

Council Agenda Item #1: Roll Call

The Caribou City Council held a City Council meeting on Monday, November 1, 2021, in the Council Chambers with the following members present; Councilors Boma, Morrell, Theriault, Willey, Deputy Mayor Ayer and Mayor Smith. Councilor Goughan was absent and excused.

Penny Thompson, City Manager was present at the meeting.

Department managers Kenneth G Murchison (Zoning Administrator), Carl Grant (City Treasurer) Chief Scott Susi (Fire Chief) and Dave Ouellette (Public Works Director) were present at the meeting.

Melissa Lizotte of the Aroostook Republican covered the meeting, and it was broadcasted via Spectrum and YouTube.

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

Dale Johnston of Caribou came in and stated that they had a check for the property at 16 Sincock Street that is tax acquired and would like to purchase the property.

Council Agenda Item #5: Minutes-

There were no minutes submitted for approval

Council Agenda Item #6: Bid, Awards and Appointments

a. CFAD Safety Vests Presentation

Fire Chief Scott Susi came in and showed the new safety vests that is being used by the EMT's. They will protect against small ballistics and punctures. Chief Susi presented John Swanberg of the Aroostook Savings & Loan with a Glass, department coin and shirt as a thank you for the donation of the vests to the department.

b. Bids for water damage repair at the Nylander Museum

Manager Thompson explained that on August 19th the sprinkler system tripped causing water damage at the Nylander Museum. Bids were solicited and have been received by two contractors

Honey Do Maintenance & Construction LLC \$14,578.54

Beaupre's Construction LLC \$12,865.40

Dave Ouellette explained the process that has currently taken place to inspect and repair the current system. He stated that there is now a digital pump which takes out the guess work and provides a clear and concise reading. The system should be inspected four times a year and had not been previously inspected but is now contracted to have the inspections. There is also an alarm available that could put out a notification if the air pressure is below where it needs to be.

Motion made by Deputy Mayor Ayer, seconded by Councilor Boma to accept the bid from Beaupre's Construction LLC in the amount of \$12,865.40 for the repairs at the Nylander.

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

Motion made by Councilor Willey, seconded by Councilor Theriault to have Dave look into a warning system for the sprinklers at the Nylander.

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

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

a. Safe Alternatives

Open Public Hearing at 6:33p.m.

Manager Thompson explained that Safe Alternatives is a Registered Nonprofit Dispensary licensed under the state of Maine and located at 1137 Presque Isle Road. The current operating permit expires on November 14, 2021. Licensing procedures require that a public hearing is conducted by the City Council before a permit can be issued/reissued. City departments have reviewed the requested renewal and have determined that there have been no unreasonable disturbances to businesses or persons residing in the vicinity, and no violations of record pertaining to state law or the Caribou Code related to the business operations.

There were no public comments made.

Closed Public Hearing at 6:36 p.m.

Motion made by Deputy Mayor Ayer, seconded by Councilor Boma to renew the license for Safe Alternatives located at 1137 Presque Isle Road.

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

Council Agenda Item #8: Reports by Staff and Committees

a. Abatement of property taxes on 544 Van Buren Road- Finance Department

Carl Grant, city Treasurer explained the property at 544 Van Buren was tax acquired November 24, 2020. The outstanding taxes and fees on the property are \$1,397.29 as of November 1, 2021. This property was demolished last month as part of the City's blight cleanup. There is no land to sell as it was a mobile home on leased land.

Motion made by Councilor Theriault, seconded by Councilor Willey to abate the taxes in the amount of \$1,397.29 for the building that was located at 544 Van Buren Road.

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

b. Tax Acquired Property – Finance Department

Carl Grant, City Treasurer explained that there are still 49 properties that have outstanding balances from 2019 that could potentially become tax acquired. He explained that this is a first read and that at the next meeting the Council gets to decide what properties to waive foreclosure on.

b. Manager's Report

Manager Thompson reviewed the City Manager's Report dated October 29, 2021

d. Airport Committee (meeting before meeting)

No discussion.

Council Agenda Item #9: New Business, Ordinances and Resolutions

a. Porvair Filtration hiring goals met

Manager Thompson explained that in 2018 the city entered into an agreement with Porvair Filtration to reimburse certain business improvement costs if Porvair demonstrated job growth as anticipated with the improvements. The agreement runs through October 2022 with a reimbursement amount not to exceed \$14,694.75 per year. Under the terms of the agreement, they are required to have 52 employees on staff with a minimum annual wage of \$24,960(\$12.00 / hour). Porvair currently has 53 qualifying employees on staff.

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to reimbursement Porvair in the amount of \$14,695.75.

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

Mr. David Mika introduced Gabe Knight as he will be replacing Mr. Mika after his retirement. \

b. Small Business Saturday Proclamation

Motion made by Councilor Theriault, seconded by Councilor Willey to declare Saturday, November 27, 2021, as Small Business Saturday.

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

Council Agenda Item #10: Old Business

a. 16 Sincock Street offer

Manager Thompson explained that at the last council meeting an offer to purchase 16 Sincock Street was brought forward and the City Council requested more information.

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to sell the property at 16 Sincock Street to Dale Johnston for the amount of \$2,500.00

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

b. 55 Crosby Street Consent Agreement

Manager Thompson explained that on March 29, 2021 there was a special City Council meeting and the property owner of 55 Crosby Avenue was given 6 months to address code violations and clean up the property. All of the prior tax amounts have been paid.

Motion made by Councilor Theriault, seconded by Councilor Boma to convey the property at 55 Crosby Avenue back to the prior owners Jason L. Veinote and Carrie R. Veinote.

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

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

Deputy Mayor Ayer: Tomorrow is election day, don't forget to go vote.

Mayor Smith: Just a reminder that the polls are open from 8 A.M. to 8 P.M. at the wellness center.

Councilor Willey stated that the library board has met, and they are going to be raffling off two baskets one is an Aroostook basket and the other is a small business basket.

Deputy Mayor Ayer wanted to congratulate the Rec for a great job at hosting the annual trunk or treat.

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

a. Real Estate and Economic Development under §405.6.C (FTTH – Fiber To The Home – proposal)

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to enter executive session at 7:36 p.m. to discuss Real Estate and Economic Development under §405.6.C.

Council exited executive session at 7:51 p.m.

Council Agenda Item #13: Next Regular Meetings:

November 15 & 29

Council Agenda Item #14: Adjournment

Motion made by Deputy Mayor Ayer, seconded by Councilor Boma to adjourn the meeting at 7:52 p.m.

Vote was unanimous.

Danielle Brissette, secretary