60 Access Highway Renovations-The SFM's Office has confirmed that there is a 6 to 8 week turnaround time for review of any plans submitted to them.
- Hose Tower-The City has received a \$45,000 to \$50,000 cost estimate to repair with metal. The Capital Budget has a cost estimate of \$12,000 to \$15,000 to repair.
- Airport-The Civil Air Patrol is requesting use of space for free at the Airport. Discussion. This request was directed to the City's Airport Committee for review.
- Culvert Failures-Westgate Road and Washburn Road
- High Street-For all appearances it is a "go" with Trombley Industries.

The Council will be extending an invitation to meet with Senator Troy Jackson and Rep. John Deveau.

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

- Invite representatives from the RSU 39 to a Council meeting to discuss the upcoming budget.
- The Mayor has the names and contact information for three businesses that have agreed to meet with the City Manager.
- In August, the Mayor wants Department Heads to come in and give Council their assessment on their assets (buildings, equipment including roads for Public Works Director).

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

- There is an Elected Official Workshop being held in June in Fort Kent. They should contact the City Clerk if any of the Councilors are interested in attending.
- The March City Clerk's Office report was handed out.

Council Agenda Item #13: Executive Session (May be called to discuss matters identified under Maine Revised Statutes, Title 36, §841.2 Abatement of Taxes Due to Hardship or Poverty)

7:53 p.m. Motion made by J. Smith, seconded by H. Kirkpatrick, to move into executive session, pursuant to MRSA Title 36 §841(2) abatement of taxes due to hardship or poverty with Tax Assessor Penny Thompson and General Assistance Administrator Jayne R. Farrin. (7 yes) So voted.

8:25 p.m. Returned from Executive Session

Motion made by D. Martin, seconded by J. Theriault, to deny abatement request number 2019-1 based on the following reasons:

- 1) The requested amount to be abated currently equals \$559.88. This will increase with interest until full payment is made.
- 2) The home is not under immediate threat of foreclosure.
- 3) The applicant does not fall below the poverty threshold as established through the state general assistance guidelines.

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- 4) There are additional programs to which the applicant can appeal for relief.
Namely, veteran exemption and the state property tax fairness credit program.

(7 yes) So voted.

Councilor Cote was excused at 8:26 p.m.

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

8:27 Motion made by J. Smith, seconded by J. Theriault, to move into executive session under MRSA Title 1 §405(6)(C) to discuss real estate transactions. (6 yes) So voted.

8:44 p.m. Returned from Executive Session.

No action was taken.

Council Agenda Item #14: Next Meetings(s): May 13 & May 27

Council Agenda Item #15: Adjournment

Motion made by T. Ayer, seconded by J. Theriault, to adjourn the meeting at 8:45 p.m.
(6 yes) So voted.

Jayne R. Farrin, Secretary