

Council Agenda Item #1: Roll Call

The Caribou City Council held a City Council Meeting on Monday, April 11, 2022, at 6:00 p.m. in Council Chambers with the following members present: Mayor Smith, Deputy Mayor Boma, Councilors Goughan, Morrell, Morrill, Theriault and Willey.

Penny Thompson, City Manager was present at the meeting.

Department Managers Kenneth Murchison (CEO/Zoning Administrator), Gary Marquis (Parks & Recreation Superintendent), and Carl Grant (Finance 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

Adam Chartier, Fire Chaplain from the Caribou Fire Department offered the invocation.

Council Agenda Item #3: Pledge of Allegiance

Mayor Smith led the Pledge of Allegiance.

Council Agenda Item #4: Public Forum

Tim Todd, Clerk of the Cary Hospital District Board, came to inform the Council of the upcoming public meeting tentatively scheduled for April 26, 2022, at 6:00 p.m. at the Recreation Department.

a. Danny Raymond – 100th Anniversary of Old Engine One

Mr. Raymond explained the history of Old Engine One being Caribou's first actual fire truck purchased in 1922, and that it arrived by rail car. He told stories about the old truck's history in Caribou from fighting fires to being restored and its display at the Caribou Fire Department. They are looking to celebrate the trucks 100th Birthday during the Fireman's Muster on August 13th.

b. Amber Madore – 607 Fort Fairfield Road

Amber Madore came in to explain her plans for paying her taxes owed on her home. She explained that she is working with ACAP who stated that they may be able to cover her for 2 years of the back taxes and is also waiting for her tax return and would be able to pay them after receiving it. She is asking that Council does not act against her property as she is working to pay the taxes owed to retain her property.

c. Sherrie St. Peter – 375 Belanger Road

Mayor Smith read a letter from Sherrie St. Peter expressing her interest in purchasing the Tax Acquired property located at 375 Belanger Road and her plans for the property.

Council Agenda Item #5: Minutes

- a. February 28, 2022 - Regular City Council meeting
- b. March 21, 2022 – Special City Council meeting
- c. March 28, 2022 – Regular City Council meeting

Motion made by Deputy Mayor Boma, seconded by Councilor Theriault to move the slate and accept the minutes as presented for February 28, March 21 and 28th.

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

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

- a. Tax-acquired property bid Results (Finance Director)

Carl Grant (Finance Director) presented the bid results to the Council.

PUBLIC BID OPENINGS

DATE: 03/31/2022

Bid #	Tax Map/Lot	Prop. Address	Minimum Bid	Name of Bidder	Bid Amount	Check 10% Yes/No
Bid # 1	002-040-A	1284 Presque Isle Rd	\$ 8,900.00	1) Maine Homes and Land LLC, Wayne Vaughan	\$ 15,678.90	\$ 1,568.00
				2) Travis Bernaiche	\$ 13,600.00	\$ 1,360.00
				3) Edward Mierzwa	\$ 12,000.00	\$ 1,200.00
				4) Chris Poirier	\$ 11,650.00	\$ 1,165.00
				5) Kip Griffin	\$ 11,050.00	\$ 1,105.00
				6) David Belanger	\$ 9,500.00	\$ 950.00
Bid # 2	025-066	15 Nancy Street	\$ 7,600.00	NO BIDS		
Bid # 3	011-031-B	274 Access Highway	\$ 2,500.00	NO BIDS		
Bid # 4	015-030-A	Access Highway	\$ 700.00	1) Aristotle LLC	\$ 1,210.00	\$ 121.00
				2) David Belanger	\$ 900.00	\$ 90.00
				3) Leonard Lednum	\$ 805.00	\$ 80.00
Bid # 6	016-020-D	Watson Mem. Dr.	\$ 9,700.00	1) Keith C. Draper	\$ 15,001.00	\$ 1,500.10
				2) Maine Homes and Land LLC, Wayne Vaughan	\$ 12,345.67	\$ 1,235.00
				3) Edward Mierzwa	\$ 12,000.00	\$ 1,200.00
				4) Aristotle, LLC	\$ 11,010.00	\$ 1,101.00
				5) Andrea Distel	\$ 11,000.00	\$ 1,100.00
				6) Chris Poirier	\$ 10,300.00	\$ 1,030.00
				7) Roderick Stairs	\$ 10,000.00	\$ 1,000.00
				8) Beaupres Construction LLC	\$ 5,001.00	\$ 501.00
Bid # 7	019-005	1317 Van Buren Rd	\$ 4,400.00	1) Rose Currier	\$ 5,000.00	\$ 500.00
				2) Chris Poirier	\$ 4,850.00	\$ 485.00
Bid # 8	028-139-A	20 Sincock Street	\$ 24,200.00	NO BIDS		
Bid # 13	009-020-B	607 Fort Fairfield Rd	\$ 13,000.00	1) Travis Bernaiche	\$ 26,600.00	\$ 2,660.00
				2) Chris Poirier	\$ 18,700.00	\$ 1,870.00
				3) Maine Homes and Land LLC, Wayne Vaughan	\$ 15,987.00	\$ 1,599.00
				4) Aristotle, LLC	\$ 15,010.00	\$ 1,501.00
				5) Edward Mierzwa	\$ 13,000.00	\$ 1,300.00
Bid # 14	025-119-A	Katahdin Ave.	\$ 900.00	1) Steve Martin	\$ 903.00	\$ 903.00
Bid # 48	034-138	25 Liberty St	\$ 24,600.00	NO BIDS		
Bid # 63	028-119	66 York St.	\$ 3,200.00	NO BIDS		

Bid # 5	015-070	960 Access Highway	\$ 12,900.00	Sold Back to Previous Owner
Bid # 11	035-117	29 Park Street	\$ 25,300.00	Sold Back to Previous Owner
Bid # 12	036-052	20 Pioneer Ave	\$ 11,600.00	Sold Back to Previous Owner

Chris Poirier requested that the council still review the bids even if they don't act on them.

Mayor Smith started the process with bid #13.

Motion made by Councilor Theriault, seconded by Deputy Mayor Boma not to accept, or reject any bids for 30 days on bid number 13 for to give the previous owner time.

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

Bid numbers 1, 4, 6, 7, and 14:

Motion made by Councilor Theriault, seconded by Mayor Smith to accept the highest bidder for bid numbers 1, 4, 6, 7, and 14, contingent to finding out whether or not they've had any other problems with paying their taxes, blight and things like that, and if they have problems with that one then the next highest bid would be awarded.

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

Mayor Smith explained that earlier in the meeting the property at 375 Belanger Road, and that according to the tax acquired property.

Motion made by Councilor Morrill, seconded by Deputy Mayor Boma to place the property at 375 Belanger Road out to bid for a minimum bid of \$4,000 which would include back taxes and associated costs and would be required to bring the property up to code within 6 months, and if for some reason they cannot abide by that they would need to come back to see the City Council to keep them informed to the situation.

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

b. 2022 Spring Façade Improvement Grant results (CEO)

Kenneth Murchison (CEO/Zoning Administrator) explained that the Façade Grant Scoring Committee met in Council Chambers and discussed the applications that were received. Of the five applications, four were inside the TIF District. They held interviews with the applicants and the committee preformed the scoring process.

The Façade Improvement Grant scoring Committee recommendations are as follows:

Thrive Body Spa	\$1,500	Signage Level Grant
Rossignol Performance and Fitness	\$1,500	Signage Level Grant
Creative Carpentry of Maine	\$7,500	Major Façade Improvement
Ruska Coffee Co.	\$1,500	Signage Level Grant

Motion made by Councilor Morrill, seconded by Councilor Willey to accept the recommendations provided by the Façade Improvement Grant scoring committee.

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

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

a. Public Hearing – Dangerous Buildings at West Gate Villa (CEO)

Public Hearing #1 188 West Gate Road Lot #2 Tax Map 018- Lot 031-002

Open Public Hearing: 6:42 p.m.

Kenneth Murchison (CEO/Zoning Administrator) explained that they are working to determine if each of the abandoned mobile homes are considered to be dangerous buildings as identified by the State of Maine MRSA Title 17: CRIMES, Chapter 91: NUISANCE, Subchapter 4:

Dangerous Buildings

No comments were made by the public.

Close Public Hearing: 6:51 p.m.

Public Hearing #2 188 West Gate Road Lot #10 Tax Map 018- Lot 031-010

Open Public Hearing: 6:52 p.m.

No comments were made by the public.

Close Public Hearing: 6:53 p.m.

Public Hearing #3 194 West Gate Road Lot #29 Tax Map 018- Lot 031-029

Open Public Hearing: 6:53 p.m.

No comments were made by the public.

Close Public Hearing: 6:54 p.m.

Public Hearing #4 194 West Gate Road Lot #36 Tax Map 018- Lot 031-036

Open Public Hearing: 6:54 p.m.

No comments were made by the public.

Close Public Hearing: 6:54 p.m.

Public Hearing #5 200 West Gate Road Lot #47 Tax Map 018- Lot 031-047

Open Public Hearing: 6:54 p.m.

No comments were made by the public.

Close Public Hearing: 6:54 p.m.

Public Hearing #6 200 West Gate Road Lot #52 Tax Map 018- Lot 031-052

Open Public Hearing: 6:55 p.m.

No comments were made by the public.

Close Public Hearing: 6:55 p.m.

Public Hearing #7 200 West Gate Road Lot #53 Tax Map 018- Lot 031-053

Open Public Hearing: 6:55 p.m.

No comments were made by the public.

Close Public Hearing: 6:55 p.m.

Public Hearing #8 200 West Gate Road Lot #66 Tax Map 018- Lot 031-066

Open Public Hearing: 6:55 p.m.

No comments were made by the public.
Close Public Hearing: 6:56 p.m.

Public Hearing #9 200 West Gate Road Lot #69 Tax Map 018- Lot 031-069 Open Public
Hearing: 6:56 p.m.

No comments were made by the public.
Close Public Hearing: 6:56 p.m.

Motion made by Councilor Morrill, seconded by Councilor Willey to declare the properties
from the West Gate Villa Mobile Home Park at 188 Westgate Road as dangerous buildings.

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

Council had a brief discussion regarding some of the blighted properties around the community,
including 37 Home Farm Road, one on the Presque Isle Road and the Motel that was recently
lost in a fire on the Access Highway.

b. Public Hearing – Section 10-205 Chapter 10 Planning, Article II

Open Public Hearing: 7:08 p.m.

Manager Thompson explained that the Ordinance No. 3, 2022 Series, An Ordinance Amending
Section 10-205 Basic Provisions of Chapter 10, Article II Tax Increment Financing was
introduced on March 21, 2022. This Ordinance is to help to work out a solution to an issue with
a Credit Enhancement agreement that was approved by the Caribou City Council and not
approved by DECD in May 2021, a possible solution includes amending Chapter 10. This adds
language to give the Caribou City Council flexibility to increase a Credit Enhancement
Agreement maximum from 80% to 100% if the “Original Assessed Value” exceeds the “Current
Assessed Value”

Closed public Hearing: 7:12 p.m.

Motion made by Councilor Morrell, seconded by Mayor Smith to approve Ordinance 3, 2022
Series, Section 10-205 Chapter 10 Planning, Article II with amended language “Original
Assessed Value” exceeds the “Current Assessed Value”

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

Council Agenda Item #8: Reports by Staff and Committees

a. Momo on June Primary (City Clerk)

Motion made by Councilor Theriault, seconded by Deputy Mayor Boma to set the start time as
8:00 a.m. and appoint Danielle Brissette as Election Warden, Cherie Garman and Kristina
Drinkall as Deputy Wardens for the June 14, 2022 Election.

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

b. Memo on Appointment of Election Clerks (City Clerk)

Laura Adams	Carole Doody	Dale Morin
Barbara Aiken	Judith Duprey	Jennifer Olson
Joan Albert	Dale Gordon	Katherine Panaro
Beth-Ann Alden	Diane Gove	Samantha Paradis
Roy Alden	Gail Hagelstein	Dawn Peterson
Cheryl Barnes	Kalen Hill	Chad Saunders
Donna Barnes	Meagan Irving	John Shaw
Janice Beaulieu	Jacqueline Lambert	Deborah Sirois
Patricia “Pat” Caspersen	Elizabeth Long	Nancy Solman
Julie Cook	Idella Marquis	Andrea Swanberg
Patty Corriveau	Linda McLaughlin	Karen Thibodeau
Darylen Cote	Betty McNeal	Nancy Todd

Motion made by Mayor Smith, seconded by Deputy Mayor Boma to approve the list of Election Clerks as presented.

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

c. Memo on Maine Northern Railroad Re-Use Council (CEO)

Kenneth Murchison (CEO/Zoning Administrator) explained that Caribou is working to restore a historical and once vibrant area of the community. The CRRC (Caribou Riverfront Renaissance Committee) is working on drafting a Master Plan to utilize the area and have reached out to the surrounding communities for their interest in the project. Mr. Murchison explained that the railroad corridor currently leased from Maine Department of Transportation by Maine Northern Railway, and Irving Lands subsidiary, connects Presque Isle, Caribou, Fort Fairfield, and Limestone together via rail. Regular rail service, however, has not been offered past Maysville Street in Presque Isle for two years, to Caribou for a decade and not since the mid 1990’s to Fort Fairfield and Limestone.

City Staff, working with the Northern Railroad Corridor Reuse Coalition, is working on obtaining support letters from the local communities to petition the Commissioner of Transportation at MDOT to engage a “Rail Corridor Use Advisory Council” for segments of the Maine Northern Railroad Corridor as defined in LD 1133; An Act to Amend the Transportation Laws. Mr. Murchison is requesting permission to submit a letter on behalf of the City of Caribou.

Motion made by Councilor Willey, seconded by Deputy Mayor Boma to allow the Caribou Riverfront Renaissance Committee to submit a letter on behalf of the City.

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

d. Manager’s Report

Manager Thompson reviewed the City Manager’s report dated April 11, 2022.

Council suggested having workshops to discuss Nylander and TIF’s

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

a. Introduction: Application for ARPA County funds, public hearing 4/25

Manager Thompson explained that in February the Council approved a letter of intent to make a formal grant application to the County of Aroostook. The grant is for matching funds in the amount of \$150,000 for a proposed project consisting of building remediation and critical care equipment needed at the Caribou Fire and Ambulance Department which fall under the program guidelines.

The public hearing is a requirement for the submission of the City's grant application for matching funds available through the American Rescue Plan Act funds received by the County of Aroostook. It is encouraged anyone with input to please present it in writing or orally to make it part of the record. Ten percent of the grant scoring is based on "Citizen Participation".

Motion made by Mayor Smith, seconded by Councilor Morrill to have a public hearing on April 25, 2022, for the ARPA Grant Application.

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

b. Introduction of ARPA Conflict of Interest Policy

Item will be discussed at the next regular meeting.

c. Introduction: Juneteenth holiday / update ordinance to Indigenous Peoples Day

Deputy Mayor Boma introduced Ordinance No. 4, 2022 Series, an ordinance to amend the City Code and Ordinances Chapter 2 – Administration to add 'Juneteenth' to the list of observed holidays and to change the name of the observed holiday 'Columbus Day' to Indigenous Peoples Day'

d. MTIF Quote from NMDC

Manager Thompson explained that in January, the Council directed staff to make changes to the Downtown Tax Increment Financing District and obtain quotes for the work. Staff reached out to NMDC and Eaton-Peabody and has obtained a quote from NMDC.

e. Discussion about snow removal from fire hydrants

Councilor Theriault explained that clearing snow from the fire hydrants is not a priority for the Public Works department, and that they would dig them out as time allows.

Council had a brief discussion regarding the importance of having the hydrants shoveled out and are suggesting that there be a further discussion before the next winter season takes place.

Council Agenda Item #10: Old Business

a. Update: Electricity savings with Solar

Manager Thompson explained that she had hoped that she would have some numbers back and that all the paperwork had been completed before the last meeting so that Nordic Sun Energy could work with Versant Power to see what an agreement would look like for discounts on the invoices.

Motion made by Councilor Morrill, seconded by Deputy Mayor Boma to allow the City Manager to progress with Nordic Sun Energy accordingly.

Roll Call Vote: C. Boma – Yes, R.M. Goughan – Yes, D. Morrell – Yes, J. Morrill – 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 Willey explained that they had a Library Board meeting, and they are looking at a fundraiser during the City-Wide Yard sale and are looking for donations for gently used items that could be sold. They will be set up on Park Street.

Councilor Morrill stated that he has been able to tour the Power Plant and found it interesting, and as it stands the City owns the site and there are items that need to be addressed with the cleaning up of the property. He also stated that on Sunday when he went to pick up his packet he talked to the officers and found out that just this year 71 people have been transported to the Houlton jail. One last thing was a shout out to Jesse Taggett of Woodland who is going to be taking the National Skills Test ~ best of luck to Jesse.

Council Agenda Item #12: Next Regular Meetings: April 25, May 9 & 23

Council Agenda Item #13: Executive Session(s) (May be called to discuss matters identified under MRSA, Title 1, §405.6)

a. City Manager 6-month probation review (Discussion of employee evaluation)

Motion made by Deputy Mayor Boma, seconded by Councilor Theriault to enter executive session at 7:53 p.m. to discuss the City Manager 6-month probation review.

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

Council exited executive session at 8:20 p.m.

No action was taken.

Council Agenda Item #14: Adjournment

Motion made by Councilor Morrill, seconded by Councilor Theriault to adjourn the meeting at 8:21 p.m.

Vote was unanimous to adjourn.

Danielle Brissette, secretary