

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

The Caribou City Council held a City Council Meeting on Monday, October 4, 2021, in the Council Chambers with the following members present; Mayor Smith, Deputy Mayor Ayer, Councilors Boma, Goughan, Morrell, Theriault and Willey.

Chief Michael Gahagan, Acting City Manager was present at the meeting.

Department managers Kenneth Murchison (CEO/Zoning Administrator), Chief Scott Susi (Fire Chief) were 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

Father David Raymond of the Holy Rosary Church in Caribou offered the 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. Appointments to the newly formed Caribou Riverfront Renaissance Committee (CRRC)

Motion made by Councilor Willey, seconded by Councilor Theriault to appoint the members to the committee as proposed in the Council packet.

**The Caribou Riverfront Renaissance Committee (CRRC) shall be composed of five members of the Public to be appointed by the City Council and the initial appointments shall be as follows:**

- Dan Bagley                      3 years
- Mark Draper                      3 years
- Jay Kamm                      2 Years
- Christina Kane Gibson      2 Years
- Andrea Flannery              1 Year

**The Caribou Riverfront Renaissance Committee (CRRC) ordinance includes a provision for the appointment by the Committee of an unlimited number of additional members which initially may include:**

- Frank McElwain
- Steve Wentworth

- Kate McCartney
- Jan Murchison

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 #7:** Public Hearings and Possible Action Items

a. Ordinance No. 17, 2021 Series, Charter Amendment, Capital Improvement Referendum Process

Open Public Hearing: 6:04 p.m.

There were no comments from the public.

Close Public Hearing: 6:06 p.m.

Ordinance No. 17 will be discussed further at the next regular Council meeting.

b. Ordinance No. 18, 2021 Series, Amending Chapter 17 General Assistance

Open Public Hearing: 6:07 p.m.

There were no comments from the public.

Motion made by Councilor Willey, seconded by Councilor Theriault to approve Ordinance No. 18, 2021 Series, Amending Chapter 17 General Assistance 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)

c. Ordinance No. 19, 20221 Series, Chapter 21 Remote Participation Policy

Open Public Hearing: 6:07 p.m.

There were no comments from the public.

Mayor Smith explained that this will allow council to be remote and allow them to vote.

Close Public Hearing: 6:08 p.m.

Ordinance No. 19 will be discussed at the next regular Council meeting.

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

a. Blighted properties report (requested at last meeting) presented by CEO Ken Murchison

Ken Murchison, CEO/Zoning Administrator explained that the initial Blight data featured over 3,300 entries. The list has since been refined down to a useable sample of 69 properties. Not all the properties listed are considered dangerous, however each property is considered extremely blighted and potentially dangerous. Mr. Murchison explained that it is a living list that is constantly changing.

b. Staff Report (Requested at last meeting) presented by Fire Chief Scott Susi

Fire Chief Susi came to respond to the question regarding being over worked and under paid from the last meeting. He explained that the problem is not localized to here, it is on a much larger scale country wide. Private ambulance services across the country are closing their doors.

c. Manager's Report

Acting Manager Chief Gahagan reviewed the City Manager's report dated September 30, 2021.

Councilor Goughan stated that sometime in the near future he would like to talk about the River Road.

Chief Gahagan explained that when they met with MEMA they were advised that they should not begin work because any work done may not be refunded.

Councilor Theriault explained that they were told not to even try to do the temporary road alignment because it could hurt the chances at receiving the grant.

Councilor Willey asked about the Broadband information.

Deputy Mayor Ayer explained that they were waiting to see what the FCC was going to do as far as requiring how many households per road.

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

a. Resolution 10-01-2021 Adopting the Aroostook County Hazard Mitigation Plan – 2021 Update

Mayor Smith read the memo from the Council Packet regarding the AKEMA plan.

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to accept Resolution 10-01-2021 Adopting the Aroostook County Hazard Mitigation Plan – 2021

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 on Chapter 13 Zoning Ordinance to align with state minimums

Ken Murchison, CEO/Zoning Administrator explained that they are working on amending Chapter 13 – Land Use Ordinances. He explained that they are working to amend the Ordinance to align closer to the State minimums and follow the DHHS guidelines, Shoreline zoning and regarding Campgrounds in a residential area. He explained that home rule allows the municipality to make the local ordinance more restrictive than the state minimums.

Deputy Mayor Ayer suggested that they start with the State Minimums and add some home rules. He stated, “we want businesses to come to the area, so we need to take care of it ASAP”.

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

a. Discuss wording of the non-binding question for the November ballot

Motion made by Deputy Mayor Ayer, seconded by Councilor Morrell to use the question as stated in the Council packet ‘Do you favor borrowing money to provide an amount not to exceed \$10,000,000 to pay costs of expenditures for the construction and equipping of a new police station for the City of Caribou provided that the money is authorized by Caribou City Council and a referendum approved as specified in the Charter?’ with the information regarding the financials that was provided in the packet.

## NON-BINDING SURVEY QUESTION FOR THE VOTERS OF CARIBOU

Question:

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YES

NO

### Financial Disclosure

Based on the Estimate Calculator  
Maine Municipal Bond Bank website

(Rate varies based on term, may not prepay loan)

Type	Term	Principal	Interest	Total	Annual Debt Service	Estimated 1 <sup>st</sup> year mill Increase*
Level Debt	20-year	\$10,000,000	\$2,492,885	\$12,492,885	\$624,669	1.7846
Level Principal	20-year	\$10,000,000	\$2,302,044	\$12,302,044	Declines annually 1 <sup>st</sup> year: \$672,519	1.9213
Level Debt	30-year	\$10,000,000	\$4,857,240	\$14,857,240	\$495,263	1.4149
Level Principal	30-year	\$10,000,000	\$4,214,605	\$14,214,605	Declines annually 1 <sup>st</sup> year: \$552,623	1.5788

\*For 2021 tax commitment, 1 mill = \$350,035.80      2021 millage rate: 23.55

Council had a brief discussion regarding the ballot questions and possible grants being available and different options to look at.

Councilor Goughan would like to see the survey question have the Financial Disclosure on it for the public to see.

Councilor Theriault stated that it is just a survey and does not need to include the disclosure.

Councilor Willey agreed with Councilor Theriault and stated that the additional language could just muddy the water and cause confusion.

Councilor Theriault explained that this is not the final cost, this is just a survey to see if the public want a new police station. The final cost would be when it goes to referendum, this should just be a question for right now.

Roll Call Vote: T. Ayer – Yes, C. Boma - No, R.M. Goughan – Yes, D. Morrell – Yes, J. Theriault - No, L. Willey - No, J. Smith - Yes, (So voted)

Motion made by Councilor Goughan, seconded by Councilor Morrell to explore the possibility of purchasing lot number 031-267 and design for the purpose of City administration offices, and design the existing police station to use the Municipal Building not to exceed one million dollars.

Councilor Theriault explained that this had been looked at in the past to use the building, and it is not suitable for a Police Department.

Roll Call Vote: T. Ayer – Yes, C. Boma - No, R.M. Goughan – Yes, D. Morrell – Yes, J. Theriault - No, L. Willey - No, J. Smith - No, (So voted)

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

Mayor Smith reminded the public to go vote.

Councilor Goughan wanted to clarify that just because he votes no on the question does not mean that he does not want to do something.

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

Council did not enter into Executive Session.

**Council Agenda Item #13:** Next Regular Meetings: October 18, November 1, November 15, November 29

**Council Agenda Item #14:** Adjournment

Motion made by Deputy Mayor Ayer, seconded by Mayor Smith to adjourn the meeting at 7:46 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