

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

The Caribou City Council held a City Council meeting, Monday, May 22, 2023, in the Council Chambers with the following members present; Mayor Smith, Deputy Mayor Boma, Councilors Bagley, Goughan, Morrill, Theriault, and Willey.

Manager Thompson was present for the meeting.

Department Managers Carl Grant (Finance Director), Peter Baldwin (Library Director), and Gary Marquis (Superintendent of Parks and Recreation) were present for the meeting.

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

**Council Agenda Item #2:** Invocation/Inspirational Thought

Pastor Sullivan of the Caribou United Baptist Church led 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 comments made by the public.

**Council Agenda Item #5:** Minutes

a. Regular City Council meeting – May 22, 2023

Motion made by Councilor Morrill, seconded by Deputy Mayor Boma to approve the minutes from May 22, 2023 as presented.

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

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

a. Introduction of the new owners of Bechard's Grille: John and Rae Rossignol

The Rossignol's were unable to attend the meeting.

b. Introduction of the new owners of Big Bang Theater: Michael & Pat Cyr

Michael and Pat Cyr, the new owners of the Big Bang Theater in Caribou came and introduced themselves to the council and explained that they are looking at updating the theatre and excited about hosting different events.

The Council thanked both businesses for their contributions to the community and keeping the businesses in Caribou.

c. Birthday Greetings, Caribou Boston Post Cane holder – Anna Marie Roberts

Manager Thompson stated that on July 6<sup>th</sup> Anna Marie Roberts will be 106 years young and she is our Boston Post Cane holder.

d. Recognition of Caribou Rehab and Nursing Center for 50 years

Councilor Morrill briefly explained some of the history of the Caribou Rehab and Nursing Center that was built in 1972 by Albert Cyr. The nursing home opened in 1973 with 60 beds. He extended his gratitude to the Cyr's and to the Caribou Rehab & Nursing Center for their time and service to the community.

The Council thanked Mr. Phil Cyr for his years of service to the community.

Mr. Cyr introduced Doug Hise who will be learning the ropes and taking over the reins as Administrator of the Nursing Facility.

e. Spirit of America honorees: Gary Cook & Keith Brown

Mayor Smith presented Gary Cook with a Spirit of America Plaque. Mr. Cook was nominated by Denise Lausier for his many years of work volunteering for the Caribou United Baptist Church Food Pantry.

Mayor Smith presented Keith Brown with a Spirit of America Plaque. Mr. Brown was nominated by Gary Marquis for his time and volunteering to help with the recreational trails.

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

a. Dangerous Building Public Hearing – 7 Water Street, Map 31 Lot 171

Open Public Hearing: 6:20 pm

Manager Thompson explained the hearing was introduced at the last meeting by our former Code Enforcement Officer Ken Murchison who has been working on this since there was a fire on January 25. On February 13<sup>th</sup> a legal notice of Condemned Building was sent, followed by a second notice in March. The property was not insured at the time of the fire; however, the bank NorState Federal Credit Union had forced place insurance on the property and so they were made hole and discharged the mortgage in April. On April 24<sup>th</sup> a final notice of a Condemned Building was sent. As time progressed the Bickford's filed for Bankruptcy and the Code Enforcement Officer requested a public hearing be set for June 26<sup>th</sup> to declare the property at 7 Water Street as a public hearing. There are also tax lien certificates on file for the property.

Next steps would be to sign hearing notices to be recorded and sent to the Beckford's and parties of interest.

Christopher Ledger, Attorney for the Bickford's

Mr. Ledger stated that there are some procedural defects regarding the public hearing and that he was not aware of the Bickford's being served.

Manager Thompson explained that tonight is just to start the process and for the council to decide if they want to proceed with the dangerous building request and have the notice signed to send to the Bickford's for the hearing.

Mr. Ledger expressed concern that the Bickford's had not been served with a notice of the hearing that is currently taking place.

Manager Thompson explained that the hearing would be held at a future meeting on July 24<sup>th</sup> regarding the property.

Mr. Ledger explained that he found the information about the hearing on the website, and he was concerned that the parties of interest had not been served. He stated that they are going to be discharged in bankruptcy and neither have the ability to take care of the building.

Councilor Bagley explained that the public hearing was being held to see if the council was interested in signing the notice of hearing to see if they would like to go forward with the dangerous buildings process.

Closed Public Hearing: 6:32pm

Motion made by Councilor Morrill, seconded by Mayor Smith to deem the property at 7 Water Street, Map 31 Lot 171 a dangerous property.

Manager Thompson explained that they should include signing the notice of hearing.

Councilor Bagley stated that they should probably amend the motion to include the signing of the hearing.

Councilor Morrill amended his motion and Mayor Smith amended his second.

Motion made by Councilor Morrill, seconded by Mayor Smith to deem the property at 7 Water Street, Map 31 Lot 171 a dangerous property and to take into place the consideration of the hearing with the signing of the notice and proceeding with public hearings as scheduled.

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

b. Dangerous Building Public Hearing – 24 Park Street, Map 35 Lot 73

Open Public Hearing: 6:34 pm

Manager Thompson explained that the property has been vacant for 13 years. In June of 2010 the city received a letter of impending foreclosure and in the next month a legal notice of violation was sent. There was a complaint for foreclosure, and it was never finalized. Over the next few years several notices of violation were sent to the owner. In 2019 the owner stated that she did not believe she was responsible because the property was in foreclosure. There have been property maintenance companies that have gone to the residence on behalf of the lender to verify that the property was vacant. In May of 2022 a final notice of violation for a nuisance or dangerous property was sent and on May 22<sup>nd</sup> the code enforcement officer presented 24 Park Street as a dangerous building and requested that a public hearing be set. On June 15, 2023

Manager Thompson stated that she found that the mortgage has been discharged, CUD liens are paid but there is still a bill.

The Council had a brief discussion with Manager Thompson confirming that the taxes were current and that the main concern is for safety of the children in the area.

Mark Leuhrs, Caribou Resident

Mr. Leuhrs just wanted to confirm that the bank had discharged the mortgage.

Manager Thompson confirmed that the bank had discharged the mortgage.

Closed Public hearing at 7:42 pm.

Motion made by Councilor Morrill, seconded by Councilor Theriault to deem the property at 24 Park Street, Map 35 Lot 73 a dangerous building and to sign the notice of hearing.

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

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

a. Tax Acquired property bid – 8 Shirley Drive

Carl Grant (Finance Director) explained that an offer has been received from Viking Group LLC for Map 37, Lot 18, 8 Shirley Drive for \$18,100. The property has been out to bid for a minimum bid amount of \$18,100 with no bids on this property.

Motion made by Deputy Mayor Boma seconded by Councilor Theriault to accept the offer of \$18,100 for Map 37, Lot 18, 8 Shirley Drive.

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

b. April 2023 Financials – Finance Director

Carl Grant (Finance Director) reviewed the April 2023 Financial Report.

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

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

c. Manager's Report

Manager Thompson reviewed the City Manager's report dated June 26, 2023.

Mark Leuhrs asked why the city doesn't provide a clear title and uses a quit claim deed.

Carl Grant (Finance Director) explained that it comes down to legal fees and different scenarios, but the person who purchases the property can go through the process for a clear title themselves if they choose.

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

a. Introduction of Nylander Bylaws

Mayor Smith explained that recently the Council appointed a working board to start working to and the facilities up and running again. They have started with creating a set of bylaws,

Motion made by Councilor Morrill, seconded by Deputy Mayor Boma to accept the bylaws as presented.

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

b. Introduction of Ordinance 3, 2023 Series, Charter Amendment, an Ordinance to Amend the Capital Improvement Referendum Process

Councilor Morrill introduced Ordinance 3, 2023 Series, Charter Amendment, an Ordinance to Amend the Capital Improvement Referendum Process.

c. First Read: MOU for the Dust Bowl

Councilor Bagley would like to know which events were held where and what would be on City property.

Manager Thompson explained that the items on the 15<sup>th</sup> will be held at the Wellness Center.

Troy Haney, Caribou Resident, and business owner

Mr. Haney explained some of the events that will be taking place at the Dust Bowl, from Zip Line rides, shows, food trucks, pumpkin drops and many more activities.

The Council expressed concerns about letting people utilize the rec facilities, and employees for the events at no cost.

Motion made by Mayor Smith, seconded by Councilor Theriault to enter into MOU as presented.

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

d. Resolution 06-02-2023, Establishing the 2023 Property Tax Rates and Related Deadlines

Motion made by Councilor Morrill, seconded by Deputy Mayor Boma to table the discussion of 9-D until a later meeting.

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

Councilor Goughan expressed his frustration with not having a conversation regarding the tax rate until a later date.

**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 Bagley stated that he regretted his vote and agreed with Councilor Goughan regarding not discussing the tax rate until a later date. He also stated that there is a grand opening on the 28<sup>th</sup> for the Community Garden at 12:00 pm.

Deputy Mayor Boma stated that the Public Safety Committee met with Artifex in May, and they are waiting to see when they can come back to look at the site. She also gave a shout out to Gary and the Parks & rec for taking care of the ATV trails and stated they were awesome.

Councilor Theriault stated that the new Nylander Board has met twice, and that they are a good diverse board working to get the Nylander running again.

**Council Agenda Item #12:**

Special Meeting on July 10 to set the mil rate

Next Regular Meetings: July 24, August 28

**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 7:40 pm.

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

Danielle Brissette, Secretary