

Council Agenda Item #1: Roll Call

The Caribou City Council held a City Council Meeting on March 8, 2021 at 6:00 p.m. in Council Chambers with the following members present Councilors Ayer, Morrell, Theriault, Willey and Mayor Smith. Councilors Boma, and Goughan were absent and excused.

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

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

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

Council Agenda Item #2: Invocation / Inspirational Thought

Pastor Sidney Kear from the Living Water Apostolic Church of Caribou offered the invocation.

Council Agenda Item#3: Pledge of Allegiance

Mayor Smith led the Pledge of Allegiance.

Council Agenda Item #4: Public Forum

Mayor Smith Read the following information from Patricia Mahoney and Wilfred Martin.

March 5, 2021

Ms. Patricia Mahoney, 253 River Road

Need to keep lower taxes. Businesses like Collins and Sleepers that get all the tax breaks and benefits should bear more of the cost. People on fixed incomes need help too.

March 8, 2021

Wilfred Martin, 74 York Street

Union negotiations should be conducted in open meetings especially if the contracts would result in a tax increase.

The council should take no action on contracts until the public has a chance to speak about the terms.

John Deveau joined via Zoom. The information he presented is attached to the end of the minutes as "Exhibit A"

Council Agenda Item #5: Minutes

a. February 22, 2021 Regular Council Meeting

Motion made by Councilor Theriault, seconded by Councilor Morrell to approve the minutes from the February 22, 2021 Regular Council Meeting with a correction under item 7 changing the month to February from October.

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

b. February 26, 2021 Budget Work Session

Motion made by Councilor Theriault, seconded by Councilor Ayer to approve the minutes from the February 26, 2021 Budget Work Session as presented.

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

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

a. Recognition of Retiring Employee – Bob Worley

Officer Worley faithfully showed up for work for the last 28 years and helped to keep everyone safe day and night. He always did what was asked of him. We thank him for his dedication and service to our citizens and community.

Council extended their gratitude to Officer Worley and thanked him for his service.

Council Agenda Item #7: Public Hearings

Before any of the public hearings were opened the following statement was read by Penny Thompson:

Does any member of the Caribou City Council have any legal conflict of interest, any direct or indirect financial interest, or an owner of land abutting the property? Additionally, does any member of the Caribou City Council need to declare any interest that could give the perception or appearance of a conflict of interest. If any City Council member wishes to recuse himself or herself from the discussion of the property, please do so before the hearing begins.

All Councilors present indicated there were no concerns.

a. Designation of Dangerous Building on Lot 108 of Map 39 (827 Main Street)

Public Hearing opened 6:45p.m.

Penny Thompson explained that the property at 827 Main Street is being looked at as a possible dangerous building because the roof on the property has fallen in.

Manager Marker explained that earlier in the day John Kavin had spoken with him via the telephone and was checking in to see what was going to take place with the property that is adjacent to his.

Manager Marker noted that the property has structures the FAA considers to be obstructions for airport operations as well.

Council expressed concern with acquiring the property for nonpayment of taxes because it is considered a dangerous building and requires immediate attention.

Council set a timeframe of 30 days to get estimates and bids and 90 days to complete cleanup of the building.

Public Hearing recessed until March 22, 2021 Council Meeting (7:01 p.m.)

b. Designation of Dangerous Building on Lot 94-F of Map 36 (37 Home Farm Road)

Public Hearing opened 7:02 p.m.

Penny Thompson explained that the property located at 37 Home Farm Road is being suggested to be designated as a dangerous building because the roof has collapsed.

Ms. Thompson read a letter that was submitted by Dr Bielinski where he explained his plans to get an engineer and to repair the property as it would be used as a summer residence.

Council set a timeframe of 30 days for a plan & to secure the premises and 90 days to execute the plan.

Public hearing recessed until March 22, 2021 Council Meeting. (7:25 p.m.)

c. Designation of Dangerous Building on Lot 132 of Mao 34 (20 Veronica Street)

Public Hearing opened 7:25 p.m.

Penny Thompson explained the potential danger at 20 Veronica Street and why the property is being looked at as a dangerous property. The foundation for the property has broken and collapsing.

Bill Madore of Mortgage Menders joined via Zoom to explain his plans for the property and the timeframe that he is looking to have the building fixed. He stated that since the property has become vacant that someone has vandalized and removed all the copper piping and caused other damages. All the materials had previously been purchased to complete the repairs and those items have also been taken.

He stated that he intends on having a contractor go and complete the repairs needed on the property as soon as the weather is nicer and allows for work to be completed.

Council set a timeframe of 30 days to receive a plan and 90 days to execute the plan to fix the property.

Public hearing recessed until March 22, 2021 Council Meeting. (7:37 p.m.)

d. Designation of Dangerous Building on Lot 050-075 of map 10 (864 Main Street #75)

Public hearing opened 7:35 p.m.

Penny Thompson introduced the property located at 864 Main Street, Lot #75 in Caribou as a possible dangerous property. She stated that the property has a roof that has caved and is also missing doors and windows.

Manager Marker noted that the subject building is a trailer in the City owned trailer park and that no Councilors have a conflict of interest.

Ms. Thompson stated that she has tried to reach the property owner several times regarding her trailer. The owner said she'd talked with the Manager and Zoning Administrator and the trailer is being abandoned to the city. The owner does not have the funds to demolish the trailer or to deal with it. Manager Marker clarified that the staff had not authorized or encouraged the owner to abandon the trailer to the city. The obligation is still the owner's even though she moved out of the home and stopped making rent payments to the city.

Council stated that they will be keeping the same process and set a timeframe of 30 days for a plan and 90 days to execute the plan.

Public hearing recessed until March 22, 2021 Council Meeting. (7:52 p.m.)

e. Designation of Dangerous Building on Lot 24-C of Map 12 (412 Access Highway 89)

Public Hearing Opened 7:53 p.m.

Penny Thompson introduced the property located at 412 Access Highway 89 to the council as a potential nuisance or dangerous property. It has been noted that the property has approximately 12 cars on the property as well as other concerns.

Annette Lopez joined via Zoom to explain her plans for the property that she is acquiring it from the current owner. She stated that the vehicles on the property are driving her crazy and that she plans on cleaning up the property and fixing it up to make a good home for her and her family.

The council requested that Annette keep in touch with her plans and progress. They will give Ms. Lopez 30-days to receive a written plan for the property and 90 days to execute and carry out the plan.

Public hearing recessed until March 22, 2021 Council Meeting. (8:11 p.m.)

Council Agenda Item #8: Reports by Officials and Staff

a. Manager's Report

Manager Marker reviewed the City Manager's Report dated March 2, 2021.

Council Agenda Item #9: Old Business

a. Resolution 02-02-2021 Designating Caribou as a Second Amendment Sanctuary City

Moved to a future Agenda for when there is a full council.

b. Caribou Trailer Park Closure Assistance Package

Manager Marker explained that there is a new program through the Aroostook Action Program that can help with back rents owed. He stated that the information was mailed to the tenants of the trailer park to help with back rent and even future rent. There is currently a reserve fund with roughly \$50,000 for the trailer park and that is the funding being looked at to help with the relocation package.

There are currently 13 trailers in the park. Two are abandoned with one being uninhabitable. At this time, it is believed that there are possibly three trailers that would be able to be relocated out of the park.

The takeaway from the discussion is that we should be looking into how much it would be for a clean up bid for the park while still working with the incentive package.

Council Agenda Item #10: New Business & Adoption of Ordinances and Resolutions

a. Review of List of Tax Acquired Properties for Public Bid

City of Caribou														
Bid list														
As of January 25, 2021														
Exhibit	Legal		Assessed	Lot	Tax Amount	Amount	Recommended	Building	# Years	Retention				
Map#	Map	Lot	Value	(acres)	On Books	Owed to CUD	Minimum Sale	Details	Occ.	on list	Zone	Recommendation		
1	27	8	11 Lower Washington S	\$ 6,700.00	0.20	\$ 5,570.37	\$ 1,330.10	\$ 2,500	Land Only	L/O	5	R-2	No	
2	25	66	15 Nancy Street	\$ 10,000.00	0.16	\$ 833.99	\$ -	\$ 7,700	Land Only	L/O	3	R-1	No	
3	28	93 - C	Fontaine Drive	\$ 7,700.00	0.37	\$ 533.30	\$ -	\$ 1,300	Land Only	L/O	2	R-1	No	
4	28	139	16 Sincok Street	\$ 10,200.00	0.38	\$ 12,978.85	\$ -	\$ 2,500	Land Only	L/O	1	R-1	No	
5	32	42	110 Washburn Street	\$ 24,800.00	0.11	\$ 1,621.55	\$ 588.00	\$ 2,600	Land/Building	L/O	1	R-1	No	
6	25	149-AA	142 Lower Lyndon Stree	\$ 270,400.00	1.98	\$ 62,182.76	\$ -	\$ 75,000	Land/Building	NO	1	I-2	No	
7	31	24	34 Collins Street	\$ 10,200.00	0.38	\$ -	\$ 2,700.14	\$ 3,500	Land Only	L/O	1	R-1	No	
8	34	138	25 Liberty Street	\$ 22,900.00	0.14	\$ -	\$ 1,275.37	\$ 24,700	Land Only	L/O	0	R-2	No	
9	34	56	30 North Street	\$ 41,100.00	0.15	\$ 2,950.99	\$ 525.70	\$ 4,300	Land/Building	Yes	0	R-1	Possible	
10	34	51	7 Hillcrest Ave	\$ 46,300.00	0.15	\$ 3,324.35	\$ 1,921.78	\$ 6,100	Land/Building	Yes	0	R-1	Possible	
11	34	53	3 Hillcrest Ave	\$ 29,800.00	0.15	\$ 2,139.64	\$ 302.45	\$ 3,200	Land/Building	Yes	0	R-1	Possible	
12	34	58	8 Hillcrest Ave	\$ 41,700.00	0.29	\$ 2,994.07	\$ 1,736.45	\$ 5,600	Land/Building	Yes	0	R-1	Possible	
13	22	004-A	Van Buren Rd	\$ 1,900.00	2.51	\$ 136.43	\$ -	\$ 600	Land Only	L/O	0	R-3	No	
14	39	108	827 Main St	\$ 33,100.00	0.94	\$ 6,979.64	\$ 570.27	\$ 9,100	Land/Building	No	0	C-1	Yes	
15	18	011-A	399 Madawaska Rd	\$ 60,200.00	1.70	\$ 4,246.72	\$ -	\$ 5,000	Land/Building	Yes	0	R-3	No	
16	17	031-C	Belanger Rd	\$ 8,700.00	0.76	\$ 624.67	\$ -	\$ 1,200	Land Only	NO	0	R-3	No	
17	30	163-C	Broadway St	\$ 4,000.00	0.16	\$ 287.20	\$ -	\$ 800	Land Only	L/O	0	I-2	No	
18	28	82	14 Haines St	\$ 46,500.00	0.11	\$ 2,512.63	\$ 525.05	\$ 3,700	Land/Building	Yes	0	R-1	No	
19	13	017-001	544 Van Buren Rd	\$ 14,100.00	-	\$ 1,012.39	\$ -	\$ 1,600	Building Only	Yes	0	R-3	No	
20	25	65	55 Crosby Ave	\$ 22,300.00	0.32	\$ 110.98	\$ 598.42	\$ 1,200	Land/Building	Yes	0	R-1	Possible	
21	11	48	River Rd	\$ 3,100.00	1.00	\$ 216.46	\$ -	\$ 700	Land Only	L/O	0	R-3	Yes	
22	28	119	66 York Street	\$ 25,900.00	0.13	\$ 1,792.12	\$ 438.32	\$ 3,300	Land/Building	L/O	0	R-1	No	
23	27	51	29 Patten Street	\$ 19,600.00	0.14	\$ 1,279.10	\$ 1,634.82	\$ 4,000	Land/Building	L/O	0	R-2	Possible	
24	27	63	32 Patten Street	\$ 15,800.00	0.10	\$ 1,011.17	\$ 638.36	\$ 2,600	Land/Building	L/O	0	R-2	Possible	

Council expressed concern regarding the building at 544 Van Buren Road. This is a trailer that is on someone else’s land and will need to be moved.

Motion made by Councilor Willey, seconded by Councilor Theriault to place properties from bid list exhibits 1-8 out for bid for the recommended sale price.

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

Motion made by Councilor Willey, seconded by Councilor Theriault to retain properties 9-12 and 14 to retain for later consideration.

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

Motion made by Councilor Willey, seconded by Councilor Theriault to put the properties 13,15-19 and 22 out for bid for the recommended sale prices.

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

Motion made by Councilor Willey, seconded by Councilor Theriault to retail properties 20-24 until further proposals.

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

Mayor Smith noted that just because properties are being retained does not mean that they will not go out to bid later.

b. Abatement of Taxes on Tax Acquired Properties to be Retained for Public Purpose

Motion made by Councilor Theriault, seconded by Councilor Willey to abate the taxes for the property located at 827 Main Street in the amount of \$6,979.64.

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

Motion made by Councilor Theriault, seconded by Councilor Willey to abate the taxes for the property at Map 11, Lot 48 on the River Road in the amount of \$216.46.

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

c. Discussion regarding long term care of Nylander Museum collection

Motion made by Councilor Ayer, seconded by Councilor Theriault to table the discussion until the March 22, 2021 meeting.

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

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

Mayor Smith would like to remind everyone that the next meeting will be held at the Wellness Center on March 15th for the Budget Hearing.

Deputy Mayor Ayer stated that there was a Charter Commission Meeting, and they plan on having another one in April.

Councilor Morrell stated that he recently was contacted by a wrecker service and they had nothing but praise for Officer Amanda Baker and that she was more than helpful and that she went above and beyond her job title to pitch in and help during the latest major storm event.

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

a. Real Estate and Economic Development §405.6.C

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to enter executive session at 9:07 p.m. to discuss Real Estate and Economic Development matters under §405.6.C.

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

Council exited executive session at 9:29 p.m.

Motion made by Councilor Morrell, seconded by Councilor Willey to start actions to terminate lease with Regional EMS office in the Lion's building.

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

b. Labor Negotiations item with the city's four unions under §405.6.D

Motion made by Councilor Morrell, seconded by Councilor Ayer to enter executive session at 9:40p.m. to discuss labor relations under §405.6.D

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

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Council exited executive session at 10:15 p.m.

No action was taken.

Council Agenda Item #13: Next Meeting March 15 at Wellness Center, March 22

Council Agenda Item #14: Adjournment

Motion made by Councilor Ayer, seconded by Councilor Willey to adjourn the meeting at 10:15 p.m.

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

Danielle Brissette, Secretary