

Council Agenda Item #1: Roll Call

The Caribou City Council held a Special Council meeting Wednesday, July 15, 2020 at 6:00 p.m. in Council Chambers with the following members present: Mayor R. Mark Goughan, Deputy Mayor Thomas Ayer, Joan L. Theriault, Hugh A. Kirkpatrick, Douglas C. Morrell, Nicole L. Cote, Jody R. Smith.

Dennis L. Marker, City Manager was present in council Chambers.

Due to the COVID-19 Pandemic, this meeting was closed to the public and was broadcasted via Spectrum, and Caribou's YouTube Channel.

Council Agenda Item #2: Invocation/Inspirational Thought

Mayor Goughan read an invocation.

Council Agenda Item #3: Pledge of Allegiance

Mayor Goughan led the Pledge of Allegiance.

Council Agenda Item #4: Public Forum

Gary Nadeau, Caribou Resident

Mr. Nadeau came to discuss the issues that have been happening with his neighbors vehicle repair business and why the planning board agreement has not been upheld with the requirements for his neighbor and their business. He expressed his concerns and thoughts on what may help the situation in his neighborhood.

Diana, Caribou Resident

She presented information regarding a property that is adjacent to hers that is currently city owned (tax acquired) and stated that she is concerned that the structure should be condemned and that her fear is of rodents, fire and many other things.

Gloria Kidney, Caribou Resident

Diana read a letter from Ms. Kidney and her concerns about the property at 110 Washburn Street has been condemned and that it is unfit for human habitation. She is concerned with the property and says that it has a potential for drugs, theft and child endangerment.

Galen West, Caribou Resident

Mr. West spoke regarding his concerns about the property at 110 Washburn street, he stated that the property is unfit, and something needs to be done.

Priscilla Glass, Caribou Resident

Ms. Glass would like to purchase back the property that she formerly owned to pass it down to her grandson. She stated that they have been working on the residence and making improvements so that it would be ready for her grandson.

Michelle Grant, Caribou Resident

Ms. Grant spoke about why they want to keep the house and the property and how it has been in their family and that they would like to purchase it back.

Council Agenda Item #5: Financials - June 2020

Manager Marker discussed the current budget and where it falls at the end of the first six months.

Motion made by H. Kirkpatrick, seconded by T. Ayer to accept the current budget report from June 2020. (7 yes) So voted.

Council Agenda Item #6: New Business

a. Sale of Tax Acquired Property at 110 Washburn St (Map 32, Lot 42)

Discussion regarding the property and possible steps that need to be taken before considering the sale of the property.

Motion made by T. Ayer, Seconded by H. Kirkpatrick to table the sale until July 27th with amendment that nobody can enter the property. (6 yes, 1 no J. Theriault) So Voted.

b. Sale of Tax Acquired Property at 44 Hardison Ave (Map 25, Lot 18)

Motion made by J. Smith, seconded by T. Ayer to sell the property to Edward G Soucie for the bid amount. (6 yes, 1 absent from room H. Kirkpatrick) So Voted.

c. Sale of Tax Acquired Property at 227 Limestone Street (Map 34, Lot 183)

Motion made by J. Smith, seconded by D. Morrell to sell the property located at 227 Limestone street to Kevin O'Bar for the bid amount. (7 yes) So voted.

d. Notice of Subsurface Wastewater Disposal Violation to 569 Van Buren Road

Discussion regarding the violation occurring on the Van Buren Road.

Motion made by J. Smith, seconded by H. Kirkpatrick to sign the legal notice of violation. (7 yes) So voted.

e. Review of Façade Improvement Grant Applications

Discussion regarding applications received for Façade Improvements. Manager D. Marker gave a description of what the program entails and how someone would be eligible to receive the grant.

Motion made by J. Smith, seconded by D. Morrell to award the Façade Grant for 63 Sweden Street, in the amount of \$3,874.45 to Dana Cassidy for the new Cassidy Compound sign. (6 Yes, 1 No T. Ayer) So voted.

Discussion regarding changing the rules about the Façade program and how the grants work.

Council Agenda Item #7: Old Business & Adoption of Ordinances and Resolutions

a. Discussion and Possible Action Regarding the 2020 Mil Rate and Tax Commitment

1. Establish a tax rate for the commitment of 2020 property taxes.

Motion made by D. Morrell, seconded by J. Smith for a 1 mil reduction for 2020.

Discussion regarding the possibly reducing the mil rate.

Motion amended by D. Morrell, seconded by J. Smith to reduce the mil rate by one (to 23.55) and to only use the rainy-day fund as a last resort. (5 Yes, 2 No J. Theriault, N. Cote) So voted.

2. Establish a date of commitment for the 2020 property taxes to be committed to the Tax Collector as pursuant to MRSA Title 36, §505 (1). Staff recommendation: Monday July 20, 2020.

Motion made by J. Smith, seconded by H. Kirkpatrick to set the commitment date as July 20,2020. (7 Yes) So voted.

3. Establish a date that the 2020 property taxes will be due and payable, pursuant to MRSA Title 36, §505 (2). Staff recommendation: Monday August 3, 2020.

Motion made by J. Smith, seconded by H. Kirkpatrick to set the due date for taxes as August 3, 2020. (7 Yes) So voted.

4. Establish a date for interest to begin accruing on any delinquent 2020 property taxes, pursuant to MRSA Title 36, §505 (4). Staff recommendation: Thursday October 1, 2020 (NOTE: last day to pay before interest begins would be Wednesday September 30, 2020).

Motion Made by J. Smith, seconded by J. Theriault to set the last day to pay before interest begins to September 30, 2020. (7 Yes) So Voted.

5. Establish a rate of interest to be charged on delinquent 2020 property taxes, pursuant to MRSA Title 36, §505(4). (NOTE: the 2020 state maximum is 8.00%). Staff recommendation: 8.00%
- Motion made by J. Smith, seconded by J. Theriault to set the interest rate to be charged on delinquent 2020 taxes to 8.00%. (7 Yes) So voted

6. Establish a rate of interest for the overpayment and or abatement of property taxes for 2020, pursuant to MRSA Title 36 § 506-A. (NOTE: typically, this is set at 0%). Staff recommendation: 0.00%

Motion made by J. Smith, seconded by N. Cote to set the rate of interest for the overpayment and or abatement of property taxes for 2020 at 0.00%. (7 Yes) So Voted.

7. Changes to the revenue lines would need to be made based on the annual tax rate:

Line Number	Description	Original Budget	Amended Budget
R10-01-32	Property Taxes	\$ 4,051,590	\$3,355,672.32
R10-01-34	Overlay	\$ 0	\$0
R11-01-01	Economic Development (TIF)	\$ 372,653	\$414,261.34
R22-01-04	Homestead Exemption	\$ 651,500	\$858,400.33
R22-01-05	BETE Reimbursement	\$ 125,000	\$167,759.21

Motion made by J. Smith, seconded by Mayor Goughan that the budget be amended by the mil rate that has been set and to use rainy-day monies (\$238,749) as a plug in to set the budget.(5 Yes, 2 No H. Kirkpatrick, T. Ayer) So voted.

Council Agenda Item #8: Reports and Discussion by Mayor and Council Members

J. Smith: Investment Committee Meeting set for Monday July 20,2020 4:00 p.m.

T. Ayer: Benefit Supper for Emily Dyer that has suffered from heart trouble held at the Woodland Consolidated School.

Mayor Goughan discussed Business Investment Group, and the letter that council received from Mr. Swanberg regarding creation of a Caribou land bank.

Council Agenda Item #9: City Manager's Report

- a. Perham EMS Services

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Manager Marker discussed services being suspended/not provided until bill is paid. A notice was published that Caribou would terminate services on August 14, 2020. Council affirmed the managers direction.

b. 565 Washburn Road – Duplessie Automotive Repair Business
Not discussed. Topic was already discussed earlier.
Manager Marker reviewed the Managers report dated July 10, 2020

Council Agenda Item #10: Reports by Staff and Appointed Officials

Deputy Clerk D. McLaughlin provided a copy of the results from the July 14, 2020 election to the members of the council.

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

Motion made by J. Smith, seconded by T. Ayer to enter executive session at 10:22 p.m. to discuss Collective bargaining Status Update §405(6)D Council exited executive session at 10:52 p.m.
No Action was taken

Motion made by T. Ayer, seconded by H. Kirkpatrick to enter executive session to discuss a personnel issue at 10:52 p.m.

Council exited executive session at 10:55 p.m.

No Action was taken.

Council Agenda Item #12: Next Meeting(s)

July 27, 2020

Council Agenda Item #13: Adjournment

Motion made by T. Ayer, seconded by J. Smith to adjourn the meeting at 10:55 p.m.

Danielle M McLaughlin, Secretary Pro-tem