

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

The Caribou City Council held a City Council Meeting on Monday, May 17, 2021, at 6:00 p.m. in the 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

Tom Hale of the Caribou Assembly of God Church offered the invocation.

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

Mayor Smith led the Pledge of Allegiance.

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

Gail Hagelstein, Caribou Resident and Co-President of Nylander Board of Trustees came to speak regarding the boards concerns of the Nylander operating under the umbrella of the Library and not being able to be part of the discussion with the changes that are being made. She stated that the board members feel they should be included in the discussions to the changes because they have voluntarily and successfully operated the department of the City for many years. The Nylander board has an upcoming meeting on Thursday and will compile information for the next council agenda for discussion.

**Council Agenda Item #5:** Minutes

a. May 3, 2021, Regular Council Meeting

Motion made by Councilor Theriault, seconded by Councilor Willey to accept the May 3, 2021, 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)

b. May 13, 2021, Special Personnel Meeting

Motion made by Councilor Theriault, seconded by Councilor Boma to approve the May 13, 2021, 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:** Bid Openings, Awards, and Appointments

a. Approval of Deputy Clerk Appointment – Cherie Garman

City Clerk, Danielle Brissette presented Cherie Garman to be appointed as Deputy Clerk.

Motion made by Councilor Ayer, seconded by Councilor Willey to appoint Cherie Garman as the Deputy Clerk.

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. Appointment of Election Wardens for June 8, 2021

In preparation for the upcoming General Election the Clerk's office is requesting the Council approval for the following:

1. Approval of an 8:00 a.m. opening Time for the November 3, 2020 Election.
2. Appointment of Danielle Brissette as Election Warden, Cherie Garman as Deputy Election Wardens for the June 8, 2021 Election.

Motion made by Councilor Ayer, seconded by Councilor Willey to approve the start time of 8:00a.m. and to appoint Danielle Brissette as Election warden and Cherie Garman as Deputy Election for the June 8, 2021 Election.

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)

Councilor Ayer congratulated Gary Marquis for earning the 2020 Governor's Conference on Tourism Leadership \* Growth Award

Mayor Smith appointed Councilors Goughan, Ayer, and Morrell to an ambulance committee with Morrell acting as committee chair.

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

a. 2021 CDBG Application for Gary's Yamaha Store at 323 Sweden Street for \$180,000

Manager Marker explained that Gary's Yamaha is asking for a \$120K grant from the State CDBG program to help opening their new store at 323 Sweden Street. Gary's will have to provide \$60,000 of a match for the funds so the total project will be \$180,000. The CDBG process requires the Council to approve the final application before it can be submitted. The city can only submit one CDBG application each year under this economic development program and the applicants must be vetted previously by the State for final application consideration. Gary's was the only application received in a timely fashion.

Public Hearing Opened: 6:20 p.m.

Councilor Morrell Thanked Gary's for continuing their business in Caribou and the improvements that they have made to the new location.

Councilor Theriault stated that she has gotten to see the building and it is beautiful and that they are doing a great job.

Public Hearing Closed 6:21 p.m.

Motion made by Councilor Ayer, seconded by Councilor Morrell to accept the CDBG application to send off to the state for Gary's Yamaha store located at 323 Sweden Street in the amount of \$180,000,

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)

b. Ordinance No. 03, 2021 Series, Authorizing Lease of Ogren Dump Property

Public Hearing Opened: 6:22 p.m.

Mayor Smith read a letter from Joana Lanterman in opposition of Solar Farms because of chemicals that can be leaked into the ground and because the clean up can be very costly.

Close Public Hearing: 6:30 p.m.

Motion made by Councilor Theriault, seconded by Councilor Goughan to authorize the lease fo the Ogren Dump Property.

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)

c. Ordinance No. 04, 2021 Series, Regarding Tax Acquired Property Disposal Policy

Open Public Hearing: 6:34 p.m.

Manager Marker explained Ordinance No. 04, 2021 Series and why it is in place. Currently the document is a policy, and this would make it part of the charter.

Councilor Ayer expressed concern on weather the ordinance would be followed or not in the future.

Closed Public Hearing: 6:45 p.m.

No action taken.

Moved to the next agenda to continue discussion.

d. Ordinance No. 06, 2021, Charter Amendment – Councilor Meeting Attendance

Manager Marker explained that the ordinance being introduced is to eliminate some gray area and define the differences between regular, workshop, committee, council, and other meetings. Attendance would be based on a percentage rather then consecutive absence disqualification.

Recessed Public Hearing until next council meeting: 6:59 p.m.

e. Ordinance No. 06, 2021, Charter Amendment – City Public Notice Requirements

Open Public Hearing: 6:56 p.m.

The new ordinance is being proposed to update the public posting requirements and make it so that social media and online sources can be used, not necessarily having to post all in the newspaper unless required by state law.

Recessed Public Hearing until next council meeting: 7:03 p.m.

**Council Agenda Item #8:** Reports by Officials and Staff

a. Financials for April 2021

Finance Director, Carl Grant reviewed the financials for April 2021.

Motion made by Councilor Willey, seconded by Councilor Theriault to accept the April 2021 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

Manager Marker reviewed the City Managers report dated May 14, 2021.

**Council Agenda Item #9:** New Business, Ordinance and Resolutions

a. Discussion with MDOT Regarding Removal of Otter Brook Bridge

Mayor Smith read an email from Kathryn Olmstead in opposition of the removal of the Otter Brook Bridge.

Mr. Fred Michaud and Mr. Ben Foster from Maine DOT joined the meeting via Zoom and explained that low volume bridges (bridges that have roughly 260 vehicles a day or less) around the state are showing deficiencies and most were built in the 1930's.

Mr. Foster explained that the bridges wings that retain fill and support the roadway are in serious condition, the bridge has a possible five-year remaining life. The estimate cost for the bridge repair is 1.25 million dollars.

b. Discussion and Possible Action Regarding RSU June 8, 2021, Election Warrant

Manager marker explained the process of countersigning the warrant and that it was state law that the council sign.

Motion made by Councilor Willey, seconded by Councilor Goughan to approve the signing of the RSU #39 June 8, 2021, Election Warrant.

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)

c. Introduction of Ordinance No. 8, 2021 Series, Charter Amendment - City Real Estate Transaction Requirements

Councilor Ayer introduced Ordinance No. 8, 2021 Series, Charter Amendment - City Real Estate Transaction Requirements.

d. Introduction of Ordinance No. 9, 2021 Series, Rubbish Hauler Licensing

Councilor Ayer introduced Ordinance No. 9, 2021 Series, Rubbish Hauler Licensing

e. Introduction of Ordinance No. 10, 2021 Series, Administrative Amendments to Title 13

Council Ayer introduced Ordinance No. 10, 2021 Series, Administrative Amendments to Title 13

**Council Agenda Item #10:** Old Business

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

Manager Marker explained the TIF Credit Enhancement Agreement with Gary Gagnon is on the agenda for further discussion by the council. It is a matter of preference of the council on what they would like to do on if they want additional information.

If the evaluation goes from 60,000 dollars last year to 1.5 million dollars this year, the difference in the taxes would be the difference of old to new taxes, not the entire value just the difference.

Motion made by Councilor Theriault, seconded by Councilor Boma to accept the Credit Enhancement Agreement with Gagnon's Rental Properties, LLC 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. Discussion and Possible Action Regarding Collective Bargaining Agreement with Caribou Professional Firefighters, IAFF Local 5191

Manager Marker suggested that if there were any discussion regarding the Union Contract should be held in executive session.

Agenda item was moved to be discussed in executive session.

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

Agenda item was moved to be discussed in executive session.

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

Councilor Boma stated the committee met with the architecture firm and they brought the safety building committee up to speed on their thoughts about some of the designs that they had looked at a few years ago. They discussed sites to be looked at and an analysis that is going to be done on them. Councilor Boma also commended the Wellness Center for the job well done at the Canoe Race and hopes to see it again in the future.

**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 under §405.6.C

Motion made by Councilor Ayer, seconded by Councilor Theriault to enter executive session at 8:29p.m. to discuss Real Estate and Economic Development under §405.6.C.

Council exited executive session at 8:45 p.m.

No action was taken.

Motion made by Councilor Willey, seconded by Councilor Ayer to enter executive session to discuss Collective Bargaining Agreements

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 9:03 p.m.

Mayor Smith noted that discussion about collective bargaining agreements would be moved to the next agenda, no other action was taken.

Motion made by Councilor Ayer, seconded by Councilor Boma to enter executive session to discuss personnel matters.

Council exited executive session at 9:58 p.m.

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No action taken.

**Council Agenda Item#13:** June 14 & June 28

**Council Agenda Item #14:** Adjournment

Motion made by Councilor Ayer, seconded by Councilor Boma to adjourn the meeting at ??

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