

Council Agenda Item #1: Roll Call

The Caribou City Council held a City Council meeting, Monday, March 27, 2023, in the Council Chambers with the following members present: Mayor Smith, Deputy Mayor Boma, Councilors Bagley, Morrill, Theriault and Willey. Councilor Goughan was present via Zoom.

Manager Thompson was present for the meeting.

Department Managers Carl Grant (Finance Director), Peter Baldwin (Library Director), Scott Susi (Fire Chief), Gary Marquis (Superintendent of Parks and Recreation), Kenneth Murchison (CEO/Zoning Administrator) Lisa Plourde (Housing Director), 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

Reverend Ron Rosser offered an invocation.

Council Agenda Item #3: Pledge of Allegiance

Mayor Smith led the Pledge of Allegiance.

Council Agenda Item #4: Public Forum

Sarah Love, property owner of 46 Collins Street joined via Zoom.

“My name is Sarah Love, formerly Sarah Evans of Caribou, Maine. My mother was Rita Evans, who sadly passed away in June of 2019.

My mother owned 46 Collins St. in Caribou, a house she purchased for me, my husband, and our four children as we moved back to Caribou from Arizona to help care for her and my dad who had declining health.

Just before her death I accepted a teaching position in Madawaska and was about to close on a house large enough for my family, and my parents to live in. However, my mom died in June, and I had to move to new town and start a new job and figure out what to do with 46 Collins St. quickly. Our neighbors approached my husband saying that they wanted to rent to own the property, and that they would pay us rent, pay taxes, and cover the insurance on the home.

Needless to say, they did not follow through with their commitment. We have been trying to get them out of the house for about a year, and finally sent out eviction papers in November of 2022. Given that we moved to Standish in August 2022, we have been unable to be present to enforce the eviction. However, they moved out of the home just recently.

My husband drove to Caribou this morning with the intention of changing the locks, winterizing the home, and having Dobb’s Realty list the property. However, Dobbs called back a few minutes later and informed me that the property is owned by the City of Caribou because it is 3 years behind on taxes. I suspected the house was two years behind, and we were ready to pay the back taxes - I did not know that three years ago all but \$200 had been paid - we would have covered this if we had known!

My husband is present at tonight's meeting with a check for \$5300.37 in hand- the entirety of the back taxes. We ask that you please consider this payment and allow us to take back possession of the house my mother purchased for us."

Council Agenda Item #5: Minutes

a. Regular City Council meeting – February 27, 2023

Motion made by Council Morrill, seconded by Councilor Willey to accept the February 27, 2023 Minutes as presented.

Roll Call Vote: D. Bagley – Yes, C. Boma – Yes, R.M. Goughan – 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. Recognition of 2023 CHS Principal's Award: Jadyann Blackstone Eye

Mayor Smith presented Assistant Principal Goodwin with certificates for himself, and Principal Jamie Selfridge. He also presented a certificate to Jadyann Blackstone Eye for receiving the 2023 CHS Principal's Award.

Council had a brief discussion regarding the property at 46 Collins Street that was discussed during Agenda Item #4.

Motion made by Councilor Morrill, seconded by Councilor Theriault to accept the payment of the taxes in full and sell back Map 31 Lot 8, 46 Collins Street to the previous owner.

Roll Call Vote: D. Bagley – Yes, C. Boma – Yes, R.M. Goughan – 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 on 2023 Municipal Budget

Open Public Hearing: 6:15 p.m.

April Flagg- Lives in Cross Lake, Media and Grant Writer for Recovery Aroostook

Ms. Flagg came to speak to the City Council and requested \$2,500 to help with their funding and for them to assist in becoming a recovery-ready community. The funds would help with the recovery programs and both the recovery house for Men and Women.

Jon Holabird – Caribou Resident & Chair of Recovery Aroostook

Mr. Holabird explained that the recovery house is much more than it may seem. He said that they help in any way possible through the recovery process. He explained that he has gone as far as bailing people out of jail and bringing them to the recovery house and helped to find services for the person assisting in their recovery. He told about times when they had someone that had been a complete rockstar in the recovery process who had some past traumas come to light and caused them to be in a crisis type situation. They brought in trauma councilors and helped them to work through the process. Mr. Holabird continued to explain some of the things they do for community engagement such as the black balloon project.

Mark Draper - Caribou Resident & Chair of The Caribou Riverfront Renaissance Committee

Mr. Draper came today to speak in support of funding the request for the CRRC has asked for in the budget. He explained that the money is going to be used to help leverage other funds and to create the Riverfront Masterplan which can be used as part of the City’s Comprehensive Plan. He explained that they have requested \$40,000 in the 2023 budget.

Mayor Smith explained that on or before May 31st the City Manager will finalize the complete City Budget for the current year including all three elements: expense, capital expense, and income. The City Council can reduce the expense or capital expense budget if needed based on the current income budget but cannot increase the expense or capital expense budget.

Closed public hearing: 6:31 p.m.

Council Agenda Item #8: Reports by Staff and Committees

a. February Financials – Finance Director

Carl Grant (Finance Director) reviewed the February 2023 Financial report.

Motion made by Councilor Morrill, seconded by Councilor Willey to accept the February 2023 Financial Report as presented.

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

b. Tax Acquired property list to go out to bid – Finance Director

Carl Grant (Finance Director) reviewed the Tax Acquired property list and explained that there are six new properties to potentially place out for bid.

City of Caribou Bid list As of March 27, 2023													
Acct. #	Taxpayer	Map	Lot	Location	Assessed Value	Tax Amount On Books	Occupied	Amount Owed to CUD	Minimum Sale	Lot Size (acres)	Building Details	# Years on list	Zone
2	2473 Philip Michaud & Betty Dubay	25	66	15 Nancy Street	\$ 6,000.00	\$ 833.99	L/O	\$ -	\$ 7,500.00	0.16	Land Only	5	R-1
48	3622 Tracy, Galen R.	34	138	25 Liberty Street	\$ 5,600.00	\$ -	L/O	\$ 1,275.37	\$ 24,500.00	0.14	Land Only	2	R-2
63	2875 Dube, Judy	28	119	66 York Street	\$ 25,900.00	\$ 1,792.12	NO	\$ 438.32	\$ 3,100.00	0.13	Land Only	2	R-1
1	1740 Bellefleur, Normand	15	67-B	903 Access Highway	\$ 19,800.00	\$ 1,384.38	NO	\$ -	\$ 5,400.00	1.68	Shed and Land	0	R-3
3	3092 Evens, Rita	31	8	46 Collins Street	\$ 67,800.00	\$ 3,344.00	YES	\$ 617.49	\$ 18,600.00	0.27	Two Story House	0	R-2
4	3204 Land Ho, Inc.	31	153	17 Fenderson Street	\$ 5,600.00	\$ 330.10	L/O	\$ -	\$ 1,550.00	0.14	Land Only	0	R-2
5	4049 Albert, Roland	37	18	8 Shirley Drive	\$ 66,000.00	\$ 4,074.15	NO	\$ 957.06	\$ 18,100.00	0.43	One Story w/shed	0	R-1
LISTED AS BLIGHT													
9	3203 Doak, Ricky	31	152	28 Goldfrank Drive	\$ 8,100.00	\$ 560.38	YES	\$ 1,848.13	\$ 3,000.00	0.09	Land/Building	0	R-2
10	3560 Compound Holdings	34	63	20 Hillcrest Ave	\$ 4,400.00	\$ 315.26	L/O	\$ -	\$ 1,200.00	0.15	Land Only	0	R-2
51	3551 Dwayne Blackwell	34	53	7 Hillcrest Ave	\$ 46,500.00	\$ 3,324.25	YES	\$ 1,921.78	\$ 11,600.00	0.15	Land/Building	0	R-2
52	3553 Dwayne Blackwell	34	53	3 Hillcrest Ave	\$ 29,800.00	\$ 2,139.64	YES	\$ 302.45	\$ 7,500.00	0.15	Land/Building	1	R-2
53	3557 Dwayne Blackwell	34	58	8 Hillcrest Ave	\$ 41,700.00	\$ 2,994.07	YES	\$ 1,736.45	\$ 10,800.00	0.29	Land/Building	1	R-2
55	4186 Jeff Cook	39	108	827 Main St (Fear down)	\$ 17,200.00	\$ 6,979.64	L/O	\$ 570.27	\$ 17,800.00	0.94	Land Only	1	R-2
62	1072 Linwood Willard	11	48	River Rd	\$ 3,100.00	\$ 216.46	L/O	\$ -	\$ 900.00	1.00	Land Only	1	R-2
64	2696 Larson, Nathan	27	51	29 Patten Street	\$ 19,600.00	\$ 1,279.10	L/O	\$ 1,634.82	\$ 4,900.00	0.14	Land Only	1	I-2
65	2705 Rannney, Nicole & Dana	27	63	32 Patten Street	\$ 15,800.00	\$ 1,011.17	L/O	\$ 638.36	\$ 4,000.00	0.10	Land Only	1	I-2
6	1942 Wilson, Ann & Cyr Brian	17	033-C	375 Balaganer Road	\$ 36,600.00	\$ 2,147.76	YES	\$ -	\$ 9,200.00	35.00	Land/Building	0	R-3
7	3536 Tracy, Galen	34	30	6 Midland Street(tore down)	\$ 60,200.00	\$ 4,313.33	L/O	\$ 2,264.59	\$ 15,200.00	0.36	Land Only	0	R-2

Motion made by Councilor Willey, seconded by Mayor Smith to place six properties out to bid for the minimum suggested sale price:

- Map 26 Lot 66, 15 Nancy Street
- Map 34 Lot 138, 25 Liberty Street
- Map 28 Lot 119, 66 York Street
- Map 15 Lot 67-B, 903 Access Highway
- Map 31, Lot 153, 17 Fenderson Street
- Map 37, Lot 18, 8 Shirley Drive

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

C. Manager’s Report

Manager Thompson reviewed the City Manager's report dated March 27, 2023.

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

a. Approval for the June 13, 2023 RSU #39 Budget Validation Election

Motion made by Deputy Mayor Boma, seconded by Councilor Theriault to set the start time as 8:00 a.m. appoint Danielle Brissette as Election Warden and Kalen Hill as Deputy Warden for the June 13, 2023 Election.

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

b. Appointments to the Zoning Board of Appeals

Motion made by Councilor Willey, seconded by Councilor Morrill to appoint both George Howe and Lewis Cousins to the Zoning board of Appeals for a term ending December 31, 2025.

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

c. Appointments to the Caribou Congregate Housing Development Corporation

Motion made by Deputy Mayor Boma, seconded by Councilor Willey to appoint Danielle Brissette, City Clerk and Lisa Plourde, Housing Director to the Caribou Housing Development Corporation Board of Directors.

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

d. 2023 Maine DOT Municipal Partnership Agreement for paving on Route 161B & Route 164

Dave Ouellette (Director of Public Works) explained that signing the partnership agreement for Hershel & Washburn Street does not mean that the City is locked in. The project is set up so that some of the funds would come from MDOT and a portion from the City which can be paid with in-kind services.

Motion made by Deputy Mayor Boma, seconded by Councilor Theriault to authorize City Manager Penny Thompson to execute the agreement with the MaineDOT for the Calendar Year 2023 Municipal Partnership Agreement for a section of Route 161B and 164 in Caribou.

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

e. Proposed contract with Artifex for architectural services for new police station

Mayor Smith explained that the voters of Caribou voted in favor of moving forward with a plan to construct a police station at a cost not to exceed \$10,000,000 in June 2023. The city was successful in having a Congressionally Directed Spending request approved in the amount of \$2,500,000 from Senator Susan Collins.

To proceed with accessing the funding and move forward with securing financing for the facility, Caribou needs to enter into a contract with a firm to provide architectural and engineering services for the project.

Manager Thompson explained that no contracts have ever been signed throughout the process up to this point. At this time once the city enters into a contract with a firm then they can start accessing more information regarding the planning of the new department.

Motion made by Councilor Willey, seconded by Councilor Theriault to authorize City Manager Penny Thompson to execute the agreement with Artifex for the Caribou Police Station project in Caribou.

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

f. Letter from the Business Investment Group regarding Land Bank activities

Ken Murchison (CEO/Zoning Administrator), Member of BIG explained that they are requesting the properties of 3, 7 and 8 Hillcrest as well as 6 Midland to be conveyed to BIG for Land Bank applications. The goal is to improve an area and get it back into taxation.

Mayor Smith explained that this is a first read and that no action is required at this time.

g. City Council discussion and possible action on the 2023 Municipal Budget

i. Expense Budget

Motion made by Councilor Theriault, seconded by Deputy Mayor Boma to accept the Expense budget without amendments.

The Council had a brief discussion regarding the budget and regarding the contributions account.

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

ii. Capital Budget

Mayor Smith reviewed some of the details of the Capital Budget.

Motion made by Councilor Theriault, seconded by Deputy Mayor Boma to accept the Capital Expense Budget without amendments.

Council had a brief discussion regarding their concerns with the Capital Budget, regarding the Caribou Riverfront Renaissance Committee funding, Fire & Ambulance getting a van to work out of instead of an ambulance with a box. They also expressed concern that they should be able to see a history on the budget like the expense budget is able to show.

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

iii. Revenue Budget

Mayor Smith explained that the current projected revenue budget is approximately 10,488.50 which is subject to change.

Councilor Bagley asked when per capita fees were last assessed and adjusted.

Scott Susi (Fire Chief) explained that the prices we last adjusted from 12.95 to 100 per person in 2018.

Councilor Bagley asked when prisoner boarding & meals were last assessed.

Manager Thompson replied that she was unsure and that Chief Gahagan would know but he is on vacation.

Councilor Bagley asked if the numbers for the snowmobile reimbursement were real numbers or estimates.

Gary Marquis (Superintendent of Parks & Recreation) explained that it is a real number and that it is the amount that the City will be receiving.

Motion made by Councilor Morrill, seconded by Councilor Theriault to accept the Revenue Budget as presented.

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

Council Agenda Item #10: Old Business

There were no items scheduled for discussion.

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

Councilor Morrill said that the Municipal Buildings committee has met and discussed options that have become available through senator King's office to assist in making a building more energy efficient. They are talking about working on the Library as it is the least energy efficient in the community. They have also discussed improvements at the fire station with the housing situation and renovation of the Lyon's Building as part of the process.

Councilor Willey stated that she was recently invited to be on a retired teacher panel at the Caribou Community School by the 8th grade. The students asked the panels different questions and asked what it was like in the olden days.

Caribou Show Choir is going to the State competition and that will take place Saturday in Millinocket. Wednesday night at 6 p.m. they will be performing at the CPAC and are suggesting a \$1.00 admission fee which will go to the Ken Matthews scholarship fund.

Councilor Theriault stated that the Highway Committee has met and discussed paving instead of chip sealing and the upcoming projects such as filling potholes and repairing sidewalks. Versant is going to assist in moving poles on the River road as part of the temporary realignment project.

Dave Ouellette (Public Works Director) explained that he believes that all intersections should have lights, both in town and in the country. He also stated that Versant has changed some poles in the airport area, and they have put the identification markers that are required by the FAA.

Councilor Theriault also stated that another concern is that there has been snowmobile traffic on the bridge, and she suggests getting a sign to remind all traffic to keep to the right.

March 27, 2023

23-07 Pg. 7

Council Agenda Item #12: Next Regular Meetings: April 10 & 24

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

Council did not enter executive session.

Council Agenda Item #14: Adjournment

Motion made by Councilor Morrill, seconded by Councilor Theriault to adjourn the meeting at 7:49 p.m.

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

Danielle Brissette, Secretary