

Council Agenda Item #1: Roll Call

The Caribou City Council held a City Council Meeting on Monday, October 18, 2021, in the Council Chambers with the following members present; Mayor Smith, Deputy Mayor Ayer, Councilors Boma, Goughan, Morrell, Theriault and Willey.

Interim Manager Penny Thompson was present at the meeting.

Department manager Kenneth Murchison (CEO/Zoning Administrator) was present for the meeting.

Hannah Caitlin 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

There were no public comments.

Council Agenda Item #5: Minutes

There were no minutes submitted for approval.

Council Agenda Item #6: Bid Openings, Awards, and Appointments

a. City Council Member appointment to the Caribou Riverfront Renaissance Committee (CRRC)

Mayor Smith appointed Councilor Willey to be a Liaison to the CRRC Board.

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

There were none scheduled for discussion.

Council Agenda Item #8: Reports by Staff and Committees

a. September financial reports

Carl Grant, Finance Director reviewed the September Financial report

Motion made by Councilor Willey, seconded by Councilor Theriault to accept the September 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. Interest in tax-acquired properties

Carl Grant, Finance Director explained the offers for the properties listed at 25 Liberty and 16 Sincock.

25 Liberty Street: Larry Newell has offered \$1,500.00 for the property. The minimum bid set for the property was set for \$24,700.00 which was set high because the previous building had to be demolished, it is not all back taxes.

16 Sincock Street: Dale Johnson offered \$2,500.00 which was the minimum bid allowed for the property. The interested individual has also provided details of their intent for the property.

c. Update on Dangerous Buildings

Kenneth Murchison, CEO/Zoning Administrator presented the Council with a booklet of information for Dangerous and Nuisance Buildings to work on in 2022. He explained that most of the properties on the list are in danger of being Tax Acquired. Other properties on the list may require legal action within the court system.

Interim Manager Thompson explained the procedure of selection and creating a timeline as they did for the previous list. The list is being presented to give Council the opportunity to be able to drive by the locations to see what is being looked at. The previous list of five Dangerous Buildings has had four completed. The remaining location needing to be completed is at 37 Home Farm Road.

d. Manager's Report

Interim Manager Thompson reviewed the Manager's Report dated October 14, 2021.

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

a. Ordinance No. 17, 2021 Series, Chapter 21 Remote Participation Policy

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to accept Ordinance No. 17, 2021 Series, Chapter 21 Remote Participation Policy.

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 #10: Old Business

a. Broadband Project Update and Proposal from Business Investment Group

Hugh Kirkpatrick of the Business Investment Group came to give an update regarding their Broadband project. He stated that they have talked to Pioneer Broadband roughly two weeks ago and they need to find a location for a centralized hub. They are interested in using a lot on Sincock Street that has been reserved for City use.

Councilor Morrell asked about getting ahead of the curve with possible funding sources.

Interim Manager Thompson explained that there is currently no guidance with the funding that is going to be coming available, but they are working on being prepared for when everything comes into place.

Mr. Kirkpatrick explained that from his understanding it may be a CDBG type of proposal process for the grant. The estimated cost for the project is 5.6 million dollars.

Motion made by Councilor Goughan, seconded by Deputy Mayor Ayer to allocate the land to them as proposed for Map 28 Lot 149A on Sincock Street.

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. Update on River Road, requested at prior meeting

Interim City Manager Thompson explained that there was a Highway Protection meeting in July and Council had been updated. At that time the Council voted to allow the Public Works department to do a temporary realignment of the road.

In August MEMA (Maine Emergency Management Agency) & AKEMA met with City staff and Councilor Theriault at the site of the 2018 failure on the River Road to talk about potential funding opportunities for reconstruction of the road. When leaving the meeting staff felt that what they were told was that they were going to get back to us after talking to FEMA, but that they should not do anything because it would hurt the chances for FEMA to buy into the project and help pay for it. They also felt that they needed to speak with Dubois and King about it. At the same time, they had received the survey back from the Chomka parcel and Dubois and King overlaid the Chomka parcel boundaries onto the River Road design that they made. There were some spots where the parcel would be impacted by the current design slopes and those would be at the start and the end portion of the relocated road. To miss the parcel would require relocating even more of the roadway into the railroad easement and at the 185 River Road property end. Any work on the River Road is within Dr Chomka's property to the centerline. These types of easements typically allow for work to maintain the roadway within its limits without additional compensation. It was explained that some kind of an agreement needs to be made for the City to do work on the River Road.

There are different grants all with different deadlines. For example, for one of them the deadline is June 1, 2022, so by the time they review them and reward them we've lost the whole season and would be approximately 2024 before the project would be started.

Councilor Theriault explained that for what Mr. Ouellette plans to do would give a decent temporary realignment and would avoid the Chomka property. She explained that anything that can be done to smooth out the side of the road better so that if someone had to pull over quickly because of something they could be safer. She believes that he should be able to do the temporary realignment and it could help and would make people happy.

Council suggests that Public Works continue with the previously discussed temporary realignment of the River Road.

c. Update on City Manager contract negotiations

Mayor Smith explained that there has been a contract proposed and it has been presented to the Council a couple times and he believes that the Interim City Manager agrees with a contract that was proposed.

Motion made by Deputy Mayor Ayer, seconded by Councilor Boma to accept the contract to make Interim City Manager Penny Thompson the City Manager 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)

Motion made by Deputy Mayor Ayer, seconded by Councilor to appoint Penny Thompson to the NMDC Executive Board and as the Aroostook Waste management alternate member.

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 #11: Reports and Discussion by Mayor and Council Members

Councilor Morrell – Wanted to thank the Public Works Director, Dave Ouellette for the heads up call on the meeting for the pre-bid. He explained that he went above and beyond to remind him, and yet he still forgot it.

Deputy Mayor Ayer – Stated that they need to work on scheduling an Airport Committee meeting to look at the two bids that they had received, and congratulate Penny on the City Manager position.

Councilor Goughan – He believes the past City Councils have overwhelmingly been wanting to help develop Caribou and have been wanting to help people and their businesses.

He recently visited Richards Electric. A new gentleman has purchased it and has taken it to the next level, as any business does. He explained that the work that is done is very professionally done. He wants to give a big shout out to Brent Perreault for continuing the business in Caribou.

Councilor Boma – Explained that the Trailer Park Closure Committee met today and that they still have 7 occupied mobile homes in the park and about 10 lots including the 7 that still have mobile homes on the lots that will need to be removed at some point. At this point they are planning to send another letter reminding people that there is an incentive that they will be able to benefit from if they remove, leave, or sign the agreement. They are also planning on looking at enforcement avenues if people don't vacate when they are supposed to.

Mayor Smith – Reminded that October 27th is the Council Candidate Forum, and that absentee ballots are available.

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

a. Real Estate and Economic Development under §405.6.C (Downtown TIF District)

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to enter executive session at 7:15 p.m. to discuss Real Estate and Economic Development under §405.6.C.

Council exited Executive Session at 7:33 p.m.

Motion made by Councilor Willey, seconded by Deputy Mayor Ayer to amend the Downtown Tax Increment Financing (TIF) District to remove the OAV for Map 11 Lot 4-B owned by Gagnon's Rental Properties, LLC and then create a new 30-year Tax Increment Financing (TIF) District for the Map 11 Lot 4-B. Vote was unanimous. (So voted)

b. Discussion when an individual's right to privacy would be violated under §405.6.A.1 (Compliant)

Motion made by Councilor Goughan to enter executive session at 7:33 p.m. to discuss when an individual's right to privacy would be violated under §405.6.A.1. Vote was unanimous. (So voted)

Council exited Executive Session at 8:45 p.m.

No action taken.

Council Agenda Item #13: Next Regular Meetings: November 1, November 15, November 29

October 18, 2021

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Council Agenda Item #14: Adjournment

Motion made by Deputy Mayor Ayer, seconded by Councilor Boma to adjourn the meeting at 8:45 p.m.

Vote was unanimous. (So voted)

Danielle Brissette, Secretary