

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of Caribou will hold a City Council Meeting on **Monday, July 12, 2021**, in the Council Chambers located at 25 High Street, **6:00 pm**.



THE MEETING WILL BE BROADCAST ON CABLE CHANNEL 1301 AND THE CITY'S YOUTUBE CHANNEL.

- 1. Roll Call**
- 2. Invocation/Inspirational Thought**
 - Pastor Michael Sullivan from the United Baptist Church in Caribou
- 3. Pledge of Allegiance**
- 4. Public Forum** **(PUBLIC COMMENTS SUBMITTED TO THE CITY CLERK PRIOR TO 4:30PM ON THE MEETING DATE WILL BE SHARED WITH THE COUNCIL DURING PUBLIC FORUM. Email dbrissette@cariboumaine.org)**
- 5. Minutes –**
 - a. June 22, 2021 City Council Personnel Meeting
 - b. June 28, 2021 City Council Meeting
- 6. Public Hearings and Possible Action Items**
- 7. Reports by Staff and Committees**
 - a. Manager's report
 - b. Report on Dangerous Buildings
 - c. Report on Land Banking and Blight actions by the Code Enforcement Officer
 - d. Report from Highway/Protection committee
- 8. New Business, Ordinances and Resolutions**
 - a. Discussion of Nylander Museum
 - b. Modification of Purchase and Sale agreement regarding 142 Lower Lyndon Street
 - c. Abatement of taxes at 142 Lower Lyndon Street
- 9. Old Business**
- 10. Reports and Discussion by Mayor and Council Members**
- 11. Executive Session(s)** (May be called to discuss matters identified under Maine Revised Statutes, Title 1, §405.6)
 - a. Poverty Abatement 2021-001 under 36 MRSA §841.2
 - b. Personnel items under §405.6.A.
- 12. Next Regular Meetings: July 26**
- 13. Adjournment**

Page	2
Page	3 – 5
Page	6 – 7
Page	8
Page	9 – 10
Page	11 – 21
Page	22
Reports	23 – 40

If you are planning to attend this Public Meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the city ten or more hours in advance and we will, within reason, provide what assistance may be required.

Certificate of Mailing/Posting

The undersigned duly appointed City official for the municipality of Caribou City hereby certifies that a copy of the foregoing Notice and Agenda was posted at City Offices and on-line in accordance with City noticing procedures.

BY: _____ Danielle Brissette, City Clerk

Minutes of the Caribou City Council Personnel Committee Meeting held at the Caribou Inn and Convention Center, June 22nd.

Councilor Goughan opened the meeting in the absence of Mayor Smith and Deputy-Mayor Ayer at 6:40 P.M.

Councilor Goughan asked for nominations for Council Chairperson.

Councilor Willey nominated Councilor Theriault, and it was seconded by Councilor Boma. A vote was called at it was unanimous with councilors present.

Chairperson Theriault did a role call with Boma, Theriault, Willey and Goughan present, Smith, Ayer and Morrell absent.

Councilor Willey made a motion to go into executive session at 6:45 P.M. to discuss a personnel issue, seconded by Boma. The vote was unanimous.

Council came out of executive session at 8:00 P.M.

Motion Made by Councilor Willey to adjourn and second by Councilor Boma. The vote was unanimous.

Submitted by Councilor Goughan

Council Agenda Item #1: Roll Call

The Caribou City Council held a City Council Meeting on Monday, June 28, 2021, in the Council Chambers with the following members present; Councilors Ayer, Boma, Goughan, Morrell, Theriault, Willey and Mayor Smith.

Penny Thompson, Deputy City Manager and Danielle Brissette, City Clerk were present.

Ken Murchison was present at the meeting.

Council Agenda Item #2: Invocation / Inspirational Thought

Mayor Smith read an invocation.

Council Agenda Item #3: Pledge of Allegiance

Mayor Smith led the Pledge of Allegiance.

Council Agenda Item #4: Public Forum

John Morrell, owner of Custom Car Wash came to speak regarding the Caribou Utilities District meeting, he commended both Councilor Boma and Manager Marker for being in attendance. He expressed his frustration regarding the utility cost increase.

Councilor Goughan stated that in his opinion, the city council is not cutting city employees, and nothing is being kept a secret at Aroostook Waste Solutions.

Mayor Smith closed public forum at 6:13 p.m.

Council Agenda Item #5: Minutes

a. June 14, 2021, City Council Regular Meeting

Motion made by Councilor Morrell, seconded by Councilor Ayer to accept the June 14, 2021 City 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: Public Hearings and Possible Action Items

There were none scheduled for discussion.

Council Agenda Item #7: Reports by Staff and Committees

a. Memo regarding Planning Board appointment

Motion made by Councilor Ayer, seconded by Councilor Willey to appoint Steve Wentworth to fill the vacancy on the Planning Board for the City of 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)

b. Manager's Report

Deputy City Manager Penny Thompson reviewed the City Manager's Report dated June 28, 2021.

Council Agenda Item #8: New Business, Ordinances and Resolutions

a. Resolution 06-01-2021, Establishing the 2021 Property Tax Rates and Related Deadlines.

Mayor Smith explained that the discussion regarding Resolution 06-01-2021, Establishing the 2021 Property Tax Rates and Related Deadlines is being continued from the last meeting when the discussion was tabled.

Deputy Manager Thompson explained that she received a phone call from Superintendent Doak, and their business manager Mr. Bouchard from the RSU and based on the conversation it might be wise not to set the mil rate tonight. In the conversation today with them they are waiting on hearing from the state when they go back on June 30th to consider other budget issues including this 55% funding which will mean additional revenue that is being divided into school districts including RSU #39. The money that they received for an estimate today was less than they previously had received for an estimate because the state is taking from the funds available to fund the JMG program. Based on what they are getting for additional state aid after that is done then the board of education will meet and at that point the board of education can decide what they're going to do with that money. At the school budget meeting there are articles about spending. Article 18 authorizes the disposition of any additional state subsidy received. The article spells out three things that can be done with the additional money that is received. They would be authorized to use all or part of the additional state subsidy to increase expenditures for school purposes and cost center categories approved by the school board, they could increase the allocation of finances and reserve fund approved by the school board or they could decrease the local cost share expectation as defined in title 20-A § 15671-A1B for local property taxpayers for funding public education as approved by the school board.

Deputy Manager Thompson stated that she was left with the impression that option 3 which is to reduce what the taxpayers would pay would not be their choice if we set the tax rate right now. The current recommendation is to not set the mil rate tonight.

Motion made by Councilor Ayer, seconded by Councilor Morrell to table Resolution 06-01-2021, Establishing the 2021 Property Tax Rates and Related Deadlines until the July 12, 2021 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: Old Business

There were none scheduled for discussion.

Council Agenda Item #10: Reports and Discussion by Mayor and Council Members

Councilor Boma stated that their will be an open house would be from 5-7 on July 7th at the Wellness Center for the Public Safety designs.

Councilor Morrell asked if there was any progress on the property on the Access Highway.

Deputy Manager Thompson explained that the property deed is not yet in the new person's name, and she stated that she cannot afford to deal with it.

Deputy Manager Thompson provided information regarding the contact she has had with owners of the properties that are on the Dangerous Buildings list.

Mayor Smith stated that Dangerous Buildings could be an agenda item for the upcoming meeting.

Councilor Ayer that there was a citizen that cleaned off the front part of the Grimes Road with an orange shovel. He stated that the Grimes Road is controlled by MDOT and Fort Fairfield in the summertime but plowed by Caribou in the winter. They would like to know if anyone has spoken with the contacts regarding the sand that is in the roadway. He would like to see a system put into place for the people that are on the roads for the city that see everything to be able to have a way to report it so that it can be cleaned up.

Council Agenda Item #11: Next Regular Meetings: July 12

Council Agenda Item #12: Adjournment

Motion made by Councilor Morrell, seconded by Councilor Ayer to adjourn the meeting at 7:03 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



City Manager's Report
July 12, 2021

Economic Projects

River Front - Powerplants	6/29: Phase I submitted to DEP; 7/2: Draft scope of work for a limited environmental site assessment and hazardous material survey received; 7/9: Update from MeDEP - With a shift in staff responsibilities, there is a delay while they track down a new geologist.
Broadband Initiative	7/6: From Spectrum field coordinator - 25% left on ride-out then will work on pricing. Will have project cost estimate complete by 7/30.
Ogren Dump Solar Project	7/7: SynerGen Solar states that they closed on project financing this week and plan to start construction in August
2021 CDBG Application	The project was not selected for funding
Events and Marketing	July 15: Thursdays on Sweden will be local favorite "Reunion Night"; July 29: Wreaths Across America traveling display trailer; As part of Caribou Cares & Caribou Days July 29 - August 1: July 29 @ 3pm is Caribou Community School ribbon cutting and school tours & July 31 @ 10:30 is Splash Pad Ribbon Cutting
Landbank	On tonight's agenda: Mr. Murchison will update the Council on this topic
Chapter 13 Rewrite	7/8: Planning Board meeting agenda item to define goals for second half of 2021 - Chapter 13 is a priority
Federal American Rescue Plan Act	7/6: Finance Director did calculations for growth rate and when audited numbers are finalized, he will calculate if the municipality can claim any "lost revenue" from ARPA funds
Blight Cleanup	On tonight's agenda: Mr. Murchison will update the Council on this topic
Birdseye Cleanup	7/8: Haley Ward has sent reports for EPA approval to have a contractor remove and dispose of concrete slab as the highest result from the 3 samples is 4.85ppm; since this is < 25 ppm disposal can go to Aroostook Waste Solutions.
60 Access Highway	No new permits or activity
River Front - Master Plan	Next meeting July 21 @ 6pm in Council Chambers; Letter resent requesting official recognition as a committee
Façade Improvement Program	No work has started: Bennett Drive contractor will begin in November; Otter Street, no update
Hilltop Senior Living	No update since last report
Sitel Building	No update since last report
Aldrich ATV/Snowmobile Storage	No update since last report
Jaroszw Storage - Limestone St	Construction continues, local contractors are doing a great job

Other Administrative Projects

New City Manager Recruitment	7/7: First interview with a candidate
Union Negotiations.	All contracts approved / No update since last report
Tax Acquired Property Policy	Bid cycle open, closes at 2pm on July 15, 2021. 7/6: Finance Director reports that some bids have been received
Fire Structural Work	6/30: Certificate of substantial completion with punch list received, indications are that the chimney brick mortar and top cap are contributing factors to the water damage issues
Teague Park	Looks great! Splash Pad ribbon cutting as part of Caribou Cares & Caribou Days: July 29 @ 10: 30 am
Public Safety Building	7/7: Open house for the public with architecture firm
Fire Station Renovations	Awaiting another bid for sprinklers; Need sprinklers prior to renovations; Region V EMS has moved out of the Lions building
Investment Policy	Next meeting: July 26 at 5pm
Trailer Park Closure	7/8: One resident came into office. No firm plan.; Rossignol mobile home removed
Fish Hatchery Bridge	7/9: Received email from Fred Michaud who sustained a leg injury but is now back at work. He hopes to get back to communicating updates in August
Cable Franchise Renewal	LD920 was passed in House & Senate but vetoed by Governor Mills; per Finance Director, 2021 payment has been received
Airport	Roof leak in hangar - Seth Lovely of Stantec has notified Buck Construction; Our contract for airport engineering services has expired so I will find out who to contact at the state for an RFP (former person in that role was reassigned)
City Hall Boiler Systems	One proposal was received from Dead River / no update
Chambers AV System	No complaints received on sound on YouTube or Public Access Channel at June 28 meeting
River Road	Received proposal correspondence from Dr. Chomka. (sent to Council for review)
New LED Street lights	Work order submitted (again) to replace mast arm and light on Bennett Drive by Walgreens.
Comp Plan Update	No update since last report
Wage Policy	No further action at this time.
COVID-19 Status	6/30: official end of the Governor's State of Civil Emergency
Personnel Policy	No further action at this time.
Parking Lot Paving	Fire station rear lot and library are slated for this year. 6/25: Sewall has finalized a plan for station retaining wall repairs.
Procurement Policy	Sent to City Council for review
Personnel Changes	7/1: Library Director interviews. 7/6: Offer made to applicant. Please check the website for additional details on career opportunities.
Administrative Approvals	7/8: Liquor license for Country Farms Properties 31 Herschel Street



CITY OF CARIBOU, MAINE

Phone: (207) 493-5961

Fax: (207) 498-3954

Office of Tax Assessment & Code Enforcement

Municipal Building

25 High Street

Caribou, Me 04736

To: Mayor Smith, Deputy Mayor Ayer and Caribou City Council Members
From: Penny Thompson
Date: July 8, 2021
Re: Dangerous Buildings

At the June 28, 2021 meeting, the Caribou City Council asked for an update on Dangerous Buildings to be given at the July 12, 2021 City Council meeting.

20 Veronica Street Map 34 Lot 132 Bill Madore
Most recent update: Kevin Thibodeau has been hired to tear down the building. He is doing the work at 827 Main Street now and plans to go from that project to 20 Veronica Street.

37 Home Farm Road Map 36 Lot 94-F Steve Bielinski
Most recent update: 6/21 was last update despite many attempts; plans to come to Maine to bring property into compliance. Will explore options to accelerate this process and get bids to tear it down as allowed under the statute.

412 Access Highway Map 12 Lot 24-C Jimmy King
Most recent update: Working with Caldwell's to have vehicles removed "at the expense of product"; property has not been conveyed to Ms. Lopez; Last contact with Ms. Lopez was on 7/6, working to get property into her name. Drive by this week shows progress with a few cars already taken out.

827 Main Street Map 39 Lot 108 City of Caribou
Contracted with Thibodeau Trucking & Excavation to dismantle, remove and dispose of structure. Work is nearly 75% complete. I have been in contact with Mr. Thibodeau and he is saving money on trips to the landfill by recycling and salvaging as much as possible.

864 Main Street Map 10 Lot 50-75 Barbara Rossignol
Contracted with Mark's Towing to remove mobile home from park and this is done!

Zoning Administrator/Code Enforcement Monthly Report

The Zoning Administrator/Code Enforcement department was combined with the Tax Assessment office in 2014. The office is located on the first floor of the Caribou Municipal Building at 25 High Street.

The office is responsible to facilitate voluntary compliance with: local ordinances sent forth in the city code; the building, energy, plumbing, health and life safety codes adopted

by the State of Maine; and must follow-up on violations of the same.

“It’s all about safety!”

Summer is here. Code Enforcement has perfected 16 Notices of Violation.

Staff visited the Riverside Motor Court, the site of an electrical fire this past weekend. The City is working closely with the property manager to acquire Certificates of Occupancy and to restore operations. We have consulted with the company’s electrical contractor and placarded two of the 14 units. We will monitor progress, inspect, and grant Certificates of Occupancy incrementally on a unit-by-unit basis to expedite housing for the impacted tenants as appropriate.

Staff continues to work on a back log of Notices for code violations, mostly exterior property maintenance issue, tall grass, garbage, and junk vehicles. We are seeing some positive results on property maintenance issues.

Land Bank Scenarios:

From the letter addressed to Caribou City Council on February 22, 2021, the Business Investment Group (BIG) has identified the following Land Bank technique proposals.

As defined in the June 25, 2020 City of Caribou Blight Toolkit, Land Banks are governmental entities that specialize in the conversion of vacant, abandoned, and foreclosed properties into productive use. The primary thrust of all land banks and land banking initiatives is to acquire and maintain properties that have been rejected by the open market and left as growing liabilities for neighborhoods.

Business Investment Group (BIG) has identified three such properties that have been tax acquired by the City of Caribou that have remained nonproductive for years. BIG would like to undertake the role of Land Bank and restore these properties into productive use.

We propose to accept 34 Collins Street, 16 Sincok Street, and 15 Nancy Street with the assessed value of \$26,200.00 with the intent of developing affordable housing units. As a Nonprofit entity BIG would hold these properties exempt from taxes until such time as the redeveloped properties are sold to private use. At that time BIG proposes to realize the original amount of \$26,200.00 to be retain by BIG as Caribou’s Land Bank to be dedicated to future re-development projects and the City of Caribou would receive \$14,000.00 based on City of Caribou Bid List 11/16/2020 the total minimum sale price for all three properties.

Recouping the base cost \$40,200.00 (assessed property value plus calculated minimum bid price), the development cost plus whatever profit is borne by the developer.

Since the time of the original letter of interest from BIG, the Caribou City Council has amended our City of Caribou Code to allow for Land Banking techniques with the approval of Ordinance No. 04, 2021 Series, Regarding Tax Acquired Property Disposal Policy which is in effect 30 days after the vote on July 14, 2021.

BIG also offers the following additional scenarios. Our original look was land only to maybe do affordable housing applications. Scenario 2; Currently there is a tax acquired house, 30 North Street. This project is perhaps the most attractive in that that property could be flipped rapidly giving the Land Bank program a quick start and early win and pave the way for future projects. Scenario 3; The “nuclear” proposal would be to grab all of the properties in and around Midland and Hillcrest and North Streets for future redevelopment projects.

If you have any questions please contact this office at the Caribou Municipal Building at 25 High Street, phone: (207) 493-5967 or email at kmurchison@cariboumaine.org.

Copies of the local ordinance and a link to the 2015 International Property Maintenance Code as adopted by the City of Caribou 01/23/2017 is available at the City of Caribou website: www.cariboumaine.org.

Best Regards,

Kenneth Murchison
City of Caribou, Maine
Zoning Administrator/CEO



CITY OF CARIBOU, MAINE

Phone: (207) 493-5961

Fax: (207) 498-3954

Office of Tax Assessment & Code Enforcement

Municipal Building

25 High Street

Caribou, Me 04736

To: Mayor Smith, Deputy Mayor Ayer and Caribou City Council Members
From: Penny Thompson
Date: July 8, 2021
Re: Purchase and Sale Agreement

At the June 14, 2021 meeting, the Caribou City Council approved the purchase and sale agreement as presented to convey property at 142 Lower Lyndon Street. The agreement was not executed so it is brought forward tonight as an agenda item to approve the changes to the contract:

Closing date on or before September 3, 2021 (time needed for inspection period and document preparation by municipal attorney)

Agreement to be signed by Interim City Manager Penny Thompson.

In addition, Finance Director Carl Grant has prepared a memo regarding the required abatement of taxes on the property.

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT by and between **City of Caribou** a body corporate and politic with a mailing address of 25 High Street, Caribou, ME 04736 (herein "Seller") and **Caldwell's Auto, LLC** a Maine limited liability company with a mailing address of P.O. Box 361, Limestone, ME 04750 (herein "Buyer").

WITNESSETH THAT:

1. Seller agrees to sell and Buyer agrees to buy, the following real estate:
A certain parcel of land and buildings designated as Map 25, Lot 149-AA of the Caribou Tax Maps.

Also included are the following items of personal property without additional consideration: all contents except for tools and equipment retained by the City per the attached Addendum.

2. The purchase price is **Ten Thousand Dollars (\$10,000.00)**. The amount due hereunder shall be paid as follows: (a) the sum of \$1,000 has been paid to the City and will be applied to the purchase price; (b) the remaining balance in the amount of \$9,000 shall be paid at the closing specified herein by the Buyer by certified check, cashier's check, bank money order or wire transfer.

3. The real estate shall be conveyed by Municipal Quitclaim Deed Without Covenants of title. The conveyance will be made be subject to all easements, covenants, conditions and rights of record at the Registry of Deeds including, but not limited to, easements and agreements in favor of Maine Public Service Company, Algonquin Power and Versant Power.

Buyer shall notify Seller on or before Closing of any defects in title existing of record that would make Seller unable to give merchantable title to the Property as set forth herein. If Buyer fails to give such notice, Buyer shall be conclusively deemed to have accepted title subject to any existing title defects or encumbrances. Upon receipt of any written objection to Seller's title, Seller shall, at Seller's option, cure the defect within 30 days of receipt of said notice. If such defects are not cured within 30 days, then the Buyer may at Buyer's option: (a) terminate this Agreement in which case the deposit, if any, will be refunded, all obligations of all parties shall cease and this Agreement shall be void without recourse to the parties; or (b) accept such title as Seller can deliver and to pay the purchase price without deduction.

4. Until the delivery of the Deed from Seller to Buyer, risk of loss or damage to the real estate by fire or otherwise shall be on the Seller. In the event that the property shall become destroyed by fire or other Act of God, this Agreement shall be null and void.

5. The closing shall take place on or before September 3, 2021 at the law offices of Solman & Hunter, P.A., Caribou, ME or such other place as designated by the Buyer. The premises

conveyed hereunder shall be delivered to Buyer at closing in the same condition as the date of this Agreement, reasonable wear and tear excepted and free of all occupants. Buyer shall have the right to conduct a walk through inspection prior to the closing to determine the condition of the premises. At the time of closing Seller shall deliver the deed to Buyer and Buyer shall pay the consideration due to Seller.

Buyer shall be entitled to possession of the premises at the time of closing, but may enter prior to closing on 48 hours notice to Seller to conduct inspections and tests as provided herein.

6. Buyer shall have twenty-one (21) days from the date of this Agreement to perform any studies, inspections, evaluations or assessments it deems necessary on the Property, including land surveys, to determine its suitability for Buyer's purposes. If Buyer determines in Buyer's sole discretion that this transaction does not conform to Buyer's objectives, Buyer may upon written notice received by Seller before the expiration of the 21 day due diligence period, terminate this Agreement, in which case, the deposit, if any, will be returned to Buyer. In the event Buyer shall fail to timely notify Seller, Buyer shall be deemed conclusively to have elected to waive its right to terminate this Agreement pursuant to this Paragraph 6. Buyer shall obtain all necessary governmental approvals for such testing, if any, and repair any damage caused to the Property by Buyer's inspections, testing or sampling. Buyer assumes of all risk of injury on the Property during any inspection. All inspections will be done by inspectors chosen and paid for by the Buyer.

The City of Caribou agrees to hire an environmental contractor to prepare a Phase 1 and Phase 11 action plan for the Property.

In the absence of the inspections listed above, the Buyer is relying completely upon Buyer's own opinion as to the condition of the Property.

7. Real estate taxes shall not be prorated at closing as the Property is tax exempt.

8. If the Buyer fails to perform hereunder, and the Seller is ready, willing and able to perform, Seller may exercise any remedy available under Maine law, legal or equitable, including the right to seek specific performance or retain the deposit as Seller's exclusive remedy.

9. If Seller fails to perform hereunder, and the Buyer is ready, willing and able to perform, Buyer may exercise any remedy available under Maine law, legal or equitable, including the right to seek specific performance.

10. It is expressly understood and agreed that *time is of the essence* in respect to this Agreement, and that this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs and assigns.

11. Buyer acknowledges that Buyer has not been influenced to enter into this transaction nor has Buyer relied upon any warranties or representations not set forth in this Agreement. **It is specifically understood that this property is being sold "as is" without warranties of any kind.**

12. This Agreement may not be modified, waived or amended except in a writing signed by all parties hereto. The parties acknowledge that this Agreement contains the entire Agreement of the parties.

13. The net proceeds payable to Seller as a result of this sale shall be disbursed to Seller upon the recording of the deed to Buyer.

14. Seller will be responsible for the cost of the Purchase and Sale Agreement, Municipal Quitclaim Deed, transfer tax declaration and Seller's legal fees.

Buyer will be responsible for one half of the Maine Transfer Tax, title examination fees, title insurance, all costs associated with Buyer's financing, if any, and Buyer's legal fees.

15. This Contract completely expresses the obligations of the parties, and this Contract is entered into by each party after opportunity for investigation, no party relying on any statements or representations not contained or referred to in this Contract made by any other party or on any other party's behalf. *Time is of the essence in regard to the time limits expressed in this agreement.*

16. To enable Seller to make conveyance as herein provided, Seller may at the time of the delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests. All funds necessary to satisfy all encumbrances shall be collected from Seller at closing by the closing attorney. All instruments discharging or releasing any liens may be recorded after the closing.

17. Seller and Buyer each warrant to the other that no brokers have been employed with respect to this transaction and each agrees to indemnify and hold the other harmless from any claim by any broker claiming compensation in respect of this transaction, alleging an agreement with Seller or Buyer as the case may be.

18. This is a cash offer not contingent upon financing.

IN WITNESS WHEREOF, the SELLER and BUYER hereunto set their hands and seal this _____ day of _____ 2021.

City of Caribou - Seller

WITNESS

By: _____
Penny Thompson, Interim City Manager

Caldwell's Auto, LLC - Buyer

WITNESS

By: _____
Robbie Caldwell, Member

Tools and Equipment to be retained by City of Caribou

One 24"x36" Map cabinet

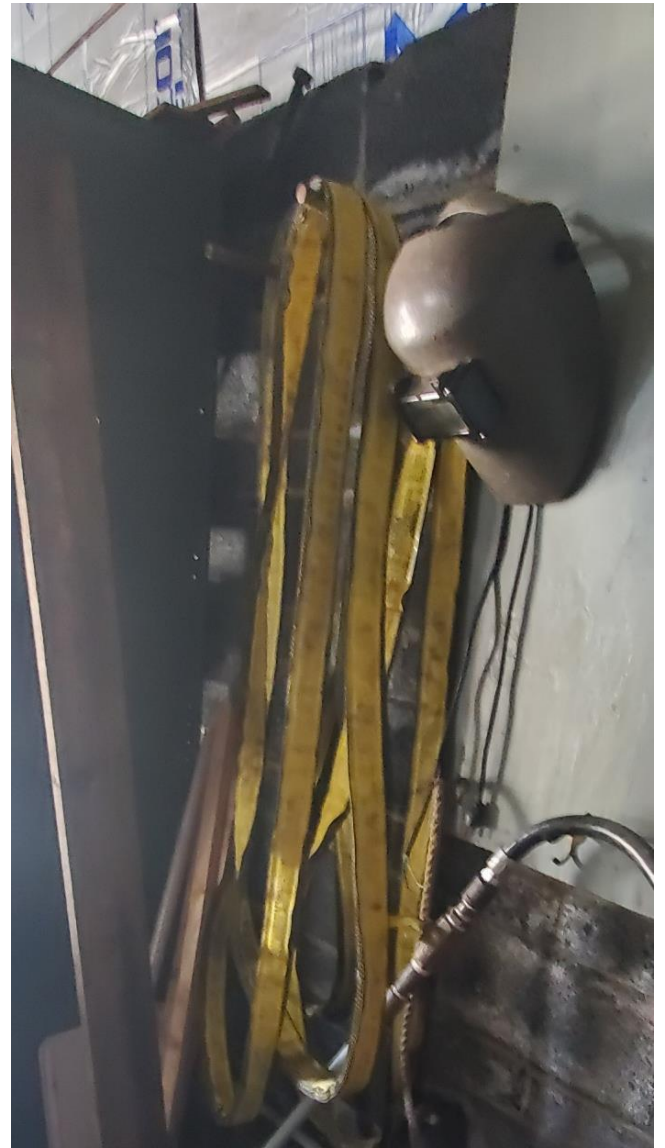


Two 4' filing cabinets in Steam plant office





Spinning bolt bin



Lifting straps

Various cables





Entire cabinet with tap and die
and drill bits



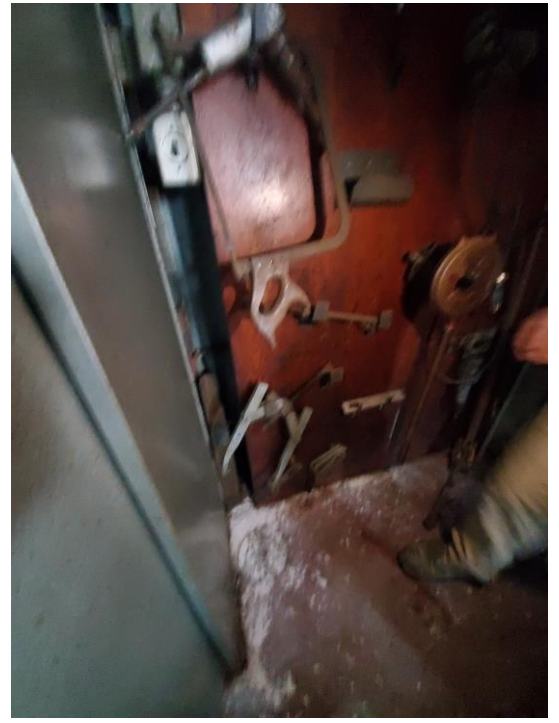
Sand blaster

Paper Towel Holder





Bench Vice



Gear Puller



Bench Vice



Anvil



Misc. pipe threading equipment



Torque Multiplier



Misc. shop sockets



Rigid power pipe threading



$\frac{1}{2}$ in and $\frac{3}{4}$ in beam type torque wrench



Three 55 gal drums of
antifreeze



Spool of 9-strand 16 gauge wire

Additionally

- (2) external hard drives
- (1) metal trash can lid
- (4) 3-4" repair clamps
- (1) stapler
- (1) vibration indicator
- (2) pairs work gloves
- (4) welding clamps
- (1) ball peen hammer
- (4) Caribou Waterworks project files
- (4) 6" grip rings
- (5) 4" grip rings
- (8) mechanical joint fittings
- (1) wash brush
- (1) survey rod
- (1) hand truck
- (1) shop light
- (4) boxes of absorbent pads

City of Caribou
Administration
MEMORANDUM

DATE: July 12, 2021

TO: Caribou City Council Members

FROM: Penny Thompson, Interim City Manager

SUBJECT: 142 Lower Lyndon Tax Abatement

The property at 142 Lower Lyndon was awarded to a bidder for \$10,000 as part of the city's annual tax acquired properties bid process. The property was on the bid list for two years before a willing buyer picked it up. Outstanding taxes and fees on the property are \$77,200.24 as of July 12, 2021. When the City Council accepted the bid of \$10,000 for the city's interest in the property, an uncollectable balance of \$67,200.24 was created. It is proposed that the Council authorize the use of budgeted slum/blight funds (E 11-01-405-01) to abate the remaining account balance for the property at 142 Lower Lyndon, in accordance to section 16 of purchase and sales agreement with Caldwells.

Suggested Motion:

Move to abate the remaining taxes and fees associated with 142 Lower Lyndon upon receipt of the awarded \$10,000 bid for the property



CARIBOU HOUSING AUTHORITY

- HOUSING CHOICE VOUCHER -

- MAINSTREAM PROGRAM -

- FOSTER YOUTH PROGRAM -

- EMERGENCY HOUSING -

WAITING LIST STATISTICS

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	YTD
Applicants in Jurisdiction	25	31	9	26	11	16	118
VAWA Preference	0	0	2	4	0	0	6
Veteran's Preference	0	0	0	0	0	0	0
Natural Disaster	0	0	0	0	0	0	0
Living in Caribou	14	18	4	19	8	13	76
Mainstream	4	5	1	2	0	0	12

HOUSING CHOICE VOUCHER PROGRAM

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	YTD
HUD Allocated Vouchers	193	193	193	193	193	193	1930
Total Vouchers Leased	184	186	185	184	179	187	1105
Port Out Vouchers	3	3	3	3	3	3	18
Homeownership Vouchers	1	1	1	1	1	1	6
All Other Housing Choice Vouchers	180	182	181	180	183	183	1089

YTD Openings	9	7	8	9	14	6	53
Vouchers on Street	3	2	8	18	12	4	47

Total HAP Expense	\$ 79,054	\$ 79,960	\$ 80,040	\$ 79,631	\$ 80,956	\$ 83,288	\$ 482,929
All Other Voucher	\$ 72,674	\$ 72,576	\$ 72,553	\$ 72,254	\$ 73,959	\$ 77,052	\$ 441,068
Port Out Payments	\$ 1,144	\$ 1,161	\$ 1,199	\$ 1,199	\$ 1,199	\$ 1,199	\$ 7,101
Homeownership HAP	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,800
FSS Escrow, Participants Account	\$ 4,936	\$ 5,923	\$ 5,988	\$ 5,878	\$ 5,498	\$ 4,737	\$ 32,960

Ave. Per Unit Cost	\$ 430	\$ 430	\$ 433	\$ 433	\$ 452	\$ 445	\$ 437
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Lease Up Rates	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	YTD
HUD Allocated -vs- Leased	95%	96%	96%	96%	96%	97%	96%
HUD Funded -vs- HAP Expense	101%	105%	102%	103%	121%	333%	106%

MAINSTREAM VOUCHERS

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	YTD
Allocated Vouchers	40	40	40	40	40	40	240
Total Vouchers Leased	2	4	4	5	5	8	28
Total HAP Expense	\$ 818	\$ 1,925	\$ 2,222	\$ 2,540	\$ 2,540	\$ 4,929	\$ 14,974
YTD Openings	39	39	39	39	40	40	236
Vouchers on Street	0	0	4	6	12	9	31
Applicants Pulled from Waiting List	1	0	34	0	45	15	95
Applicants in Process	n/a	n/a	n/a	n/a	14	9	23

PORT IN / FOSTER YOUTH TO INDEPENDENCE

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	YTD
Vouchers Leased	1	1	1	1	0	0	4
FYI HAP	\$ 597	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ 1,763

EMERGENCY HOUSING VOUCHERS (Startes 7/1/2021)

							YTD
Allocated Vouchers							
Total Vouchers Leased							
Total HAP Expense							

HOUSING QUALITY STANDARDS INSPECTIONS

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	YTD
Initial	0	0	0	0	0	1	1
Annual Inspection	0	0	0	0	0	0	0
Tenant/Landlord Requested	0	0	0	0	0	0	0
							0
Other, Public Housing Authority Inspections	0	0	0	0	0	0	0

SPECIALITY PROGRAM - FAMILY SELF-SUFFICIENCY

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	YTD
Number of Participants	42	44	43	43	43	43	129
Number Earning Escrow	15	17	19	19	18	18	51
FSS Escrow, Participants Account	\$ 4,936	\$ 5,923	\$ 5,988	\$ 5,878	\$ 5,498	\$ 4,737	\$ 32,960

FSS Famlies, Disbursement	1	0	0	0	0	0	1
FSS Disbursement Amount	\$ 215.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215

FSS Graduate, Families	1	0	2	0	2	0	5
FSS Graudate, Escrow	\$ 6,430	\$ -	\$ 11,234	\$ -	\$ 5,595	\$ -	\$ 17,664

FSS Forfeiture, Families	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
FSS Forfeiture, Escrow	\$ 1,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,688

CHA Bulletin

Published by Caribou Housing Authority for Voucher Participant and Landlords

Summer 2021



Caribou Housing Authority
25 High Street
Caribou ME 04736

www.caribouhousing.org

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(207) 493-4234

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Hours:
Monday – Friday
8:00 AM – 4:30 PM



NEW LANDLORD PARTICIPATION PROGRAM

In 2020, over two thousand families and individuals used federally funded Vouchers to rent units throughout the Caribou Housing Authority's jurisdiction, bringing in over to \$948 thousand dollars into the local economy. However, several dozen more families and individuals struggled to find rental housing where they could use their vouchers in Caribou's area. Not being able to find housing put families at risk was a loss to the economy and contributed to the broader housing crisis, which can be found State-wide. The Maine Public Housing Authorities is committed to leveraging this significant federal investment towards meeting the housing needs of some of the most vulnerable people in our communities, therefore partnering with Maine Housing Authority in creating the *Landlord Participation Incentive Program*.

The Landlord Participation Incentive Program aims to expand rental opportunities for family with a voucher by making landlord participation in the program more attractive, more feasible and streamlined. The goal of the program is to help those with housing vouchers successfully find a home by improving voucher utilization rates through increased landlord participation.

Landlord Participation Incentive Program offers: (more information coming soon)

- Landlord Repair Grants
- Security Deposit Assistance
- Damage Repairs Reimbursements
- Landlord Incentive Fees (aka Signing Bonus)

Join the combined efforts of the Caribou Housing Authority, Maine Public Housing Authorities, and Maine Housing Authority, by referring a friend and/or offering one more unit to a Voucher family.

To partner and get involved, contact Lisa Plourde at lpourde@cariboumaine.org or (207) 493-4234.

EMERGENCY RENTAL ASSISTANCE PROGRAM

Do you know someone who needs help paying their rent?
The Emergency Rental Assistance Program is still accepting applications.
For more information and/or apply go to:
<https://www.mainehousing.org/programs-services/rental/rentaldetail/covid-19-rental-relief-program>

BEWARE OF' FRAUDULENT ACTIVITY!



Caribou Housing is committed to protecting the integrity of Voucher Program. Our goal is to ensure eligible families and property owners are

participating in accordance with program regulations. Any knowledge of fraud should be reported immediately. Allegations will be kept confidential and investigated.

Examples of Fraud

- Landlords accepting housing assistance payments (HAP) on properties for which they are not the legal agent or do not own;
- Program participants having unauthorized occupants;
- Landlords accepting HAPs for vacant units;
- Offering bribes to public housing authority employees;
- Landlords requesting tenant payments more than the amount stated on the lease or HAP Contract;
- Renting to relatives without prior approval;
- Suspicion of drug use, drug dealing, or prostitution;
- Program participants receiving double rental subsidy.

All the examples listed above violate federal regulations and must be reported. You can notify us of fraudulent activity in person at our office, by email at housing@cariboumaine.org, or via phone at (207) 493-4234.

SUMMERTIME IS PEST TIME!

Just a reminder that with the warm weather, bugs start to appear in and around the apartments. To keep bugs to a minimum, it is important to follow some simple housekeeping rules:

- Limit where you eat. Contain food to the kitchen so that pests are not attracted to other areas of the unit.
- Keep your floors clean. Just a little spill will attract pests.
- Wash your dishes right away.
- Wipe up spills right away and be sure not leave any sticky residue.
- Report any slow drains. Pests look for a water source, and standing water will attract them.
- Dispose of fruits or vegetables that are past their prime. Overripe product will attract fruit flies!
- Remove garbage and recyclables daily in the warmer weather.
- Wipe down jars and bottles that you have used before putting them in the cupboard.

CHANGE OF OWNERSHIP

Please notify Caribou Housing immediately if you have sold your rental unit, hired a new property management company, or your contact information has changed.

ODDBALL HOLIDAYS TO CELEBRATE

July 15th – Gummy Worm Day
July 21st – June Food Day

August 3rd – Watermelon Day
August 7th – National Lighthouse Day
August 13th – National Left-handers Day
August 26th – Dog Appreciation Day



September 13th – Positive Thinking Day
September 15th – Make a Hat Day
September 17th – International Country Music Day
September 19th – International Talk Like a Pirate Day

TYPES OF RENTAL AGREEMENTS

Lease -vs- Tenancy at Will



The agreement you make with your landlord will affect what rights you will have.

Before you sign anything, be sure to read the agreement through carefully and understand it!

The written agreement you sign is called a “lease”.

A lease must contain:

- the names of the landlord and the tenant;
- the address of the rental unit;
- the length of the lease;
- and the day the rent is due.

Some leases may contain:

- security deposit – the amount and return of;
- utilities – provided by the landlord and/or tenant;
- furnishings – appliances provided
- tenant responsibilities
- landlord entry
- building rules – i.e., smoking, pets, parking, peace and quiet, guest, etc.
- breach of lease – i.e., non-payment of rent, damages, unauthorized guest, etc.

If the tenant stays beyond the end of the lease term the tenant becomes a “month-to-month” tenant. This is called a “tenancy at will”.

Common Questions:

- ***What kind of notice do I have to give if I am moving?***
 - Lease: Read to see what is stated in your lease.
 - Tenant at Will: You must give your landlord a 30-day written notice.
- ***Can my landlord increase my rent?***
 - Lease: The landlord probably cannot increase the rent during the lease term. Read your lease to find out if it says something different.
 - Tenant at Will: Your landlord must give you a 45-day written notice of any rent increase.
- ***Does my landlord have a reason to evict me?***
 - Lease: Your landlord can evict you for a breach in your lease (i.e., nonpayment of rent, damages to the unit, disturbing other tenants, etc.)
 - Tenant at Will: Your landlord can evict you without giving you a reason.
- ***What happens if my landlord sells my building?***
 - Lease: You probably have the right to stay until the end of your lease term. Read your lease to find out if it says something different.
 - Tenant at Will: Your old tenancy will end.

(Per Pine Tree Legal, Rights of Tenants in Maine)

LANDLORDS' CORNER

How to Avoid Rent Abatement

Caribou Housing inspects units to ensure they are safe, decent, and sanitary. Inspectors confirm the unit does not pose as a risk to the tenant and has no issues left unaddressed.

After your unit has failed inspection once and the necessary repairs have not been completed within the required timeframe, it will fall into rent abatement. This means the unit is not in compliance with the Housing Quality Standard and the Owner's payment will be suspended and is not recoverable.

During rent abatement, per HUD regulation and Housing Policy, the tenant cannot pay the Housing's share of the rent that is being abated.

Before each appointment do a walk thru of the home, conducting your own inspection. Giving yourself enough time to get any necessary repairs completed prior to the inspection by the Housing Authority.

If you have specific questions, feel free to contact the Caribou Housing Authority at housing@cariboumaine.org

DO YOU HAVE A VACANT UNIT?

We can help you advertise

If you have a vacant unit suitable for the Voucher Program and are interested in making it available to eligible households, contact us directly for an internal listing at:

(207) 493-4234 or
housing@cariboumaine.org.

Caribou Housing does not refer program participants to you specifically. Rather, we provide the families with a list of known available units. If the family is interested in your unit they will contact you directly.

It is up to the owner to conduct a suitability check.



FROM THE DESK OF THE CITY OF CARIBOU, CODE ENFORCEMENT

The further we get into summer, the more complaints the City of Caribou is receiving regarding garbage and tall grass. Per the City of Caribou Property Maintenance Code:

Maintenance: “No yard shall have an accumulation in the open of discarded or disused machinery, household appliances, automobile parts or bodies, logs, tree trunks and branches, construction materials, unusable toys, other plastics, wood, metals or other materials in a manner conducive to harboring of rats, mice, snakes, or vermin or growth of vegetation so accumulated, or in a manner creating fire, health, or safety hazards of the accumulation.

Every owner or occupant of real property in the city shall keep cut the grass and weeds to a height of no more than 7 inches, and be responsible for the removal and disposal of dead or diseased trees thereon the property, abutting boulevard, and/or portion of the street reserved for sidewalk abutting the property.”

Penalties: “Any person who violates any provision of this Ordinance commits a civil violation punishable by a civil penalty of \$100 for each day the violation continues allotted correction period of no more than 30 days from the date of the receipt of the notice.”.



IS YOUR UNIT READY FOR INSPECTION?

For a unit to qualify for a Voucher Program, it must pass the Housing Quality Standards (HQS) Inspection. This process ensures the unit meets the minimum standards of health and safety, as determined by Caribou Housing Authority.

The inspector assesses the unit for potential hazards (health and safety) and not cosmetic issues. As the owner and tenant, it is beneficial to be aware of needed repairs to address before it becomes a problem. Why? Because it can help prevent costly damage and protects the investment.

To guide one in this process, Caribou Housing Authority has prepared a basic Inspections Checklist that should be used before the inspection and during the tenancy. Below are questions to address commonly failed items and if your answer is “yes” to the questions below, you are closer to passing.

<ul style="list-style-type: none"> Is the unit (building and apartment) properly numbered? (911 purpose) 	<ul style="list-style-type: none"> Are all doors properly installed and not deteriorating, coming apart?
<ul style="list-style-type: none"> Are all outlets installed and wired property? 	<ul style="list-style-type: none"> Are all doors leading to exterior weather tight? (no light coming through)
<ul style="list-style-type: none"> Are all outlets, within 6’ of a water source, GFCI protected? (GFCI outlet will trip when tested with electrical tester) 	<ul style="list-style-type: none"> Is all flooring free from holes, cracks, tripping hazards?
<ul style="list-style-type: none"> Are all outlets, light switches, junction boxes, and breaker boxes properly covered? (no cracked, loose, missing or broken covers) 	<ul style="list-style-type: none"> Are all interior & exterior surfaces free of any holes, peeling paint, deteriorated wood or loose bricks/mortar? Includes storage sheds)
<ul style="list-style-type: none"> Are all light fixtures properly wired, no loose or hanging fixtures? 	<ul style="list-style-type: none"> Are all exterior surfaces free from falling hazards (loose/ hanging gutters, falling shingles)?
<ul style="list-style-type: none"> Do all light fixtures have a proper light shade, if made to have one? 	<ul style="list-style-type: none"> Are all windows free of cracked, broken or missing glass pane?
<ul style="list-style-type: none"> Is the breaker box properly covered with no open spaces between breakers? 	<ul style="list-style-type: none"> Are all windows accessible from the outside properly locking?
<ul style="list-style-type: none"> Is the bathtub surface free of any deterioration? (peeling paints, rusted or broken/cracked surfaces) 	<ul style="list-style-type: none"> Are all windows designed to open and close working properly? Does the window stay open when open, on its own?
<ul style="list-style-type: none"> Does the bathroom have a working exhaust fan (if no openable window is present)? 	<ul style="list-style-type: none"> Are all windows accessible for egress?
<ul style="list-style-type: none"> Do all sinks have a proper gas trap? 	<ul style="list-style-type: none"> Is there a working hard-wired & battery powered smoke detector on each floor level?
<ul style="list-style-type: none"> Are all burner knobs and oven handle present and properly installed? 	<ul style="list-style-type: none"> Is there a line-voltage and battery powered carbon monoxide detector in the unit?
<ul style="list-style-type: none"> Are all burner and oven elements working properly? 	<ul style="list-style-type: none"> Is there a graspable handrail and guardrail on all stairs (when 3 or more steps)?
<ul style="list-style-type: none"> Refrigerator – is the seal on the refrigerator properly secured, not hanging/coming off? 	<ul style="list-style-type: none"> Has the furnace/boiler been serviced by a licensed technician within the past 12 months?
<ul style="list-style-type: none"> Does the hot water heater have a T&P valve with proper overflow pipe? 	

DID YOU REMEMBER TO REPORT YOUR CHANGES?

To be able to assist participants in an efficient and timely manner, the Housing Authority requires that participants report **ALL** changes to their household:

The following updates must be reported in writing:

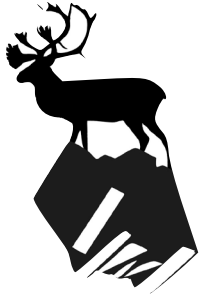
- Request to add a new household member
- Household member moved out
- New household income
- Increase/decrease in household income

Any/all changes must be reported to the Caribou Housing Authority **within 10 days** of the change/addition. Failure to report the change within a timely manner could result in a breach in your Family Obligations, and possible termination of your Voucher.

For more information, contact the Caribou Housing Authority.

Caribou Housing Authority
25 High Street
Caribou ME 04736





Caribou Public Library

DIRECTOR'S REPORT

To: Mayor and City Councilors
Penny Thompson, Interim City Manager
From: Hope Shafer, Library Director
June 2021 Report

SUMMER IS HERE!!! Summer has finally blossomed in Aroostook County, and we feel it here at the library. Some days I am opening all the windows to catch a breeze, others I have our building zipped up tight because it is cool and windy! The weather is perfect for the potatoes, and our patrons tell us they get enough done when it is sunny to feel no guilt curling up to read when it is rainy! 😂

Our Summer Reading Program is in full swing! We have 80 children signed up for the Summer Reading Program. We have had to print the teen and adult book logs twice, meaning we have at least 20 teens and adults signed up as well! We even have one teen who has completely finished filling out his reading log already and received his prizes! 🏆

During the month of June the library was the recipient of the Hannaford Community Reusable Bag Program. Every time someone purchased a \$2.50 Community Bag, the library received \$1.00. We were just notified that the library will be receiving \$339 in the coming weeks!!! WAHOO!!!

Twenty-seven stuffed animals joined us for our Stuffed Animal Sleepover in June! They spent two nights at the library having all kinds of fun – see our Good-To-Know post that included a link to the DVD of their antics! Children and their families were so excited to see everything their stuffed did, and we got it all on camera! 😁

The month of July sees us continuing with our Summer Reading Program. We also have some new high school volunteers and will be receiving a grant from the Maine State Library as part of the ARPA funding. I will tell all next month! 😊
Until then, Happy Reading!

~Hope

CIRCULATION STATISTICAL COMPARISON													
MATERIAL TYPE	JUN 2020	JUL 2020	AUG 2020	SEPT 2020	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUNE 2021
Adult books	329	659	918	916	867	917	1,020	1,203	935	1,123	432	462	582
Juvenile books	470	632	818	690	895	681	992	1,007	846	1,208	458	421	738
Teen/YA books	72	154	132	97	142	137	86	159	150	154	62	45	99
DVDs	85	255	463	310	488	389	310	355	466	507	186	175	170
eBooks/Audiobooks	122	169	129	138	196	273	261	270	406	404	355	261	205
Magazines	12	147	149	122	101	70	160	139	175	168	36	15	30
Interlibrary loans	22	18	79	83	70	69	97	79	90	101	51	28	34
Puzzles					15	10	41	34	22	12	14	10	0
Renewals	1	6	639	634	504	517	558	604	620	757	676	530	593
TOTAL NUMBERS	1,113	2,040	3,327	2,990	3,278	3,063	3,525	3,850	3,710	4,434	2,270	1,947	2,451

****As of 2020 the Maine State Library is now requiring that public libraries track renewals as part of their statistics. ****

YEAR-TO-DATE OVERALL MONTHLY STATISTICAL COMPARISON													
MATERIAL TYPE	JUN 2020	JUL 2020	AUG 2020	SEPT 2020	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUNE 2021
Circulation	1,113	2,040	3,327	2,990	3,278	3,063	3,525	3,850	3,710	4,434	2,270	1,947	2,451
Library Visitors	395	3,197	3,234	3,675	3,570	2,573	2,819	2,641	2,534	3,023	2,851	2,824	3,700
Wi-Fi access	12,902	14,600	58,117	20,960	16,833	10,256	6,235	8,673	8,810	7,252	7,454	**See Note	**See Note
Books added	95	104	139	107	210	144	154	163	141	184	190	125	184
Books withdrawn	24	3	62	33	9	6	282	15	16	48	49	20	5
Program Participation	997	898	533	569	6,289	1,615	8,443	1,926	1,571	2,517	2,209		
New patrons	3	9	11	17	15	8	1	14	18	8	6	18	19
Archives (# of users)	11	26	37	31	29	39	23	31	37	44	43	37	40

**Beginning May 2021 we are no longer tracking hits on our wifi.

YEAR-TO-DATE MONTHLY CIRCULATION COMPARISON													
Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	TOTAL
2017	1,429	1,647	2,165	1,671	1,782	2,053	2,086	2,225	1,995	2,335	2,284	2,094	23,766
2018	1,789	1,755	2,396	2,758	2,192	2,501	2,629	3,166	2,727	2,894	2,587	2,104	29,498
2019	2,924	2,026	2,728	2,663	2,116	1,979	2,519	2,297	2,129	2,099	1,603	1,770	26,853
2020	2,404	2,415	1,710	289	281	1,113	2,040	3,327	2,990	3,278	3,063	3,525	26,435
2021	3,850	3,710	4,434	2,270	1,947	2,451							18,662

CFAD Monthly Report

June 2021

Fire Calls _22_ Ambulance Calls 179_ Canceled Calls 4_ = Total Calls _205

See Attached Breakdowns:

- Alarms for Fires (33)- 2
- Alarms for Rescues (66) -1
- Silent Alarms - 18
- Total Hours Pumped – 8.75
- Gallons of Water Used – 115,250
- Amt. of Hose used -1,600'
- Ladders Used (in Feet): '
- (75' Aerial)_____
- Thermal Imaging Camera Used - 4
- Gas Meter Used- 1
- Rescue Sled & Snowmobile-
- Rescue Boat-
- Jaws Used -1
- Miles Traveled by All Units – 5,421
- Color Guard trng/Ceremonies -
- ALS Calls -
- BLS Calls -
- Amb. Calls Canceled- 2
- Target Calls (Drug Behavioral)- 14
- PIFT Transfers- 4
- Long Distance Transfers - 8
- Calls Turned Over - 18
- Total Out of Town Calls- 45
- No Transports- 34
- Est. Fire Loss, Caribou -\$28,500
- Est. Fire Loss, out of City
- Total Est. Fire Loss - \$28,500
- Total Maintenance Hours - 9
- Total Training Hours - 331.83

MUTUAL AID TO:

Presque Isle Fire Dept. - F A-
Fort Fairfield Fire Dept. -F A -
Limestone Fire Dept..
Washburn Fire Dept.-1
Stockholm Fire Dept. .
North Lakes Fire Dept.
Crown Ambulance
Van Buren Ambulance - 1
Life Flight - 5

MUTUAL AID FROM:

Presque Isle Fire Dept.- 2
Fort Fairfield Fire Dept. -
Limestone Fire Dept.- 2
Washburn Fire Dept.-2
Stockholm Fire Dept.-1
North Lakes Fire Dept.
Crown Ambulance

Out of City Fire and/or Ambulance Responses/and No Transports (N/T)

Location	# of Amb. Resp./N/T's	# Of Fire Resp.	Man Hrs.
Woodland	5	3	
Connor	2		
New Sweden	5		
Stockholm	2		
Limestone	20		
Madawaska Lake			
Caswell	2	1	
Fort Fairfield	2		
Presque Isle	1		
Van Buren	3		
Westmanland			
Perham		1	

Scott Susi, CFAD Chief

Fire Breakdowns
June 2021

Situation Found		# Of Incidents	Fire Casualties	Est. Property Damage
1. Private Dwellings (111) Mobile Homes (121)	2			
2. Apartments (3 or more) (111)				
3. Hotels & Motels (111)				
4. Dormitories & Boarding Homes (111)				
5. Public Assembly (Church, Restaurant) (111)				
6. Schools (111)				
7. Institutions (Hospitals, Jails, Nursing Homes) (111)				
8. Stores, Offices (111)				
9. Industry, Utility, Defense (111)				
10. Storage (111)				
11. Vacant Buildings or being Built (111)				
12. Fires outside structure w/value (crops, timber, etc.) (171)				
13. Fires Highway Vehicles (131)				
14. Other Vehicles (planes, trains, etc.) (132)				
15. Fires in brush, grass w/no value (140)				

Other Incidents

16. Haz-Mat (400)	
17. False Calls (740)	2
18. Mutual Aid Calls (571)	1
19. Aid to Ambulance (10-55's) (322)	2
20. Aid to Police (551)	2

21. Investigation (Smoke, CO ₂ , or Alarm	(smoke) 2 (CO ₂) (Alarm) 10
22. Service Calls (500)	3
23. Ambulance Calls (300)	179

Canceled Calls- 4

Fire/Rescue- 22

Total Calls for the Month_205

CFAD BI-ANNUAL REPORT

Jan. – June 2021

Fire Calls 82____ Ambulance Calls 1069____ Canceled Calls 16____
Vaccinations Given 209____ = **Total Calls 1376**____

See Attached Breakdowns:

-Alarms for Fires (33)- 9

-Alarms for Rescues (66)-1

-Silent Alarms-72

Total Hours Pumped- 15.25

Gallons of Water Used - 137,602.5

Amt. of Hose used-2,550

Ladders Used (in Feet)-

(75' Aerial)_____

Thermal Imaging Camera Used- 11

Gas Meter Used- 1

Rescue Sled & Snowmobile- 3

Rescue Boat-

Jaws Used- 1

Miles Traveled by all Units - 31,882

Color Guard trng/Ceremonies-

- ALS Calls-

- BLS Calls-

- PIFT Transfers- 24

- Long Distance Transfers -53

- No Transports - 202

- Ambulance Calls Canceled -11

- Calls Turned Over- 67

-Total Out of Town Calls - 276

Est. Fire Loss, Caribou - \$28,500

Est. Fire Loss, out of city-

Total Est. Fire Loss- \$28,500

Total Maint. Hours- 43.5

Total Training Hours- 1,069.45

Vaccinations Given - 209

MUTUAL AID TO:

Presque Isle Fire Dept. F- 4 A- 1

Fort Fairfield Fire Dept. F- A-

Limestone Fire Dept.- 1

Washburn Fire Dept.- 3

Stockholm Fire Dept. -

North Lakes Fire Dept. -

Crown Ambulance -

Van Buren Ambulance - 2

Life Flight- 23

MUTUAL AID FROM:

Presque Isle Fire Dept. F- 2 A-

Fort Fairfield Fire Dept. .

Limestone Fire Dept.- 2

Washburn Fire Dept.- 2

Stockholm Fire Dept.- 1

North Lakes Fire Dept.-

Crown Ambulance -

Out of City Fire and/or Ambulance Responses/and No Transports (N/T)

LOCATION	# of Amb. Resp./N/T's	# Of Fire Resp.	Man Hrs.
Woodland	43/6	6	
Connor	21/2	2	
New Sweden	22/7	1	
Stockholm	22/3	1	
Stockholm			
Limestone	111/19	1	
Madawaska Lake			
Caswell	18/1	1	
Fort Fairfield	2/1		
Presque Isle	2/1	4	
Van Buren	13/5		
Westmanland			

Scott Susi, CFAD Chief

BREAKDOWN OF FIRES
For Jan. - June

Situation Found	# Of Incidents	Fire Casualties	Est. Property Damage
1. Private Dwellings (111) Mobile Homes (121)	6		
2. Apartments (3 or more) (111)			
3. Hotels & Motels (111)			
4. Dormitories & Boarding Homes (111)			
5. Public Assembly (Church, Restaurant) (111)			
6. Schools (111)			
7. Institutions (Hospitals, Jails, Nursing Homes) (111)			
8. Stores, Offices (111)			
9. Industry, Utility, Defense (111)			
10. Storage (111)	1		
11. Vacant Buildings or being Built (111)			
12. Fires outside structure w/value (crops, timber, etc.) (171)			
13. Fires Highway Vehicles (131)	5		
14. Other Vehicles (planes, trains, etc.) (132)	3		
15. Fires in brush, grass w/no value (140)	2		

Other Incidents

16. Haz-Mat (400)	1
17. False Calls (740)	2
18. Mutual Aid Calls (571)	8
19. Aid to Ambulance (10-55's) (322)	16
20. Aid to Police (551)	4
21. Investigation (Smoke, CO ₂ or Alarm) (730)	2 (Smoke)- 7 (Alarm)-21
22. Service Calls (500)	5
23. Ambulance Calls (300)	1069

Vaccinations Given-209

Canceled Calls-16

Fire /Rescue-**82**

Total Calls for the six months: 1376

Monthly Permit Report

June 2021

	CURRENT MONTH	YEAR TO DATE	PRIOR YEAR MONTH	PRIOR YEAR TO DATE
BUILDING PERMITS	3	31	7	22
HOMES	0	2	3	5
MOBILE HOMES	0	1	0	0
MULTI-FAMILY	1	1	0	0
COMMERCIAL	1	11	0	11
EXEMPT	1	2	0	0
PLUMBING PERMITS				
INTERNAL	2	12	0	3
EXTERNAL	0	5	2	3
DEMO PERMITS	0	7	2	5
SIGN PERMITS	2	6	0	3

Year-to-Date is January 2021 to June 2021