

**Council Agenda Item #1:** Roll Call

The Caribou City Council held a City Council Meeting on January 25, 2021 at 6:00 p.m. in Council Chambers with the following members present T. Ayer, C. Boma, D. Morrell, J. Theriault, L. Willey and J. Smith. R.M. Goughan was present via Zoom.

Dennis L Marker, City Manager and Danielle Brissette, City Clerk were present

Staff members and parties with interest in agenda items connected through electronic Zoom Meeting.

The meeting was broadcasted via Spectrum, and Caribou's YouTube Channel.

**Council Agenda Item #2:** Invocation/Inspirational Thought

Pastor Javed Siddiqui of Calvary Baptist Church in Caribou led the invocation via Zoom.

**Council Agenda Item#3:** Pledge of Allegiance

Mayor Smith led the Pledge of Allegiance.

**Council Agenda Item#4:** Public Forum

There were no public comments.

**Council Agenda Item #5:** Minutes

a. Organizational Meeting Held January 4, 2021

Motion made by J. Theriault, seconded by R.M. Goughan to accept the January 4, 2021 as written.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, R.M. Goughan - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

b. Regular Meeting Held January 11, 2021

Motion made by T. Ayer, seconded by D. Morrell to accept the January 11, 2021 minutes as written.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, R.M. Goughan - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

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

a. Appointment of Member to Cary Hospital District (1 Vacancy)

Motion made by T. Ayer, seconded by D. Morrell to appoint Tim Todd to the Cary Hospital District Board.

Councilor Theriault expressed that she had spoken with Chris Doody to see who the hospital's recommendation is and that it would be Brian Powers.

Roll Call Vote: T. Ayer - Yes, C. Boma - No, R.M. Goughan - Yes, D. Morrell - Yes, J. Theriault - No, L. Willey - No, J. Smith - Yes (So voted)

b. Appointment of Law Enforcement Officers

Motion made by T. Ayer, seconded by C. Boma to accept appointed law officers Amanda Baker, Kyle Scott and Hunter Flynn.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, R.M. Goughan - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

**Council Agenda Item #7:** Reports by Officials and Staff

a. December 2020 Financial Report

C. Grant presented the December 2020 Financial Report via a phone call with the council.

Motion made by J. Theriault, seconded by L. Willey to accept the December 2020 Financial Report as presented.

Roll Call Vote: T. Ayer - No, C. Boma - Yes, R.M. Goughan - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

b. Manager's Report

If any businesses are interested in looking at CBDG funds they need to get with Ken Murchison, and he can help them with the process on that. In general, a letter of intent has to be submitted to the state and they are due about the first of March depending on the funding.

Manager Marker reviewed the City Manager's report dated January 22, 2021.

**Council Agenda Item#8:** Old Business

a. Land Purchase Agreement with Dr. Carla Chomka for Property (Map 11, Lot 51)

As directed by the Council, Manager Marker explained the requirements for potentially using Eminent Domain and elements of "taking" property. The city has to take the least amount possible and property owners are entitled to damages caused by the taking. The simple starting point is knowing how much property we are dealing with. In her case there is question of does she have five acres of ground on this property or is it only three acres of ground. Surveys could cost from two to three thousand dollars for something like this. We will need a new appraisal and not a lot has changed since an appraisal was last done in 2018.

Motion made by T. Ayer, seconded by L. Willey to allow the City Manager to get a survey done for the Chomka property on the River Road.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, R.M. Goughan - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

b. City Rebranding Effort

Christina Kane-Gibson explained where we are in the process and for the rebranding effort with getting a new logo for the City. She stated that we are at the point where we need to decide if we are going to commit to the project and commit some time, energy and funds to a new logo and a rebranding effort.

Councilor Ayer: If we do this, we should give it to the Caribou Community School students and to get them involved in creating the new logo.

Christina stated that it is not recommended to have the logo made by the school because we would like to keep it very professional looking because this is something that people will think about when they think of us. She stated that she loves the idea of working with kids on projects but would not recommend it for this type of project.

Councilor Morrell stated that he can't see spending that amount of money on that type of project right now. He likes the idea but there are other needs that need the funding first, such as our buildings.

Council asked that Christina show what the current logo might look like with the city's name included and send that to the Council for consideration.

c. Dangerous Buildings Status

Manager Marker explained that we are at the point in the dangerous building process that we need to set public hearing dates for each of the places that we have sent notices to.

Motion made by T. Ayer, seconded by D. Morrell to move forward with the Dangerous Buildings Designations and set the public hearings for the March 8 meeting.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, R.M. Goughan - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

**Council Agenda Item #9:** New business & Adoption of Ordinances and Resolutions

a. Reconveyance of Properties for Taxes Paid

Motion made by T. Ayer, seconded D. Morrell to reconvey the property back to the owner of Map 20, Lot 22J for taxes paid.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, R.M. Goughan - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

b. Re-establishing a Minimum Bid Amount for Tax Acquired Property at 142 Lower Lyndon

Manager marker explained that this is the property that encompasses the diesel and steam power plant on Lower Lyndon Street. The property was Tax Acquired a couple years ago and the taxes that were owed on the property were a little over \$62,000. Anticipating that it would potentially be able to be used for power generation the city put about \$8,300 into maintaining the assets. What we have found is that the facilities are no longer licensed to generate power. The equipment that is inside is antiquated and it would be very difficult to actually generate power in those facilities. There is some potential value as far as salvage. Recommend that the council lower the minimum bid amount for this property to \$75,000 which will cover the taxes owed and the costs that City has put into the buildings.

Motion made by J. Theriault, seconded by C. Boma that we set a new minimum amount of \$75,000 on the property located at 142 Lower Lyndon Street.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, R.M. Goughan - No, D. Morrell - No, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

**Council Agenda Item #10:** Reports and discussion by Mayor and Council Members

a. City Council 2021 Goals and Priorities

Not all the Council responses have been received to do a full presentation at this time. This item will be put to the next agenda.

b. Council Committees Reports

There was an Investment Committee January 19<sup>th</sup>, they discussed Development options for town.

Councilor Theriault stated that she met with the Nylander board and that it is being run entirely by volunteers. She stated there is some concern and that the building needs some janitorial work. Manager Marker noted that a part-time Public Works employee provides janitorial service at the Nylander and other facilities.

**Council Agenda Item #11:** Executive Session(s) (May be called to discuss matters identified under Maine Revised Statutes, Title 1, §405.6)

b. Labor Contracts and Proposals under §405.6.D.

Motion made by L. Willey, seconded by J. Theriault to enter executive session at 7:11 p.m. to discuss Labor Contracts and Proposals under §405.6.D.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, R.M. Goughan - No, D. Morrell - No, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

Councilor Morrell left the meeting at 7:11 p.m.

Council exited executive session at 8:54 p.m.

No action was taken.

**Council Agenda Item #12:** Next Meeting

February 8 & 22

**Council Agenda Item #13:** Adjournment

Motion made by T. Ayer, seconded by C. Boma to adjourn the meeting at 8:54 p.m. (6 Yes, 1 Absent D. Morrell) So voted.

Danielle Brissette, Secretary