

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

The Caribou City Council held a City Council Meeting on Monday, July 12, 2021, in the Council Chambers with the following members present; Councilors Ayer, Boma, Goughan, Morrell, Theriault, Willey and Mayor Smith.

Penny Thompson, Interim City Manager was present at the meeting.

Department Managers and Staff: Kenneth G Murchison (Zoning Administrator), Gary Marquis (Supt. Of Parks and Recreation), Christina Kane-Gibson (Events & Marketing Director), David Ouellette (Public Works Director), and Michael Gahagan (Police Chief)

Hannah Catlin of the Aroostook Republican covered the meeting, and it was broadcasted via Spectrum and YouTube.

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

Pastor Michael Sullivan from the Untied Baptist Church in Caribou offered an invocation.

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

Mayor Smith led the Pledge of Allegiance.

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

Councilor Morrell requested that we table reading a letter submitted with advice from his Legal Counsel.

**Council Agenda Item #5:** Minutes

a. June 22, 2021 City Council Personnel Meeting

b. June 28, 2021 City Council Meeting

Motion made by Councilor Ayer, seconded by Councilor Morrell to accept the minutes from June 22 & 28, 2021 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

Mayor Smith expressed his gratitude to Gary and the Staff at the Wellness Center for working together and getting the Splash Pad and Park finished and ready to open.

a. Manager's Report

Interim Manager Penny Thompson reviewed the City Managers Report dated July 12, 2021

b. Report on Dangerous Buildings

Penny Thompson, Assessor's Agent and Chief Building Official presented information regarding the properties on the Dangerous Buildings list.

20 Veronica Street – Kevin Thibodeau has been hired by the property owners to tear down the building. He is doing the work at 827 Main Street and plans to go from that project to 20 Veronica

412 Access Hwy – Working with Caldwell's to have vehicles removed "at the expense of the project"; property has not been conveyed to Ms. Lopez; Last contact with Ms. Lopez was on 7/6, working to get property into her name. Some cars have been removed from the property.

827 Main Street – Contracted with Thibodeau Trucking & Excavation to dismantle, remove and dispose of structure. Work is nearly 75% complete. Mr. Thibodeau stated that he is saving money on trips to the landfill by recycling and salvaging as much as possible.

864 Main Street – Contracted with Mark's Towing to remove the mobile home from park and this is done.

37 Home Farm Road – Most recent update 6/21 was the last 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.

c. Report on Land Banking and Blight actions by the Code Enforcement Officer

Kenneth Murchison the city Code Enforcement Officer stated that it is a busy season, and all things are visible. Notices have been sent out and are receiving positive results.

Riverside Motor Court has experienced a fire. They are working at something new and opening parts of the building. They are releasing 85% of the building back to occupancy today.

Business Investment Group (BIG) has identified three 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 for use.

They would propose to accept 34 Collins Street, 16 Sincock Street, and 15 Nancy Street with the assessed value of \$26,200 with the intent of developing affordable housing units. As a nonprofit Big would hold these properties exempt from taxes until such time that they have been redeveloped and sold for private use. At that time BIG proposes to realize the original amount of \$26,200 to be retained by BIG as Caribou's Land Bank to be dedicated to future re—development projects and the City of Caribou would receive \$14,000 based on the City of Caribou Bid list dated 11/16/2020 the total minimum sale price for the properties. BIG is also discussing other scenarios around North Street and Midland Street.

Mayor Smith suggested that BIG come back with a proposal for the council.

d. Report from Highway / Protection committee

Councilor Theriault explained that there was a highway Protection meeting on Thursday, and they discussed the River Road Problem and how to make it safer with a temporary realignment.

Dave Ouellette, director of Public Works explained a temporary realignment on the western side of the poles by Guerrette's Field to Scott Gove's land. He explained that the new temporary road would be close to the engineered plans but not exact and that it is important to get done because the land is still sliding. He estimates the cost for the temporary realignment to be between \$35,000-\$36,000 and that it would include all the costs that the department would incur. He explained that this would not take away from other projects.

Motion made by Councilor Theriault, seconded by Councilor Willey to have the public works department do the temporary realignment of the River Road.

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

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

a. Discussion of Nylander Museum

Gail Hagelstein, Carol Plourde Wolfington, Dana Jones, and Travis Michaud of the Nylander Museum board came to discuss concerns regarding the Museum.

They explained the Theme week that they do such as Dino Days. They stated that they bring in quality and knowledgeable speakers and have family activities such as Make and Take crafts, summer camps and many other things.

Ms Hagelstein explained that they were just recently made aware of the 2015 Ordinance for the Nylander that they plan on following.

The board members explained that they needed help. They explained that they have in the past had vista workers that were able to help move and organize the museum. The worker also helps with preparing traveling trunks according to the curriculum for school that they will be going to. They are requesting a part time employee that can help with the needs of the museum, continue working on inventory and organization and that November is their goal for having some additional long-term help for the future.

They commended John for the help with cleaning at the museum and stated that he does a fantastic job.

Some concerns outlined are that the air compressor for the sprinkler system has been on back order since March and the timeline was given of 3-6 weeks and now it will be sometime at the end of July.

b. Modification of Purchase and Sale agreement regarding 142 Lower Lyndon Street

Motion made by Councilor Morrell, seconded by Councilor Theriault to authorize Interim City Manager Penny Thompson to sign the sale agreement to convey the property at 142 Lower Lyndon Street to Caldwell's Auto.

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

c. Abatement of Taxes at 142 Lower Lyndon Street

No Motion was made this will be placed on the July 26<sup>th</sup> agenda for further discussion.

**Council Agenda Item #9:** Old Business

There were no items scheduled for discussion under this topic.

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

Councilor Boma explained that had an open house for people to come see the designs and site locations for the new Police Station.

Mayor Smith explained that he is planning on bringing back the ambulance Committee, but it will have a very defined scope of work so that it does not get misconstrued. Plans are to follow up with the discussion at the July 26<sup>th</sup> meeting for committee appointments.

Riverfront master plan has resented a letter requesting official recognition as a committee.

**Council Agenda Item #11:**

a. Poverty Abatement 2021-001 under MRSA §841.2

Motion made by Councilor Ayer, seconded by Councilor Theriault to enter executive session at 7:43 p.m. to discuss Poverty Abatement 2021-001 under MRSA §841.2

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 exited executive session at 8:00 p.m.

Motion made by T. Ayer, seconded by Councilor Boma to deny the poverty abatement 2021-001.

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)

Notice of decision was circulated and signed.

Interim City Manager Thompson exited the meeting.

Motion made by Councilor Willey, seconded by Councilor Theriault to enter executive at 8:04 p.m. session to discuss a personnel matter under §405.6.A.

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 exited executive session at 8:15 p.m.

No action was taken.

**Council Agenda Item # 12:** Next Regular Meetings: July 26

**Council Agenda Item#13:** Adjournment

Motion made by Councilor Ayer, seconded by Councilor Boma to adjourn the 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)

Danielle Brissette, Secretary