

Council Agenda Item #1: Roll Call

The Caribou City Council held a regular meeting Monday, June 10, 2019 at 6:00 p.m. in Council Chambers with the following members present: Mayor R. Mark Goughan, David Martin, Joan Theriault, Hugh Kirkpatrick, and Thomas Ayer. Deputy Mayor Jody R. Smith and Nicole L. Cote were absent and excused.

Dennis L. Marker, City Manager was present.

Department Managers and Staff: Penny Thompson (Tax Assessor), Kenneth G. Murchison (Zoning Administrator), 6:10 p.m. Gary Marquis (Supt. of Parks & Recreation), 6:48 p.m. Hope Shafer (Library Director), Christina Kane-Gibson (Events and Marketing), Dave Ouellette (Public Works Director), and Sgt. Paul Vincent (Police Department).

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

Diane Gove – River Road resident – Stated that things are still happening on the road. Because of the lateness in the year, she stated that she doesn't expect anything to happen with the road until 2020 and by then there could be additional damage and costs. Ms. Gove asked if the Public Works Department could look at the road, see what they could do on the east side of the telephone poles, demo the homes, do an assessment of the ground by digging down and removing the clay and replacing it with good fill, and pave it. Rather than spending \$1.2 or \$1.5 million maybe Public Works could do something for \$75,000 to \$100,000.

Council Agenda Item #4: Minutes

- a. Regular Council Meeting held May 28, 2019

Motion made by T. Ayer, seconded by J. Theriault, to approve the minutes from the May 28, 2019 Regular Council Meeting as presented. (5 yes) So voted.

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

- a. Carl Grant Recertification as Tax Collector-Recently the City received notice that the Maine Municipal Tax Collectors' and Treasurers' Association has approved Carl Grant as a Re-Certified Tax Collector.

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

There weren't any Public Hearings and Possible Action Items.

Council Agenda Item #7: New Business

- a. Discussion and Possible Action Regarding Acceptance of Vehicle Through Criminal Forfeiture

The value of the 2013 Infiniti G37 Sedan is between \$6,600 and \$12,000. Sgt. Vincent stated that the department would like to use any proceeds from the vehicle towards a new cruiser.

Motion made by J. Theriault, seconded by D. Martin, to accept the transfer of one 2013 Infiniti G37 Sedan with the proceeds from the sale to go towards the purchase of a new police cruiser. (4 yes, 1 no, H. Kirkpatrick) So voted.

b. Discussion Regarding 2019 CDBG Public Service Grant Application

The Office of Community Development (OCD) has reviewed the Letter-of-Intent submitted by the City on behalf of Cary Medical Center for a 2019 Public Service Grant. The proposed project is the design and implementation of a Caribou Area Personalized Transportation Service (CAPTS). Zoning Administrator Murchison stated the CDBG request is for \$36,181, with a total estimated project cost of \$64,467.

This grant application is different from the Provair grant application. The City has a goal of applying for five grants. Facade grants available through the City was discussed.

It is necessary to hold a public hearing and City Manager suggested that the Council hold it June 17, 2019 as the final application is due Friday, June 21, 2019.

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

a. Discussion and Possible Action Regarding Flora Dale Park

The Council had requested a cost/benefit analysis for the sale of Flora Dale Park. Manager Marker reviewed his analysis with the Council, which estimates if the City completes the necessary additional survey and title work that there will be a net positive return on investment (ROI) in seven years. The Manager is looking for direction. Discussion.

Motion made by J. Theriault, seconded by D. Martin, to direct administration to draw up a lease agreement for Flora Dale Park for Council to review. (5 yes) So voted.

When asked by the Mayor, the Manager did confirm that there is enough land there to create a house lot.

A list of City holdings will be prepared and given to the Council. Councilor Ayer wants the deeds of the City's holdings to be reviewed for potential problems.

b. Discussion and Possible Action Regarding Summer Council Meetings and Work Session Dates

Motion made by D. Martin, seconded by J. Theriault, to hold a Special Council Meeting on June 17, 2019. (4 yes, 1 no, T. Ayer) So voted.

Motion made by D. Martin, seconded by T. Ayer, to hold a Council Meeting on July 22, 2019 and to cancel the scheduled July 8, 2019 Council Meeting. (5 yes) So voted.

Motion made by H. Kirkpatrick, seconded by T. Ayer, to hold a Council Meeting on August 19, 2019 and to cancel the scheduled August 12, 2019 Council Meeting (4 yes, 1 no, RM Goughan) So voted.

Motion made by D. Martin, seconded by J. Theriault, to cancel the scheduled August 26, 2019 Council Meeting. (4 yes, 1 no, RM Goughan) So voted.

The Council has suggested wanting to have workshops to discuss marketing and branding strategies, Fire/EMS Services, and Public Safety Building-private partnership option.

Council consensus to discuss all three topics at one workshop.

Motion made by D. Martin, seconded by J. Theriault, to schedule a workshop meeting for 6:00 p.m. on July 23<sup>rd</sup> to first discuss Public Safety Building, then marketing and branding strategies, and end with Fire/EMS Services (4 yes, 1 no. RM Goughan) So voted.

c. Discussion Regarding River Road Reconstruction Project

As of right now, the engineering firm DuBois & King hasn't requested any additional monies beyond their original contract with the City.

Councilor Theriault, who travels the River Road daily, stated she isn't prepared at this time to spend either the \$1.2 or \$1.5 million estimated by DuBois & King to repair the River Road. She would like the City to take some time before committing to a costly repair and wonders if Public Works could make a makeshift road, demo the houses, and move a couple of electric poles. She offered that the City should go through another fall, winter, and spring before making a decision about the road. River Road residents want a safe and travelable lane, especially through the winter months. She believes the Jalbert house needs to be taken down.

The City will have additional information from DuBois & King by June 17<sup>th</sup>.

Director Ouellette stated that his department is able to do the demo of the house. He expressed his concerns about ground cracking along the road. He commented that Public Works could move the road to the other side of the poles, lay down some gravel, and pave.

The City's bond counsel has indicated that the City should conduct a referendum for the bond necessary to finance the River Road reconstruction project.

Mayor Goughan read a prepared statement (Exhibit A). The Mayor thanked the residents of the River Road for their patience.

Council Agenda Item #9: City Manager's Report

Manager Marker provided copies and read his June 10, 2019 City Manager Report and asked that it become part of the record. (Exhibit B)

A legislative bill concerning small dam repair was written in such a manner that it won't help to repair Collins Pond dam.

An update on Access Highway rental situation will be added to the next Council meeting agenda.

There was discussion between Councilors and the City Manager Marker as to whether administration has the authority to place something out to bid without Council approval; such as, a bid for a Fixed Based Operator (FBO) for the airport. The Manager commented that administration can place something out to bid, but it is the Council that awards the bid. The Mayor offered that he wants to keep the public informed, so citizens might come in and offer their opinion on a subject during public input. The Mayor learned about the possibility of an FBO bid through an email. He offered a caution about the use of emails. The Mayor wants additional information on the airport; such as, expenses and revenues. Councilor Theriault noted that nothing was mentioned about an FBO bid at the last Airport Advisory Committee meeting. She doesn't believe the

taxpayers should pay anything for an FBO and there isn't a need to have a fulltime FBO. The Manager stated that the FBO bid will not be put out to bid until the Council is ready.

There aren't any monies in the budget for an FBO. The Manager envisions a bidder coming in and present a proposal of what they need to provide FBO services.

Discussion.

Councilor Ayer commented that his goal is to get someone to run the airport. Councilor Kirkpatrick mentioned that the Council packet was sent one day and the FBO email was sent the following day.

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

Councilor Martin praised the Recreation Department and Supt. Marquis on putting on an excellent Project Graduation. 75 students participated, and no one left early. The audience gave a round of applause.

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

Councilor Kirkpatrick stated the High Street Reconstruction Project has started. Director Ouellette commented that the City's project is to start within two weeks following the completion of the MDOT project.

Planning Board review of Chapter 13 should be complete by the end of the year.

Council Agenda Item #12: Executive Session (May be called to discuss matters identified under Maine Revised Statutes, Title 1, §405(6))

a. §405(6)(A) Personnel matter

7:55 p.m. Motion made by T. Ayer, seconded by J. Theriault, to move into executive session under MRSA Title 1 §405(6)(A) to discuss a personnel issue. (5 yes) So voted.

8:38 p.m. Returned from Executive Session.

No action was taken.

Council Agenda Item #13: Next Meetings(s): June 24

Council Agenda Item #14: Adjournment

Motion made by T. Ayer, seconded by J. Theriault, to adjourn the meeting at 8:38 p.m. (5 yes) So voted.

Jayne R. Farrin, Secretary

When I decided to place my name on the ballot for the city's mayor position, it was based on achieving four major philosophical ideas. Ideas, that I felt, were based on problem solving technics which would help in an orderly decision making process on any issue coming before the council.

I feel the council has helped in achieving, with great success, two of the four concepts. One successful concept was that of "Getting to know your budget" series that council has let the mayor implement during the past year. After seven years of councilor, I was always hopeful that at some point we could talk about the budget outside the framework of the current year's actual budget. To talk about the budget outside the emotion of creating the actual budget and looking at the budget, both pro's and con's, structurally with short and long term goals that would hopefully achieve a better understanding. It may seem a small achievement to most, but I'm proud of the fact that we as a council over the past year have picked a budget subject, taken 5 to 10 minutes per meeting to talk about that subject and helped both me and the citizens of Caribou better understand the workings of their local government. I would like to publicly thank the council for allowing me to achieve this personal goal.

If you're not trying you will never achieve, if you're not trying you will never have to worry about failure. So with successful outcomes comes a possible disappointment. "Farmer" Gloria and I have 45 years of farm operating experience to prove this philosophy. We have achieved some success, but we have had many more disappointments. One disappointment within my original four goals was that of a "first read" concept. A concept that legislatures use in Augusta and Washington D.C... This concept allows for good, proper, understanding and

transparent debate on any subject, before going to a vote of action. As mayor, I will keep trying.

River road, now here is a subject that I feel the above concepts, "Getting to know the River Rd." and "First read" would help in problem solving this very difficult issue. In my opinion, this issue has both emotional and financial implications to our community. When the second collapse of this land occurred I called for a special meeting to allow not only council discussion on the subject but to allow Caribou Citizens an opportunity to see that their government was working on this very important issue. Issues were resolved from the first collapse in the spring of 2018, however I was not a supporter of the emotional way in the problem solving technic was used. With experience behind us, as mayor, I was hoping to use the positive points of problem solving and work on improving the emotional parts. It was my wish, as I informed the council, to drive the narrative with information and hopefully the emotional part would not be at such high levels. It was my hope that we would take 5 to 10 minutes per council meeting and talk about the different issues this collapse of infrastructure has created. I was hopeful over time we would talk about short term goals, how do we keep the road open this summer, to long term goals, what is the assessment of the whole road. Issues like eminent domain, need to be explored. Issues like how much it would cost to fill-in the existing hole need to be explored. Issues like what happens to the homes, what role our Public Works Department should plan on, what about the C.U.D. infrastructure located on this road and what happened to the engineering design that we were promised. Just a few of the many subjects that will be required to solve this difficult problem called the River Road. (Not the people, the Road) Over time, thru discussion,

listening to different opinions with both council and citizens and with patience, we, seven independent councilors can resolve this issue for both the River Road residents and Taxpayers of Caribou. Allowing all councilors the opportunity of free speech and opinion on this issue we can solve the problem.

Over the past several council meetings, I as mayor have placed one item on the agenda dealing with the River Road, "Getting to know your River Road". My goal, let information drive the narrative. It was for the purpose of transferring information between councilors with time to think thru the many options that decisions will be made at a later time. For example, I have informed my fellow councilors, thru E-mail, that maybe as a goal we could start some problem solving action this Fall on the city acquired homes this collapse has affected. This action could only occur after proper discussion and input from all councilors. I personally have thoughts on this subject and would like to relay them to other council members with the Caribou citizens listening. When I placed the item, what are the options on how council should handle the mobile home, on the agenda it was for information reasons not to take action. Action was taken and I am confused on the direction of that action. Disappointed I placed another item on the agenda for the next meeting. What are the options for council in dealing with one of the homes affected by the collapse? Again, for information only. Due to work I was not able to attend this council meeting in which action was made again. Later, watching on you-tube you could sense confusion and emotion starting to work its way into the topic. Just the opposite of what I was hoping to achieve as mayor.

I end this long-winded conversation with you with two points from the mayor. Point 1, placing the problem solving issue of the River Road into

the hands of one individual is not good leadership for council. It is not why I ran for council or mayor. Burying the subject for a later date is also not an option. Point 2, I beg my fellow councilors to slow down on the action part of this issue and let's put this difficult problem through the ringer of discussion. Nobody is on life support, nobody is dying, and if thru discussion a consensus is formed please would you allow a "First Read"?

Thank you for your patience,

farmer Mark

A handwritten signature in blue ink that reads "R. Mark Hogan". The signature is written in a cursive style with a large, looped initial "H".

CARIBOU ADMINISTRATION  
25 HIGH STREET  
CARIBOU, ME. 04736



## MEMO

**TO:** Caribou City Council Members  
**FROM:** Dennis Marker, City Manager  
**RE:** City Manager Report  
**DATE:** June 10, 2019

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### **LED Streetlight Conversion.**

All contracts have been signed to move forward with the project. We anticipate light change outs will start in July.

### **River Road**

Dubois & King indicates their geologic modeling efforts will be complete June 17<sup>th</sup> and they will have their recommendations ready for the Council meeting on June 24<sup>th</sup>.

The two homes slated for demolition were tested for asbestos and none was found.

The request for bids on the Theriault trailer was published. No minimum bid amount was set. The bid request closes June 19<sup>th</sup>. Information can be found on the city's surplus property website. No inquiries have been received to date.

The city's bond council, who handles the legalities of financing the project, is indicating that the city should conduct a referendum for the bond. As such, we will prepare the necessary documents for Council consideration so we can have this on the November ballot.

### **Blight Cleanup**

Out of the eight homes recently inspected for asbestos, two were found positive. The two are located at 66 York Street and 25 Liberty Street. Both had asbestos siding.

### **Collins Pond Dam**

Gary Marquis met with representatives from the state DEP to discuss rebuilding options for the dam. They require complete designs for review, which means the project will not likely take place until next spring.

### **Teague Park and Sincock Parks (RSU School Project)**

A neighborhood meeting will be at the rec center in the evening of June 19<sup>th</sup> to discuss the new dog park elements at the Sincock site.

### **60 Access Highway**

We are still waiting for the appraisal to come back before additional action can be taken.

### **Airport**

The airport committee has been busy reviewing a proposed request for FBO services and preparing for the next event, a "fly-by-the-pound" opportunity on June 15 from 9am – 3pm.

Fliers have been sent out and the city offices have been getting phone calls from around the region with people excited about the event.

### **Marathon Preparations**

We have 233 racers signed up. Last year at this time we had 172.

### **Revenue Sharing Update**

State law requires local governments to receive 5% of state sales tax revenues this year. The state appropriations committee is indicating that they would support a bump in revenue sharing to 3% from the current 2%. Governor Mills proposed a bump to 2.5%. If the appropriations recommendation gets approved, the City will see an increase around \$150,000 in projected state revenue sharing for this calendar year.

The state appropriations committee is also supporting an increase in the Homestead Tax credit from \$20,000 to \$25,000 with cities receiving the full \$5,000 difference as reimbursement. This means our total taxable valuation would drop but the hit would be made up in reimbursements through homestead exemption reimbursements. Basically, a neutral policy to city's budgets but a positive to long-term resident pocketbooks.

Essentially, the legislature is not supportive of giving the full 5% revenue sharing to cities, as required under the state laws, because they don't trust the towns to reduce property taxes with the additional shared revenues. By increasing the homestead exemption, the legislature provides some tax relief regardless of what cities do with the additional revenue sharing provided.