

Council Agenda Item #1: Roll Call

The Caribou City Council held a Council meeting on Monday, May 3, 2021 at 6:00 p.m. in Council Chambers with the following members present Councilors Ayer, Boma, Goughan, Morrell, Theriault, Willey and Mayor Smith.

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

Father David Raymond from the Holy Rosary Catholic Church 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 a letter submitted by Claudette and Mark Draper regarding a Tax Acquired property on the Belanger road in Caribou that abuts their property and why they are interested in the property.

Mayor Smith read a letter from Lena Giggey regarding 399 Madawaska Road and why she would like to be able to purchase her property back that has been tax acquired and her plan to pay the back taxes.

Council Agenda Item #5: Minutes

a. April 20, 2021 Minutes

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to accept the April 20, 2021 Regular Council Meeting Minutes as presented.

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: Consent items

a. Rubbish Hauler Permit Renewal for City Sanitation

b. Rubbish Hauler Permit Renewal for Crown of Maine

c. Rubbish Hauler Permit Renewal for Pine Tree Waste

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to approve the renewal of Rubbish Hauler Permits for City Sanitation, Crown of Maine Sanitation, and Pine Tree Waste.

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: Bid Openings, Awards, and Appointments

a. Award of Bids for 2020 Tax Acquired Properties

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to reject all bids from Land Ho, Inc. who has demonstrated an unwillingness to pay taxes or conduct property maintenance, which has resulted in blighted conditions within the community.

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

Motion made by Deputy Mayor Ayer, seconded by Councilor Boma to accept Mark and Claudette Drapers bid of \$1,425.00 for the property at 348 Belanger Road in Caribou.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to accept the bid from Daniel Jarose for 11 Lower Washington Street for the bid amount of \$3,000.00.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to accept the bid from Douglas Lagasse for the Tax acquired property Map/Lot 028-093-C on Fontaine Drive for the bid of \$1,401.00.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Boma to table the discussion regarding the bid at 142 Lower Lyndon Street and move it to executive session under Real Estate until the 17<sup>th</sup>.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Willey to accept the bid from Leonard Lednum for Map/Lot 022-044-A on the Van Buren Road for \$615.00.

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)

Motion made by Councilor Theriault, seconded by Councilor Willey to accept the bid from Chad & Chelsea Cavagnaro for the property at 399 Madawaska Road in the amount of \$10,000.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Boma to award the bid to Nor'Easter Exposure (Justin Powers) for the property located at Map/Lot 030-163-C on Broadway Street for \$1,200.00.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Willey to accept the bid from Dean R. Scoble's bid for 14 Haines Street in the amount of \$10,025.00.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to accept Diana Ouellette's bid for 110 Washburn Street in the amount of \$2,700.00.

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. Awards of Bids for Public Works Materials (Sand, Asphalt, Salt, Culverts, Paint)

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to accept the bid from EJ Prescott for Culverts in the amount of \$7,391.80.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to accept the bid from Franklin Paint for Street Paint in the amount of \$11,159.54.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to accept the bid from Trombley Industries for Shim & Patch in the amount of \$78.50 per ton.

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)

Motion made by Councilor Morrell, seconded by Councilor Boma to accept the bid from Lane Construction for Country Paving in the amount of \$77.80.

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)

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to accept the bid from K&M Sand & Gravel out of Grand Falls, NB in the amount of \$10.75.

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)

Motion made by Councilor Morrell, seconded by Mayor Smith to split tonnage between Lane Construction and Soderberg Construction for In Town Paving for \$81.00 per ton.

Roll Call Vote: T. Ayer – No, C. Boma – No, R.M. Goughan – Yes, D. Morrell - Yes, J. Theriault - No, L. Willey – No, J. Smith – Yes (Motion failed due to lack of quorum).

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to award the bid to Soderberg Construction for in town Paving for \$81.00 per ton.

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

Council Agenda Item #8: Public Hearings and Possible Action Items

There were none.

Council Agenda Item #9: Reports by Officials and Staff

Manager Marker reviewed the City Manager's report dated April 30, 2021.

Council Agenda Item #10: New Business, Ordinances and Resolutions

a. Discussion and Possible Action Regarding TIF Credit Enhancement agreement with Gary Gagnon

Manager Marker explained that this is a rough draft for the council to look at regarding a major office building renovation and has a tenant that is willing to sign a 15-year agreement. The new tenant will bring over \$640,000 of new equipment to the city. The owner, Mr. Gagnon, anticipates roughly \$900,000 in renovation costs going into the building. Mr. Gagnon is hoping that the City Council will entertain a credit enhancement agreement so he would be able to receive some funding back because this is in the TIF District. The downtown TIF district that he is in only has 15 more years of life, therefore that is the maximum amount of time that a Credit Enhancement Agreement can be put into place for him on this property. The Council adopted an ordinance so that no Credit Enhancement will receive more than 80 percent of the incremental funds for any given year. This is an item that can be discussed in an economic executive session.

b. Discussion and Possible Action Regarding Functions of Library & Nylander Museum

Manager Marker explained that we have received a letter of resignation from our Librarian. He proposes that the new Librarian have responsibility for the Nylander Museum as well, and that it is built into the job advertisement. This provides whoever is volunteering or hired as part-time staff at the museum to have direct report to trained professionals rather than to a volunteer board. Under the charter if these changes are going to be made to a department the council would need to approve them by ordinance. Council directed that the manager prepare an appropriate ordinance for the change.

c. Discussion and Possible Action Public Access Easement on Bennett Drive

Manager Marker explained that the RSU 39 community school project has some final landscaping and site improvements to finish. One of the items planned is 360' of sidewalk on the east side of Bennett Drive between the wellness center and Liberty Street. The sidewalk would be on private property and needs a public access easement. The RSU is asking if the Council will accept the easements and responsibility for the sidewalk if the RSU does all the work to have it installed. The intent is to provide an improved path for pedestrians so there is less potential for pedestrian / vehicle conflicts along the Bennett Drive shoulder. Councilors noted that student safety is always a concern, the improvements will have long term maintenance costs, and all affected property owners have not yet given consent for the work.

Motion made by Councilor Willey, seconded by Councilor Theriault to accept the improvements if the RSU can get all the property owners on board.

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

d. Discussion and Possible Action Regarding Collective Bargaining Agreement with Caribou Professional Firefighters, IAFF Local 5191

No action or discussion ready at this time.

e. Discussion and Possible Action Regarding Collective Bargaining Agreement with Local 220, Council No. 93, American Federation of State Country and Municipal Employees, AFL-CIO

No action or discussion ready at this time.

Council Agenda Item #11: Old Business

A. Discussion and Possible Action Regarding Collective Bargaining Agreement with New England Police Benevolent Association Local 605

Motion made by Councilor Willey, seconded by Councilor Theriault to accept the Agreement with New England Police Benevolent Association Local 605.

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

Council Agenda Item #12: Reports and Discussion by Mayor and Council Members

Deputy Mayor Ayer explained that he was invited to the Caribou Assembly of God Church for a Feet washing ceremony. He stated that he was touched by stories that he heard and regarding the walk-through life one citizen had had and how he has turned around. He extends his gratitude to the community and church and wants to raise awareness that resources are available to help people in need. He appreciates all the Police & EMS do to help people in a time of need.

Councilor Morrell expressed concern about a home on Route 1 that has a pile of rubbish outside to the windows.

Councilor Boma stated that they had a Public Safety Building Meeting today and there are plans to meet with the architect soon.

Mayor Smith stated that they will be having an investment committee meeting coming up soon.

Council Agenda Item #13: Executive Session(s) (May be called to discuss matters under Maine Revised Statutes, Title 1, §405.6.)

A. Personnel Matters under §405.6.C

Motion made by Deputy Mayor Ayer, seconded by Councilor Willey to enter executive session at 7:52 p.m. to discuss Personnel Matters under §405.6. C.

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 exited executive session at 9:02 p.m.

No action taken.

Motion made by Councilor Morrell, seconded by Councilor Willey to discuss real estate and economic development factors pertaining to 142 Lower Lyndon.

Council exited executive session at 9:20 p.m.

Motion made by Councilor Morrell, seconded by Councilor Willey to accept the bid of \$10,000.00 for the property at 142 Lower Lyndon subject to the Manager and legal counseling finalizing an agreement to be brought back to the Council for approval.

Councilor Goughan raised concern that the minimum bid amount was set at \$75,000 and the city should reject the bid even though the Council is in favor of pursuing a deal with bidder. Manager Marker recommended the Council reject the bid but then direct staff to engage Caldwell's in negotiation as allowed by the city's tax-acquired property disposal policy.

Councilor Morrell amended his motion to reject the bid and the manager be directed to prepare a contract for Council approval such that Caldwell's would receive the property by sale for \$10,000 but that the city would not receive the property back upon completion of demolition nor would the city be liable for damages that may result from demolition of the buildings. Councilor Willey seconded the amended motion.

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)

Motion made by Councilor Morrell, seconded by Councilor Boma to adjourn the meeting at 9:25 p.m.

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)

Danielle Brissette, Secretary