

CITY COUNCIL MEETING NOTICE AND AGENDA



Notice is hereby given that the City Council of Caribou will hold a Regular City Council Meeting on **Monday, November 13, 2023**, in the Council Chambers located at 25 High Street, **6:00 pm**. **THE MEETING WILL BE BROADCAST ON CABLE CHANNELS 8 & 1301 AND THE CITY'S YOUTUBE CHANNEL.**

1. **Roll Call**
2. **Invocation/Inspirational Thought**
3. **Pledge of Allegiance**
4. **Public Forum** in accordance with City Charter Section 2.10 (i)(b)
(PUBLIC COMMENTS SUBMITTED TO THE CITY CLERK PRIOR TO 4:30PM ON THE MEETING DATE WILL BE SHARED DURING PUBLIC FORUM. EMAIL: dbrissette@cariboumaine.org)

- | | |
|-----------------------------------------------------------------------------------------------------------|--------------|
| 5. Minutes | |
| 6. Bid Openings, Awards, and Appointments | <u>Pages</u> |
| a. Maine DOT Village Partnership Initiative contract award | 02-07 |
| 7. Public Hearings and Possible Action Items | |
| a. Public Hearing, renewal of a Registered Nonprofit Dispensary permit for Safe Alternatives | 08 |
| 8. Reports by Staff and Committees | |
| 9. New Business, Ordinances and Resolutions | |
| a. Waivers for properties to be acquired through the automatic lien foreclosure process | 09-15 |
| 10. Old Business | |
| a. 15 Prospect Street – soliciting bids for removal of demolition debris | 16 |
| 11. Reports and Discussion by Mayor and Council Members | |
| 12. Next Regular Meetings: November 27, December 11 | |
| 13. Executive Session(s) (May be called to discuss matters identified under MRSA, Title 1, §405.6) | |
| a. Executive Session, MRSA Title 1 § 405 (6) (e), Consultation with attorney | |
| b. Executive Session, MRSA Title 1 § 405 (6) (d), Union Negotiations – Public Works | |

14. **Adjournment**

If you are planning to attend this Public Meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Clerk ten or more hours in advance and we will, within reason, provide what assistance may be required.

Certificate of Mailing/Posting

The undersigned duly appointed City official for the municipality of Caribou City hereby certifies that a copy of the foregoing Notice and Agenda was posted at City Offices and on-line in accordance with City noticing procedures.

BY: _____ Danielle Brissette, City Clerk



MEMO

TO: Caribou City Council Members
FROM: Penny Thompson, City Manager
DATE: November 13, 2023
RE: Maine DOT Village Partnership Initiative contract award

On November 2, there was a review panel convened to review and score the two proposals received. These were scored and the proposal with the highest combined score would be selected and at that time, the sealed bid would be opened.

Proposals were received from:

Sewall with ViewShed (Landscape Architect) – main office Bangor, branch office Caribou
TYLin with Razor (Landscape Architect) – main office Falmouth, branch office Presque Isle

The review panel consisted of:

Jarod Farn-Guillette – Maine DOT Regional Transportation Planner, Region 4 & 5 & Tribal Liaison
Dakota Hewlett – Maine DOT Bicycle/Pedestrian Coordinator
Dan Bagley – Representing the Caribou City Council
Christina Kane – Gibson – Representing the Caribou Development Committee
Travis Barnes – Representing RSU#39
David Ouellette – Public Works Director
Penny Thompson – City Manager

Criteria for scoring: Quality of Consultant Team (max 25 points), Project Understanding (25), Prior Experience (25), References (15) Schedule Quality (10) for a possible 100 points.

The scoring was very close but, in the end, the proposal that scored highest was TYLin with Razor. Their sealed cost proposal was for \$107,642.11.

To review, the original cost estimate from Maine DOT was \$100,000. This plan is a 50/50 cost share with MaineDOT. Therefore, the City of Caribou share would be \$53,821.06. The City Council appropriated \$50,000 in 2023.

Suggested action:

To move forward with the Maine DOT VPI, please authorize City Manager to sign a contract with TYLin and Razor for the DOT VPI Transportation study in Caribou.



October 10, 2023

City of Caribou
25 High Street
Caribou, Maine 04736
ATTN: **Penny Thompson**

RE: Request for Proposal – **State Route 161/Herschel Street-Downtown-State Route 161/Main/Washburn/Lyndon and Sweden Streets and State Route 89, Planning Phase of the Village Partnership Initiative, MaineDOT WIN TBD**

COST PROPOSAL

Hi Penny:

In support of our Technical Proposal please find our cost estimate to complete the study. Our cost estimate is summarized below.

- ▶ TYLin - \$83,639.66
- ▶ Rasor - \$22,098.45
- ▶ Direct Expenses - \$1,904.00
- ▶ Total - \$107,642.11

Additionally, we have attached the standard A-1 and DBE forms. Please do not hesitate to contact me with questions by calling (207) 227-4407, or email at Christopher.Helstrom@TYLin.com.

Best regards,

T.Y. Lin International

Christopher L. Helstrom, PE
Project Manager

CONSULTANT PRICE PROPOSAL FORM

Consultant Name: TYLin
Project Title/Location: City of Caribou, Planning Phase of Village Partnership Initiative
MaineDOT WIN: TBD
Phase of Work: Planning

Original Submittal Date: October 9, 2023
Revised Date:
Consultant Contact Name: Chris Helstrom
Contact email address: christopher.helstrom@tylin.com

| # | Task Descriptions | Consultant Positions => | | | | | | | TOTAL |
|-----------------------------------------------------|-----------------------------------------------|--------------------------|----------------------------------------------|---------------------------|-------------------|---------------------------------|---------------|---------------|--------------------------------|
| | | Project Manager Hours | Senior Transportation Planner Hours | Project Engineer Hours | QA/QC Hours | Right of Way Mapper Hours | Hours | | |
| 1 | Project Kick-Off Meeting | 44.00 | 64.00 | 16.00 | | | | | 124.00 |
| 2 | Review Available Data | 24.00 | 12.00 | 40.00 | | 4.00 | | | 80.00 |
| 3 | Assessment of Current Conditions | 20.00 | 16.00 | 60.00 | 4.00 | 8.00 | | | 108.00 |
| 4 | Assessment of Future Improvement Alternatives | 30.00 | 40.00 | 110.00 | 4.00 | 4.00 | | | 188.00 |
| 5 | Develop Preliminary Recommendations | 24.00 | 20.00 | 40.00 | 4.00 | | | | 88.00 |
| 6 | Draft Report | 16.00 | 30.00 | 16.00 | 4.00 | 2.00 | | | 68.00 |
| 7 | Final Report | 10.00 | 4.00 | 24.00 | 2.00 | 2.00 | | | 42.00 |
| TOTAL HOURS | | 168.00 | 186.00 | 306.00 | 18.00 | 20.00 | 0.00 | 0.00 | 698.00 |
| HOURLY RATE | | \$54.00 | \$50.00 | \$32.75 | \$62.00 | \$41.00 | \$0.00 | \$0.00 | \$0.00 |
| DIRECT LABOR TOTAL | | \$9,072.00 | \$9,300.00 | \$10,021.50 | \$1,116.00 | \$820.00 | \$0.00 | \$0.00 | \$30,329.50 |
| DIRECT EXPENSES | | | | | | | | | |
| Subconsultant 1 - Rasor Landscape | | \$22,098.45 | | | | | | | \$24,002.45 |
| Mileage (currently \$0.46 per mile) 4 trips @ 600mi | | \$1,104.00 | | | | | | | \$7,603.61 |
| Lodging/meals 4 nights at \$200 | | \$800.00 | | | | | | | \$45,706.56 |
| | | | | | | | | | 150.700% |
| | | | | | | | | | 10.00% |
| | | | | | | | | | Subtotal = |
| | | | | | | | | | \$107,642.11 |
| | | | | | | | | | Total Direct Expenses = |
| | | | | | | | | | Total Proposed Cost |

Caribou VPI
CONSULTANT'S DETAILED COST PROPOSAL FORM

Consultant Name: Rasor, LLC Orig. Date: 10.1.23
 Vendor/Customer No.: Revised Date:
 Project Title/Location: Caribou VPI Contact Name: Mitchell Rasor
 Service Area or Phase of Work: Transportation Planning Contact e-mail address: mitchell@rasor.co

| Consultant Positions => | | Principal | Associate | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours | TOTAL |
|------------------------------------|-------------------------------------------------|------------|-----------|---------|---------|---------|---------|---------|---------|---------|--------|-------------|
| # | Task Descriptions | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours |
| 1 | Kick-Off Meeting | 7.00 | 0.00 | | | | | | | | | 7.00 |
| 2 | Review Available Data | 18.00 | 0.00 | | | | | | | | | 18.00 |
| 3 | Assessment of Current Conditions & Alternatives | 20.00 | 0.00 | | | | | | | | | 20.00 |
| 4 | Assessment of Future Scenarios | 12.00 | 0.00 | | | | | | | | | 12.00 |
| 5 | Preliminary Recommendations | 85.00 | 0.00 | | | | | | | | | 85.00 |
| 6 | Draft Report | 20.00 | 0.00 | | | | | | | | | 20.00 |
| 7 | Final Report | 15.00 | 0.00 | | | | | | | | | 15.00 |
| 8 | | | | | | | | | | | | 0.00 |
| 9 | | | | | | | | | | | | 0.00 |
| 10 | | | | | | | | | | | | 0.00 |
| 11 | | | | | | | | | | | | 0.00 |
| 12 | | | | | | | | | | | | 0.00 |
| 13 | | | | | | | | | | | | 0.00 |
| 14 | | | | | | | | | | | | 0.00 |
| 15 | | | | | | | | | | | | 0.00 |
| 16 | | | | | | | | | | | | 0.00 |
| 17 | | | | | | | | | | | | 0.00 |
| 18 | | | | | | | | | | | | 0.00 |
| 19 | | | | | | | | | | | | 0.00 |
| 20 | | | | | | | | | | | | 0.00 |
| 21 | | | | | | | | | | | | 0.00 |
| TOTAL HOURS | | 177.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 177.00 |
| HOURLY RATE | | \$50.00 | \$40.00 | \$45.00 | \$27.50 | \$25.00 | \$40.34 | \$60.00 | \$60.00 | \$60.00 | \$0.00 | \$0.00 |
| DIRECT LABOR TOTAL | | \$8,850.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$8,850.00 |
| DIRECT EXPENSES | | | | | | | | | | | | |
| Rasor | | | | | | | | | | | | |
| Printing | | | | | | | | | | | | |
| Mileage (currently \$.45 per mile) | | | | | | | | | | | | |
| Other | | \$0.00 | | | | | | | | | | |
| TOTAL DIRECT EXPENSES = | | \$0.00 | | | | | | | | | | |
| Subtotal = | | | | | | | | | | | | \$11,239.50 |
| Overhead % | | | | | | | | | | | | 127.00% |
| Profit/Fee % | | | | | | | | | | | | 10.00% |
| Total Direct Expenses = | | | | | | | | | | | | \$22,098.45 |
| Total Proposed Cost | | | | | | | | | | | | \$22,098.45 |

NOTE: This proposal form must be accompanied by: (a) Description of Services; (b) Scope of Work; (c) DBE form; (d) Appendix A-1; (e) Certified Payroll; (f) Insurance Certificates; and (g) Any Subconsultant Proposals.

- METHOD OF PAYMENT
 Adjustable Burdened Hourly Rates
 Adjustable Burdened Hourly Rates - Fixed Overhead
 Fixed Burdened Hourly Rates
 Cost Per Unit of Work
 Cost Plus Fixed Fee
 Lump Sum


Consultant Name: T.Y. Lin International
Date: 10-Oct-23

Employee Names/Classifications & Rates

Please indicate the Employee Names/Classifications and rates that will be used to fulfill the requirements of this contract.

| Employee Name & Classification | Actual Rate Paid * | Allowable Direct Labor Hourly Rate | Overhead % | Profit/Fixed Fee% | Burdened Hourly Rate |
|---------------------------------------------|--------------------|------------------------------------|------------|-------------------|----------------------|
| | | | 150.70% | 10.0% | |
| Antz, Thomas - Project Engineer | \$32.75 | \$32.75 | \$49.35 | \$8.21 | \$90.31 |
| Blair, Terri - Right of Way Mapper | \$41.00 | \$41.00 | \$61.79 | \$10.28 | \$113.07 |
| Davis, Shawn - Quality Manager | \$65.50 | \$62.00 | \$93.43 | \$15.54 | \$170.98 |
| Errico, Tom - Senior Transportation Planner | \$68.25 | \$50.00 | \$75.35 | \$12.54 | \$137.89 |
| Helstrom, Chris - Project Manager | \$54.00 | \$54.00 | \$81.38 | \$13.54 | \$148.92 |
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*I certify that this rate is the actual rate paid to this employee under this firm's payroll.

By: 
Kevin Ducharme - Vice President

Date: 10/10/2023

I certify that the foregoing signature is true and accurate, and if electronic, I further certify that it (a) is intended to have the same force as a manual signature, (b) is unique to myself, (c) is capable of verification, and (d) is under the sole control of myself.

- Original Contract
- Modification

**MaineDOT CONSULTANT'S DBE/SUBCONSULTANT
PROPOSED UTILIZATION FORM**

**Must be provided by the Consultant as an attachment to Technical Proposals for New Contracts
and Contract Modifications**

Consultant Firm (Prime): T.Y. Lin International

Prime Consultant is a Maine Certified DBE: Yes No

Contact Person: Christopher Helstrom, P.E.

Tele: 207-227-4407 Fax: 207-781-4753

E-mail: christopher.helstrom@tylin.com

Contract/Modification Amount: \$107,642.11

Date of Execution: _____
(For Department Use Only)

WIN: TBD

Project Location: Caribou

TOTAL ANTICIPATED DBE: 0 % PARTICIPATION FOR THIS CONTRACT/MODIFICATION

| W B E • | D B E • | Non DBE | Firm Name | Description of Work | Anticipated \$ Value | |
|--------------------------|--------------------------|-------------------------------------|-----------------|---------------------|----------------------------|-------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Razor Landscape | Planning | \$22,098.45 | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | | | Subconsultant Total | \$22,098.45 |
| | | | | | DBE Total > | \$0.00 |

**Note: this information is used to track and report anticipated dbe participation in all federally funded MaineDOT contracts. The anticipated DBE amount is voluntary and will not become a part of the contractual terms.*

(MAINEDOT INTERNAL USE ONLY)

Form received: ___ / ___ / ___ Verified by: _____
Civil Rights Office Representative

FHWA
 FTA
 FAA
 FRA
 MARAD

For a complete list of certified firms and company designation (WBE/DBE) go to
<http://www.maine.gov/mdot/civilrights/dbe/>



MEMO

TO: Caribou City Council Members
FROM: Penny Thompson, City Manager
DATE: November 13, 2023
RE: Public Hearing for Safe Alternatives License Renewal

Safe Alternatives is a Registered Nonprofit Dispensary licensed under the state of Maine and located at 1137 Presque Isle Road. The Safe Alternatives operating permit expires on November 14, 2023. City licensing procedures require that a public hearing must be conducted by the City Council before a nonprofit dispensary permit can be issued/reissued. City departments have reviewed the requested renewal and have determined that there are no violations of local zoning or land use ordinances, there have been no unreasonable disturbances to businesses or persons residing in the vicinity, there have been no repeated incidents of record of breaches of the peace, disorderly conduct, vandalism, or other violations of law caused by business patrons or employees, and there have been no violations of record pertaining to state law or the Caribou Code related to the business operations. The property was inspected on Thursday November 2, 2023 by the Chief of Police, Fire Chief and Acting Code Enforcement Officer/City Manager.

Staff recommends the Registered Nonprofit Dispensary License be renewed based on the following findings and condition:

Findings:

1. City departments have reviewed the requested renewal and have determined that there are no known violations of local zoning or land use ordinances,
2. There have been no unreasonable disturbances to businesses or persons residing in the vicinity,
3. There have been no repeated incidents of record of breaches of the peace, disorderly conduct, vandalism, or other violations of law caused by business patrons or employees, and
4. There have been no violations of record pertaining to state law, or the Caribou Code related to the business operations.

Condition:

1. Safe Alternatives continues to comply with all applicable laws and ordinances including, but not limited to, remaining a licensable dispensary under the State of Maine. Tonight, the required public hearing will be conducted.

Suggested Action:

Please open the public hearing and urge interested parties to come forward.

After closing the public hearing, please make a motion, second and after any discussion please take a vote to approve the operating permit for Safe Alternatives at 1137 Presque Isle Road.



MEMO

TO: Caribou City Council Members
FROM: Penny Thompson, City Manager
DATE: November 13, 2023
RE: Waivers of Foreclosure for properties

This is the meeting that the Caribou City Council would need to approve Waivers of Foreclosure.

The list is prepared by the Tax Collector and then sent to the Chief of Police and Fire Chief for information of the activity at the property, the Code Enforcement department for information on code violations and the tax assessment department for information on TIF district status.

This year is the first year that the City needs to operate under new rules set forth for tax-acquired property. If the City takes possession of any properties, there is a new process with includes working with the former owner and if the property is sold, it must be marketed with a real estate agent and all proceeds returned to the former owner.

Note: this has taken away a useful tool in the blight fight tool-kit. Additionally, all tax-acquired property currently held by the City of Caribou would need to conform to these disposal rules as well.

Information on properties can be found on the following pages.

The City Council has traditionally always waived foreclosure on all properties owned by Merlin One LLC and any mobile homes in mobile home parks.

Merlin One, LLC accounts: 711 & 2549
Mobile homes in parks: 4877, 5069, 5121

Additionally, account # 4804 is a mobile home located on land owned by another party.

Account # 3213 is 7 Water Street. The owner has offered to deed this property to the City.

Furthermore, there has been discussion about waiving foreclosure on all properties since the new guidance was received from the State of Maine.

| Property Account # | Comment | Assessor | | | | | | | Code Enforcement | | | | | | | Police Reports in 24 mos. | Fire Reports in 24 mos. | Administration | | | | | | | | | |
|--------------------|--------------------|-----------|------------|----------|---------------|-------------------|------------------|------------|------------------|-----------------------------|--------------|----------------|-------------------|----------------------|--------------|---------------------------|-------------------------|------------------------|--------------------------------------|---------------|-------------|-----------|-----------|-------------------|--------------|------------|---|
| | | Value | | | Total Taxable | Mobile Home (Y/N) | In MH Park (Y/N) | MH in Park | In TIF (Y/N) | Unresolved Violations (Y/N) | | | | Environmental Issues | | | | Ratio of Value to Lien | Potential Liability Score out of 100 | Min Bid | | | Low Ratio | Liability over 33 | | | |
| | | Land | Building | Personal | | | | | | Occupied (Y/N) | Zoning (Y/N) | Building (Y/N) | Maintenance (Y/N) | Street Improv (Y/N) | DEP Incident | | | | | DEP Potential | Demo Likely | City | | | 30% of Asses | City & CUD | |
| | | \$ 5,000 | \$ 100,000 | \$ - | \$ 105,000 | n | n | n | n | n | n | n | y | n | n | y | 5 | 1 | 1% | 8 | \$ 1,200 | \$ 34,650 | \$ 1,900 | | | | |
| 140 | MH - with Land | \$ 14,500 | \$ 6,900 | | \$ 21,400 | y | n | | N | 151 E. Green Ridge Road | N | N | Y | Y | | N | N | Y | | N | 0 | 42.25 | \$ 564 | \$ - | \$ 564 | 1 | 1 |
| 193 | MH - with Land | \$ 19,400 | \$ 8,100 | | \$ 27,500 | y | n | | N | 378 West Presque Isle Rd | Y | N | Y | Y | | N | N | N | | Y | 0 | 47.55 | \$ 151 | \$ 151 | \$ 151 | 1 | 1 |
| 261 | Homestead | \$ 38,300 | \$ 178,000 | | \$ 216,300 | n | n | | N | 183 Main St | U | N | Y | U | | N | N | N | | N | 0 | 10.85 | \$ 3,957 | \$ 3,957 | \$ 3,957 | 1 | |
| 285 | | \$ 15,000 | \$ 11,800 | | \$ 26,800 | n | n | | N | 21 Dow Siding Rd | N | N | Y | Y | | N | N | Y | | N | 0 | 31.85 | \$ 625 | \$ 625 | \$ 625 | 1 | |
| 711 | Merlin One LLC | \$ 7,700 | | | \$ 7,700 | n | n | | N | East Presque Isle Road | n | n | n | n | | n | Y | n | | N | 0 | 10.6 | \$ 790 | \$ 790 | \$ 790 | 1 | |
| 1071 | Homestead, Veteran | \$ 30,500 | \$ 61,500 | | \$ 92,000 | n | n | | N | 91 River Rd | Y | N | Y | U | | N | N | N | | Y | 0 | 26.15 | \$ 89 | \$ 89 | \$ 89 | 1 | |
| 1755 | | \$ 26,300 | \$ 58 | | \$ 26,358 | n | n | | N | 908 Access Highway | u | n | Y | Y | | n | n | Y | | Y | 0 | 31.85 | \$ 601 | \$ 601 | \$ 601 | 1 | |
| 1803 | Land Only | \$ 9,400 | | | \$ 9,400 | n | n | | N | Van Buren Rd | N | N | Y | N | | N | N | N | | N | 0 | 0 | \$ 270 | \$ 270 | \$ 270 | 1 | |
| 1804 | | \$ 17,300 | \$ 10,200 | | \$ 27,500 | n | n | | N | 898 Van Buren Rd | N | N | Y | Y | | N | N | Y | | N | 0 | 31.85 | \$ 639 | \$ 639 | \$ 639 | 1 | |
| 1823 | MH - with Land | \$ 30,800 | \$ 4,300 | | \$ 35,100 | y | n | | N | 393 Watson Memorial Dr | Y | N | Y | N | | N | N | N | | Y | 0 | 36.55 | \$ 220 | \$ 220 | \$ 220 | 1 | 1 |
| 1867 | Homestead | \$ 21,300 | \$ 155,500 | | \$ 176,800 | n | n | | N | 102 Watson Memorial Dr | Y | N | Y | N | | N | N | N | | N | 0 | 26.15 | \$ 1,368 | \$ 1,368 | \$ 1,368 | 1 | |
| 1882 | | \$ 12,700 | \$ 9,800 | | \$ 22,500 | n | n | | N | 901 Van Buren Rd | N | N | Y | N | | N | N | N | | N | 0 | 10.85 | \$ 561 | \$ 561 | \$ 561 | 1 | |
| 2114 | | \$ 22,200 | \$ 35,100 | | \$ 57,300 | n | n | | N | 1070 Van Buren Road | N | N | Y | Y | | N | N | Y | | N | 0 | 31.85 | \$ 1,058 | \$ 1,058 | \$ 1,058 | 1 | |
| 2199 | MH - with Land | \$ 22,300 | \$ 20,600 | | \$ 42,900 | y | n | | N | 851 Madawaska Road | Y | N | Y | N | | N | N | N | | N | 0 | 36.55 | \$ 75 | \$ 75 | \$ 75 | 1 | 1 |
| 2549 | Merlin One LLC | \$ 1,400 | | | \$ 1,400 | n | n | | N | Lyndon Steet | n | n | N | Y | | Y | Y | Y | | N | 0 | 11 | \$ 385 | \$ 385 | \$ 385 | 1 | |
| 2976 | Homestead | \$ 12,400 | \$ 89,200 | | \$ 101,600 | n | n | | N | 54 River Road | Y | N | Y | N | | N | N | N | | N | 0 | 26.15 | \$ 1,261 | \$ 1,261 | \$ 1,261 | 1 | |
| 2977 | | \$ 13,500 | \$ 73,600 | | \$ 87,100 | n | n | | N | 58 River Road | U | N | Y | Y | | N | N | N | | N | 0 | 21.85 | \$ 1,792 | \$ 1,792 | \$ 1,792 | 1 | |
| 3098 | | \$ 18,000 | \$ 32,900 | | \$ 50,900 | n | n | | Y | 49 Herschel St | N | Y | Y | Y | | N | N | Y | | N | 0 | 35.85 | \$ 1,338 | \$ 1,338 | \$ 1,338 | 1 | 1 |
| 3213 | Land Only | \$ 13,100 | | | \$ 13,100 | n | n | | Y | 7 Water | N | Y | N | Y | | Y | Y | Y | | Y | 0 | 25 | \$ 2,484 | \$ 2,484 | \$ 2,484 | 1 | |
| 3343 | | \$ 16,700 | \$ 81,900 | | \$ 98,600 | n | n | | Y | 81 Washburn St | N | N | Y | Y | | N | N | Y | | N | 0 | 21.85 | \$ 1,718 | \$ 1,718 | \$ 1,718 | 1 | |
| 3376 | | \$ 16,200 | \$ 70,400 | | \$ 86,600 | n | n | | N | 52 Spring St | N | N | Y | Y | | N | N | Y | | N | 0 | 21.85 | \$ 1,737 | \$ 1,737 | \$ 1,737 | 1 | |
| 3652 | Garage | \$ 10,500 | \$ 9,700 | | \$ 20,200 | n | n | | Y | 208-2 Limestone Street | U | Y | Y | Y | | Y | Y | Y | | N | 0 | 35.85 | \$ 508 | \$ 508 | \$ 508 | 1 | 1 |
| 3975 | Land Only | \$ 17,400 | | | \$ 17,400 | n | n | | N | 37 Home Farm Rd | N | N | N | N | | N | N | N | | N | 0 | 0 | \$ 777 | \$ 777 | \$ 777 | 1 | |
| 4129 | | \$ 14,200 | \$ 57,900 | | \$ 72,100 | n | n | | N | 160 Limestone St | Y | Y | Y | Y | | N | N | Y | | N | 0 | 45.15 | \$ 1,287 | \$ 1,287 | \$ 1,287 | 1 | 1 |
| 4573 | | \$ 20,000 | \$ 71,500 | | \$ 91,500 | n | n | | Y | 24 Water St | N | N | Y | N | | N | N | N | | N | 0 | 16.85 | \$ 1,935 | \$ 1,935 | \$ 1,935 | 1 | |
| 4746 | Land Only | \$ 35,100 | | | \$ 35,100 | n | n | | N | Woodland Rd | N | N | N | N | | N | N | N | | N | 0 | 0 | \$ 867 | \$ 867 | \$ 867 | 1 | |
| 4804 | Building Only | \$ - | \$ 48,900 | | \$ 48,900 | n | n | | N | 28 West Presque Isle Rd | Y | N | Y | Y | | N | N | N | | Y | 0 | 37.15 | \$ 1,165 | \$ 1,165 | \$ 1,165 | 1 | 1 |
| 4877 | MH - Hall | \$ - | \$ 5,000 | | \$ 5,000 | y | y | 1 | N | 577 Access Highway Lot 12 | N | Y | Y | Y | | N | N | Y | | N | 0 | 47.45 | \$ 165 | \$ 165 | \$ 165 | 1 | 1 |
| 4883 | | \$ 22,000 | \$ 1,300 | | \$ 23,300 | n | n | | N | 12 Strawberry Rd | N | N | Y | Y | | N | N | Y | | N | 0 | 0 | \$ 601 | \$ 601 | \$ 601 | 1 | |
| 5069 | MH - Lapointe | | \$ 6,400 | | \$ 6,400 | y | y | 1 | N | 296 Washburn St. Lot #36 | N | Y | Y | Y | | N | N | Y | | N | 0 | 47.45 | \$ 226 | \$ 226 | \$ 226 | 1 | 1 |
| 5121 | MH - Murphy | | \$ 2,500 | | \$ 2,500 | y | y | 1 | N | 557 Access Highway Lot #10 | N | Y | Y | Y | | N | N | Y | | N | 0 | 47.45 | \$ 412 | \$ 412 | \$ 412 | 1 | 1 |

Accounts to be waived

TAX-ACQUIRED PROPERTIES NOVEMBER 9, 2023



Account # 140 151 E. Green Ridge Road



Account # 193 378 W. Presque Isle Road



Acct # 261-183 Main St (from tax card – can't see from road)



Account # 285 21 Dow Siding Road



Account # 711 Land only, E. Presque Isle Rd (Merlin One)



Account # 1071 91 River Road



Account # 1755 908 Access Highway



Account # 1804 898 Van Buren Road



Account # 1823 393 Watson Memorial Drive



Account # 1867 102 Watson Memorial Drive



Account # 1882 901 Van Buren Road



Account # 2114 1070 Van Buren Road



Account # 2199 851 Madawaska Road



Account # 2549 Lyndon St – bulk tanks, Merlin One LLC



Account # 2976 54 River Road



Account # 2977 548 River Road



Account # 3098 49 Herschel Street



Account # 3213 7 Water Street



Account # 3343 81 Washburn Street



Account # 3376 52 Spring Street



Both photos: Account # 3652 208-2 Limestone Street – on River; mobile home no permit received (not in zone)



Account # 3975 37 Home Farm Road (dangerous bldg. removed)



Account # 4129 160 Limestone St
Garbage / clutter all over this yard



Account # 4573 24 Water Street



Account # 4804 28 W. Presque Isle Rd



Account # 4877 577 Access Hwy Lot # 12



Account # 4883 12 Strawberry Road



Account # 5069 296 Washburn St, Lot # 36



Account # 5121 577 Access Hwy, Lot # 10



MEMO

TO: Caribou City Council Members
FROM: Penny Thompson, City Manager
DATE: November 13, 2023
RE: 15 Prospect Street – Dangerous Building

A fire occurred at 15 Prospect Street in September.

Mr. Barretto has limited means to clean up the property. He has been trying to take some loads to the landfill and salvaging what he can. However, staff continues to receive complaints about this property on a weekly basis.

One option would be to solicit bids to remove the debris and assess a special tax at the next commitment. If the tax isn't paid in the time frame allowed and the property becomes tax acquired, the tax lien would automatically foreclose unless waived. Then the city would need to go through the process in place at that time for handling tax acquired property.

If the city initiates a clean-up of the property, the City we should also investigate placing a mechanic's lien until the tax lien could be placed in case it is sold prior to the 2024 tax commitment.

Suggested Action:

If the Caribou City Council wants to see the property cleaned up, staff can advertise for bids to haul away the demolition debris from the property.

The bids can be brought to the next City Council meeting, November 27, for action.