

Council Agenda Item #1: Roll Call

The Caribou City Council held a regular meeting Monday, July 22, 2019 at 6:00 p.m. in Council Chambers with the following members present: Mayor R. Mark Goughan, David Martin, Joan Theriault, Nicole Cote, Hugh Kirkpatrick, and Thomas Ayer. Deputy Jody R. Smith was absent.

Dennis L. Marker, City Manager was present.

Department Managers and Staff: Kenneth G. Murchison (Zoning Administrator), Gary Marquis (Supt. of Parks & Recreation), Hope Shafer (Library Director), Christina Kane-Gibson (Events and Marketing), Dave Ouellette (Public Works Director), and Carl Grant (Finance Director).

Christopher Bouchard of 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

- Bill Flagg – Recovery Aroostook – The Center for the Advancement of Rural Living (CARL) is a 501C-3 nonprofit organization that is working with Recovery Aroostook to open two Recovery Houses in Caribou. CARL will purchase the properties and is committed to paying an annual “fee in lieu of taxes” to the City of Caribou. The first house under consideration is located at 24 Hammond Street. Recovery Aroostook is looking for Council support and a letter stating that the Council doesn’t have any objections to the project. They want to close on the property October 1st and open November 1st.

Attending with Mr. Flagg were Mark Shea and Erik Lamoreau.

Council questions were answered.

The Mayor stated the topic Recovery Houses in Caribou will be added to the next Council agenda.

- Bruce Hagelstein – Resident of Caribou – spoke in opposition to having additional borings done on the River Road. He stated that the City has already spent \$371,077 addressing items on the River Road. Mr. Hagelstein recommends putting in permanent barriers on both sides, rename the roads East River Road and West River Roads with dead-end signs. Then the City would be done and let’s move on.

Council Agenda Item #4: Minutes

- a. Council Meeting held June 10, 2019

Motion made by J. Theriault, seconded by T. Ayer, to approve June 10, 2019 Council Meeting minutes as presented. (6 yes)

- b. Council Meeting held June 24, 2019

Motion made by J. Theriault, seconded by H. Kirkpatrick, to approve June 24, 2019 Council Meeting minutes as presented. (6 yes)

Council Agenda Item #5: Financials – June 2019

Finance Director reviewed the June 2019 Financial Report:

- June Expenses: Approximately \$694,000
- June Revenues: Approximately \$599,000
- Cash Balance as of June 30th was about \$900,020 and excise tax collections for the month were \$136,000 with the year to date being \$795,000. This is about \$22,000 over the same month in 2018.

Finance Director answered Council questions.

Motion made by D. Martin, seconded by J. Theriault, to accept the June 2019 Financials as presented. (4 yes, 2 no, Mayor Goughan, T. Ayer) So voted.

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

- a. 2019 Tax Acquired Properties Bids

32 Fenderson Street:

Bill Gehring lives next to the tax acquired property at 32 Fenderson Street. Mr. Gehring is requesting the City entertain an agreement which would convey the 32 Fenderson property to him in exchange for tearing down the home on the property.

Property #20 – minimum bid \$8,475.00.

Motion made by D. Martin, seconded by Nicole Cote, to sell Property #20 Tax Map 21, Lot 015-B, 678 Madawaska Road to Raymond Salch, Jr. for \$8,500.00. (6 yes) So voted.

Property #27 – minimum bid \$26,775.00

Motion made by D. Martin, seconded by N. Cote, to sell Property #27 Tax Map 37, Lot 038-G, 8 Preston Drive to David Corriveau for \$32,650.00. (6 yes) So voted.

Discussion about 32 Fenderson Street. No action taken.

Council Agenda Item #7: Public Hearings and Possible Action Items

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

Council Agenda Item #8: New Business

- a. Discussion and Possible Action Regarding Renewal of Liquor License for Country Farms Market, LLC at 31 Herschel Street

Motion made by J. Theriault, seconded by D. Martin, to approve the renewal of a liquor license for Country Farms Market, LLC at 31 Herschel Street as presented. (6 yes) So voted.

- b. Discussion and Possible Action Regarding Renewal of Liquor License for Caribou Bowladrome & Sports Inn at 97 Bennett Drive

Motion made by D. Martin, seconded by T. Ayer, to approve the renewal of a liquor license for Caribou Bowladrome & Sports Inn at 97 Bennett Drive as presented. (6 yes) So voted.

c. Discussion and Possible Action Regarding Tax Anticipation Note (line of credit) for \$750,000

Finance Director Carl Grant stated that at the end of the month of June, the City's cash position was \$920,000 and currently is around \$400,000. It takes about \$884,000 for operations each month, so the City has approximately enough for half a month. The Tax Anticipation Note (line of credit) would be utilized only in an emergency. The interest rate of 2.59% will only be charged if the line of credit must be used. The last time the City set up a line of credit was 2017.

Motion made by J. Theriault, seconded by D. Martin, to authorize the Finance Director to set up a Tax Anticipation Note (TAN) – line of credit for up to \$750,000 as recommended. (3 yes, J. Theriault, D. Martin, N. Cote, 3 no, H. Kirkpatrick, T. Ayer, Mayor Goughan) Motion failed.

Discussion.

Motion made by J. Theriault, seconded by D. Martin, to authorize the Finance Director to set up a Tax Anticipation Note (TAN) – line of credit for up to \$750,000 as recommended. (5 yes, J. Theriault, D. Martin, N. Cote, T. Ayer, Mayor Goughan, 1 no, H. Kirkpatrick) So voted.

d. Discussion and Possible Action Regarding MMA Executive Committee Elections

Motion made D, Martin, seconded by H. Kirkpatrick, to support the proposed slate of officers for Vice-President and Executive Committee Members. (6 yes) So voted.

Council Agenda Item #9: Old Business & Adoption of Ordinances and Resolutions

a. Discussion and Possible Action Regarding Resolution 07-01-2019 Setting the 2019 Mil Rate

Manager Marker outlined and recommended the adoption of Resolution 07-01-2019 as presented. Discussion point: Senior Homestead Tax Credit Program

Motion made by D. Martin, seconded by N. Cote, to reinstate \$50,000 into the 2019 Budget for the Senior Homestead Tax Credit Program. (3 yes, D. Martin, N. Cote, J. Theriault, 3 no, H. Kirkpatrick, T. Ayer, Mayor Goughan) Motion failed.

Discussion point: Use of one time funds, budget increases.

Mayor Goughan stated that he would be voting against the proposed mil rate increase for 2019 as presented. The Mayor commented on: how things can't remain the same, the need to use creativity, the responsibility of the Council, use of one time money, no hard choices were made with the current budget, and the need for zero based budgeting.

Motion made by J. Theriault to set the mil rate at 0.02455. Motion died for the lack of a second.

Discussion.

Motion made by J. Theriault, seconded by H. Kirkpatrick, to set the mil rate at 0.2455 without using the \$90,695 in one time funds. (5 yes, J. Theriault, H. Kirkpatrick, N. Cote, T. Ayer, Mayor Goughan, 1 no, D. Martin.) So voted.

Motion made by H. Kirkpatrick, seconded by J. Theriault, to adopt Resolution 07-01-2019 with the adjustments made this evening. (Items: #1 mil rate: 0.2455, #3 date: August 5th, #8 budget adjustments: not to use the \$90,695 in one time funds. (6 yes) So voted.

b. Discussion and Possible Action Regarding Flora Dale Long Term Lease Agreement

Motion made by D. Martin, seconded J. Theriault, to authorize the City Manager to work with the potential lessee to execute the proposed agreement as presented. (6 yes) So voted.

c. Discussion and Possible Action Regarding Loan Servicing Agreement with NMDC

Motion made by H. Kirkpatrick, seconded by T. Ayer, to authorize the City Manager to execute the proposed Servicing Contract Agreement between City of Caribou and Northern Maine Development Commission as presented. (6 yes) So voted.

d. Discussion and Possible Action Regarding River Road Reconstruction Project

Manager Marker provided a spreadsheet that outlined five different scenarios/options for the Council to consider. He briefly reviewed and explained each of the different scenarios/options. To protect the City, Manager Marker recommends the City have additional borings completed at an estimated cost of \$38,000.

Discussion.

It is the opinion of the Bond Counsel that the City must have a referendum vote on borrowing of the funds to repair the River Road because of the dollar amount needed.

Discussion. The Manager is to relay to DuBois & King that the Council wants to discuss the River Road reconstruction project further.

Council Agenda Item #10: City Manager's Report

- High Street – 2 weeks behind schedule
- Birdseye Cleanup – City wasn't awarded the EPA brownfield grant funds
- LED Conversion – Change out will probably occur during the first of August
- Wage and Classification Policy – Need to schedule a personnel committee meeting
- Senior Homestead Tax Exemption Policy – It will be pulled after tonight's Council action
- Union Negotiations – Will be discussed later this evening
- Pellet Furnace Systems – No progress indicated from Mr. Adams
- Flora Dale Park – Action taken this evening
- Hilltop Senior Living – Project continues to move forward – Playground equipment needs to be relocated
- Teague & Sincock Parks – Supt. Marquis provided an update on each of the new parks – It is necessary for both parks to be completed by September 19th – The fencing being used for the Sincock Dog Park has been gleaned, resulting in a savings of approximately \$12,000.
- Cable Franchise Renewal – Waiting for response from Spectrum

- 60 Access Highway – USDA has accepted the appraisal and has sent a letter indicating the City’s “buy out” obligation to be \$73,872.00
- Dunkin Donuts – They have closed on the Bennett Drive property
- Title 13 Rewrite – The Planning Board is focusing on the Comprehensive Plan update – Councilor Ayer wants to see both Caribou Medical Center and local citizens involved in the updating of the Plan – Zoning Administrator stated the goal is to finish the update is by year end – The Mayor requested that this be added to the August 19th agenda
- CDBG – Both the Provair (\$180,000) and transportation (\$38,000) grants have been awarded to the City, in the full requested amounts

Council Agenda Item #11: Reports and Discussion by Mayor and Council Members

- a. Beachkofski Response – The City has received a letter from Honorary Mayor Beachkofski

Council Agenda Item #12: Reports of Officers, Staff, Boards and Committees

- a. Nomination papers are available starting Friday, July 26th – openings: two Council seats, one RSU 39 board seat, and one Jefferson Cary board seat. A member of the Clerk’s Office staff – Kalen Hill – is out on a medical issue and we are fundraising to help her through this financial difficult time
- b. Mayor requested that the topic “Rainy Day” fund creation be added to the next agenda
- c. Mayor had a question about whether the City and school tax bills could be sent out separately – he asked if staff could look into this

Council Agenda Item #13: Executive Session (May be called to discuss matters identified under Maine Revised Statutes, Title 1, §405(6))

- a. Personnel Matter under §405(6)(A)

8:16 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 matter. (6 yes) So voted.

8:33 p.m. Returned from executive session.

No action taken.

- b. Economic Development and Real Estate under §405(6)(C)

8:33 p.m. Motion made by T. Ayer, seconded by J. Theriault, to move into executive session under MRSA Title 1 §405(6)(C) to discuss economic development and real estate matters. (6 yes) So voted.

8:51 p.m. Returned from executive session.

Motion made by D. Martin, seconded by J. Theriault, to authorize the City Manager to use \$73,872 from the 60 Access Highway Reserve to pay off the USDA obligation on the Mecon building and that the City list the building for sale for \$200,000. The listing will be awarded to a realtor/brokerage after competitive selection. (6 yes) So voted.

c. Labor Contracts with Patrol Officers and Sergeants under §405(6)(D)

8:54 p.m. Motion made by T. Ayer, seconded by J. Theriault, to move into executive session under MRSA Title 1 §405(6)(D) to discuss labor contracts with police officers and Sergeants. (6 yes) So voted.

8:57 p.m. Returned from executive session.

No action taken.

d. Consultation with City Legal Counsel regarding pending litigation under §405(6)(E)

8:58 p.m. Motion made by T. Ayer, seconded by N. Cote, to move into executive session under MRSA Title 1 §405(6)(E) for a consultation with City Legal Counsel regarding pending litigation. (6 yes) So voted.

9:08 p.m. Returned from executive session.

No action taken.

Council discussed plans for the July 23 workshop. Mayor Goughan asked that each of the three items be kept to 45 minutes.

Council Agenda Item #14: Next Meetings(s): July 23 Workshop, August 19 Regular Meeting

Council Agenda Item #15: Adjournment

Motion made by T. Ayer, seconded by D. Martin, to adjourn the meeting at 9:12 p.m. (6 yes) So voted.

Jayne R. Farrin, Secretary