

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

The Caribou City Council held a City Council meeting, Monday, November 13, 2023, in the Council Chambers with the following members present; Mayor Smith, Deputy Mayor Boma, Councilors Bagley, Morrill, Theriault and Willey. Councilor Goughan was absent and excused.

Manager Thompson was present for the meeting.

Department managers Carl Grant (Finance Director) and Peter Baldwin (Library Director) were present for the meeting.

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

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

Mayor Smith read and invocation.

**Council Agenda Item #3:** Pledge of Allegiance

Mayor Smith led the Pledge of Allegiance.

**Council Agenda Item #4:** Public Input

There were no comments made by the public.

**Council Agenda Item #5:** Minutes

There were no minutes submitted for approval.

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

a. Maine DOT Village Partnership Initiative contract award

Manager Thompson explained that on November 2<sup>nd</sup> there was a review panel that met 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 both Sewall and TYLin.

Councilor Bagley explained that both proposals received were very good and that the DOT provides excellent guidelines and criteria for the selection process.

Motion made by Councilor Morrill, seconded by Deputy Mayor Boma to move forward with the Maine DOT VPI, and to authorize City Manager Penny Thompson to sign a contract with TYLin and Rasor for the DOT VPI Transportation study in Caribou.

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

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

a. Public Hearing, renewal of a Registered Nonprofit Dispensary permit for Safe Alternatives

Open Public Hearing: 6:06 p.m.

Manager Thompson explained that 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 peace, disorderly conduct, vandalism, or other violations of law caused by business patrons or employees, and 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 approval of the license with the condition that 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.

Closed Public Hearing: 6:08 p.m.

Motion made by Councilor Willey, seconded by Councilor Theriault to approve the operating permit for Safe Alternatives at 1137 Presque Isle Road.

Roll Call Vote: D. Bagley – Yes, Boma – 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

Peter Baldwin (Library Director) came to share news about the opportunity to acquire a new book mobile for the library. He explained that he has received grant money that will help with the purchase of the vehicle, and that he understands that it will mean additional funds will be needed in the future for upkeep, repairs, and insurance, but how it will greatly be able to impact Caribou and eventually the surrounding areas.

Councilor Morrill asked if they have looked at getting used through the police or public works.

Mr. Baldwin explained that that they have looked at that avenue and what they have found would not work or would require being worked on after obtaining the vehicle. He stated that Dave at Public Works suggested going through a dealership because the vehicle would be ready for the road and would not require work to be ready for the road.

Councilor Theriault asked if the Book Mobile would be used to also visit other towns.

Mr. Baldwin explained that they plan to start here locally by visiting daycares and nursing homes then eventually growing to being able to visit other towns as well. He explained that he does currently works with other towns.

Motion made by Councilor Willey, seconded by Deputy Mayor Boma to proceed with the Book Mobile.

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

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

a. Waivers for properties to be acquired through the automatic lien foreclosure process

Manager Thompson explained that in the packet information has been provided regarding the properties. She explained that there is a spread sheet that outlines the properties and if they have had any concerns regarding code, fire and police departments. Manager Thompson also stated that traditionally the Council has waived foreclosure on all properties owned by Merlin One LLC and any mobile homes in mobile home parks.

Carl Grant (Finance Director) explained that if the Council does choose to waive the 2021 foreclosure, then they would still have the opportunity to foreclose against liens for 2022, it would just delay the process until next year.

Councilor Willey asked that if the City knocked it down would the City have to absorb the cost.

Mr. Grant explained that with the sale of the property the City would be made whole for any costs incurred with the property before any funds went back to the previous property owner.

Motion made by Councilor Bagley, seconded by Councilor Willey to waive the automatic foreclosure process for the 2021 taxes for real estate accounts; 140, 193, 285, 711, 1071, 1755, 1823, 1867, 2114, 2199, 2549, 2976, 2977, 3098, 3213, 3343, 3376, 3652, 3975, 4129, 4804, 4877, 4883, 5069, and 5121.

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

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

a. 15 Prospect Street – Soliciting bids for removal of demolition debris

Manager Thompson explained that 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 should also investigate placing a mechanic's lien until the tax lien could be placed in case it is sold prior to the 2024 commitment.

Council had a brief discussion regarding the unsafe conditions at the address and that they agree that something needs to be done.

Motion made by Councilor Morrill, seconded by Councilor Theriault to solicit bids to clean up the property at 15 Prospect Street.

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

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

Councilor Bagley stated that the broadband committee is currently exploring options and does not have any recommendations at this time.

Councilor Morrill stated that the new cells are almost completed at the landfill.

Councilor Theriault stated that the Nylander had a great turnout for the event with the owls and have lots of plans for future events.

Councilor Willey stated that the library board has a meeting tomorrow night and that Small Business Saturday raffle tickets are available.

**Council Agenda Item #12:** Next Regular Meetings: November 27, December 11

**Council Agenda Item #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)

Motion made by Councilor Willey, seconded by Councilor Theriault to enter executive session at 6:45 p.m. to consult with the attorney under MRSA Title 1 § 405 (6)(e).

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

Council exited executive session at 8:12 p.m.

Motion made by Councilor Willey, seconded by Councilor Morrill to accept Resolution 11-01-2023, “A Resolution of the Caribou City Council Clarifying Expectations of Cary Medical Center, A Department of the City of Caribou”.

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

b. Executive Session, MRSA Title 1, §405(6)(d), Union Negotiations – Public Works

Motion made by Councilor Morrill, seconded by Councilor Willey to enter executive session at 8:17 om pursuant to MRSA Title 1 §405(6)(d), for Union Negotiations – Public Works.

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

Council exited executive session at 8:51 p.m.

No action taken.

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**Council Agenda Item #14:** Adjournment

Motion made by Councilor Willey, seconded by Deputy Mayor Boma to adjourn the meeting at 8:53 p.m.

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

Danielle Brissette, Secretary