

Council Agenda Item #1: Roll Call

The Caribou City Council held a regular City Council meeting on Monday, July 28, 2025, in the Council Chambers with the following members present; Mayor Boma, Deputy Mayor Smith, Councilors Kelley, Lovewell, Theriault, and Watson. Councilor Bagley was present via Zoom.

Manager Thompson was present for the meeting.

Department managers Gary Marquis (Superintendent of Parks and Recreation), Carl Grant (Finance Director) and Corey Saucier (Police Chief) were present for the meeting.

The meeting was covered by Cameron Levasseur of The County and it was broadcasted via Spectrum and YouTube.

Council Agenda Item #2: Call Meeting to Order

Mayor Boma opened the City Council Meeting at 6:00 PM.

Council Agenda Item #3: Invocation / Inspirational Thought

Deputy Mayor Smith read the invocation.

Council Agenda Item #4: Pledge of Allegiance

Mayor Boma led the Pledge of Allegiance.

Council Agenda Item #5: Declaration of any Conflict of Interest

There were no declarations made.

Council Agenda Item #6: Public Forum

Rona Hart, Caribou Resident

Ms. Hart came in to speak about her experiences with Richardson Remedies and the help that she has been able to receive. She explained that with the help of the medical cannabis she does not have to use narcotics.

Robert Daffin, Caribou Resident

Mr. Daffin came in support of Richardson Remedies, he explained that he is a patient and uses medical marijuana for pain. He explained the medications that he was previously prescribed by physicians and the bad side effects that the medications had. He explained that Mr. Richardson is a supporter of many events in the area and that he is not a nuisance.

Council Agenda Item #7: Minutes

There were no minutes submitted for review.

Council Agenda Item #8: Bid Openings, Awards, and Appointments

aa. Awards for Caribou Cares about Kids Parade

Deputy Mayor Smith read the names of the winners from the Caribou Cares about Kids parade and Mayor Boma presented them with trophies.

Best Non-profit Community: VFW Auxiliary

Best Theme: Caribou Snowmobile Club

Best Business: Guerrette Farms

Overall: RSU #39 Basketball

a. Bid Opening – QEP for Brownfields RLF project

Mayor Boma explained that the City of Caribou has received funding through the Maine Department of Economic and Community Development (DECD) Brownfields Revolving Loan Fund to clean up contaminated soils at the former Birdseye site. City staff worked with the DECD and Maine Department of Environmental Protection (DEP) to create and advertise an Request of Qualifications (RFQ) to obtain qualifications from firms interested in the project.

There was a mandatory site visit conducted. Three firms attended. City staff received one qualified proposal and is recommending that the Caribou City Council award the project to:

County Environmental Engineering, Inc. at a cost of \$9,995 for task 1 (Execute Community Involvement Plan) and Task 2 (Oversee Site-Specific Clean-up Activities).

The cost of this project is funded through a grant / loan from the DECD Brownfields RLF program, which has already been approved by the Caribou City Council

Motion made by Councilor Lovewell, seconded by Councilor Watson to award the award the Brownfields Revolving Loan Fund project for the removal of contaminated soils to County Environmental Engineering at a cost of \$9,995.00.

Roll Call Vote: D. Bagley – Yes, J. Kelley – Yes, T. Lovewell – Yes, J. Theriault – Yes, J. Smith – Yes, P. Watson – Yes, C. Boma– Yes (So voted)

Councilor Bagley asked for clarification.

Manager Thompson explained that DEP wanted an extension and that the bid for work would be done this fall.

b. Bid Opening – Demolition of 49 Herschel Street

Mayor Boma explained that the Caribou City Council has prioritized the removal of blight from our community. The structure at 49 Herschel Street has been vacant for many years and has significant roof damage, resulting in a blighted building in the middle of the Caribou downtown.

The City Council has authorized the City Manager to seek bids for the demolition of this building, now owned by the City of Caribou. The first round produced no bids. It was put out a second time with more advertising and promotion, and three bids were received. Here are the results in the order that the envelopes were unsealed. All were opened at the same time, following the deadline for acceptance:

Thibodeau Trucking and Excavation	Washburn, Maine	\$34,950
Soderberg Construction	Caribou, Maine	\$88,500
McGillan Inc.	Fort Fairfield, Maine	\$71,100

Kevin Thibodeau DBA Thibodeau Trucking & Excavation is the apparent low bidder at \$34,950.

Councilor Lovewell explained that she is concerned about the low cost from Thibodeau's in comparison to the other bids.

Manager Thompson explained that there was a pre bid meeting that was required before bidding on the project.

Deputy Mayor Smith explained that the City was covering the tipping cost for the landfill.

Manager Thompson explained that they would use the free tonnage that they have for the debris from the demolition of the property.

Councilor Theriault stated that she is concerned regarding what the bid reads, but that Thibodeau's have done work for the city in the past and did great work,

Councilor Bagley mentioned that none of the bids shows the removal of hazardous materials

Manager Thompson explained that County Abatement will be doing an assessment and removal of the hazardous materials before the demolition of the property.

Motion made by Councilor Watson, seconded by Councilor Lovewell to table awarding the contract until the hazardous materials assessment is done.

Roll Call Vote: D. Bagley – Yes, J. Kelley – Yes, T. Lovewell – Yes, J. Theriault – Yes, J. Smith – No, P. Watson – Yes, C. Boma– Yes (So voted)

c. Appointments to the Caribou Development Committee

Motion made by Deputy Mayor Smith, seconded by Councilor Watson to appoint Matthew Bouchyard to the Caribou Development Committee for the remainder of the term expiring December 31, 2025.

Roll Call Vote: D. Bagley – Yes, J. Kelley – Yes, T. Lovewell – Yes, J. Theriault – Yes, J. Smith – Yes, P. Watson – Yes, C. Boma– Yes (So voted)

Council Agenda Item #9: Public Hearings and Possible Action Items

a. Public Hearing on Ordinance 1, 2025 Series, Anti-Blight Ordinance

Mayor Boma explained that Ordinance 1, 2025 Series, Anti-Blight Ordinance, was introduced at the May 27, 2025 City Council meeting.

Tonight is the public hearing.

Open Public Hearing: 6:37 PM

Manager Thompson explained that the public input given to staff on this agenda item has been:

Concern that the new ordinance requires that, in Section 4 – 407 that complaints must be in writing. The members of the public who commented about this were concerned about retaliation from neighbors if the name and address of the complainant was disclosed (example: if it was a written document, it would be subject to a FOAA request.)

Councilor Bagley suggested that the ordinance go back to the planning board to be looked at again regarding a name be required on the complaint submission.

David Corriveau, Caribou Resident and Planning Board Member

Mr. Corriveau explained that the Planning Board never included that the person filing the complaint would have to include their name and information when filing a complaint, and that the matter does not need to go back to the planning board for that.

Closed Public Hearing: 6:42PM

Motion made by Deputy Mayor Smith, seconded by Councilor Watson to approve Ordinance 1, 2025 Series, Anti-Blight Ordinance with section 4-408 stricken from the ordinance.

Councilor Lovewell stated that the more tools we have in our pocket the better.

Councilor Bagley explained that there are some inconsistencies that could be addressed on a case-by-case basis.

Roll Call Vote: D. Bagley – Yes, J. Kelley – Yes, T. Lovewell – Yes, J. Theriault – Yes, J. Smith – Yes, P. Watson – Yes, C. Boma– Yes (So voted)

b. Public Hearing on Ordinance 2, 2025 Series, Anti-Nuisance Ordinance

Mayor Boma explained that Ordinance 2, 2025 Series, Anti-Nuisance Ordinance, was introduced at the May 27, 2025 City Council meeting, and tonight is the public hearing.

Opened Public Hearing: 6:44PM

Manager Thompson explained that the public input given to staff on this agenda item has been:

Concern that the new ordinance requires that, in Section 5-604(a) complaints must be in writing. The members of the public who commented about this were concerned about retaliation from

neighbors if the name and address of the complainant was disclosed (example: if it was a written document, it would be subject to a FOAA request.)

Councilor Bagley asked why there is a limitation regarding living within 500 feet.

Council discussed striking the limitation of distance and written as part of the ordinance.

Closed Public Hearing: 6:48 PM

Motion made by Councilor Watson, seconded by Deputy Mayor Smith to approve Ordinance 2, 2025 Series, Anti-Nuisance Ordinance with the changes discussed omitting the words written and living within 500feet thereof.

Roll Call Vote: D. Bagley – Yes, J. Kelley – Yes, T. Lovewell – Yes, J. Theriault – Yes, J. Smith – Yes, P. Watson – Yes, C. Boma– Yes (So voted)

c. Public Hearing on Ordinance 3, 2025 Series, Medical Cannabis Dispensary Ordinance

Mayor Boma explained that ordinance 3, 2025 Series, Medical Cannabis Dispensary Ordinance, was introduced at the June 16, 2025 City Council meeting and tonight we are having the public hearing.

Opened Public Hearing: 6:49PM

Carol Harper, Caribou Resident

Ms. Harper explained that she is 81 years old and uses no narcotics or other medications to alleviate pain. She stated that she uses edible cannabis and that it doesn't hurt her body. She believes that having the dispensary in Caribou keeps people in Caribou shopping and spending money here.

David Corriveau, Caribou Resident & Planning Board member

Mr. Corriveau explained that he believes that the medical side is helpful to lots of people and that the planning board has offered solutions to help with the ordinance, and he believes that the city is opening pandoras box. He stated that legal gave sound advice.

Manager Thompson explained in the packet there is a letter from the planning board chair, as well as the City attorney along with suggested ordinances from the attorney.

Amanda Jandreau, chair of the Planning Board was present via Zoom, but there was a bad connection and City Manager Thompson read the letter that she provided. In the packet there is also section 39 of the licensing ordinance that will be repealed and replaced.



City of Caribou

Caribou Planning Board

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July 25, 2025

Dear Council Members,

I am writing on behalf of the City of Caribou Planning Board regarding the proposed ordinance to repeal and replace Chapter 13, Section 39, as introduced at the June 16, 2025, City Council meeting.

As outlined in Section 13-100(7) of the City's ordinances, amendments to Chapter 13 fall under the authority of the Planning Board. The proposed changes introduced in June clearly bypass this established process, thereby violating the City's ordinances, a concern that is further substantiated by the City's legal counsel in a letter dated July 2, 2025. The Planning Board has worked diligently and in good faith to uphold the integrity of Chapter 13. This action not only undermines our authority but also calls into question the City's commitment to proper governance and due process.

Under the current ordinance, non-profit medical dispensaries are permitted in zones H-1, C-1, C-2, I-1, or RC-2, with specific requirements regarding proximity to residential zones, dwellings, schools, daycares, and houses of worship. The ordinance also explicitly prohibits dispensaries in the R-3 zone. While the Planning Board acknowledges the need to update terminology to align with state definitions, the proposed ordinance instead restricts dispensaries solely to the R-3 zone. This change would render the existing dispensary in the RC-2 zone non-compliant and fails to address critical separation requirements from adjacent properties. The current business located on Bog Road, is licensed by the State as a caregiver and may continue to operate in that capacity, including delivery services.

Furthermore, the proposed cap of "two existing authorized" dispensaries appears to favor a business that is not currently licensed as a dispensary in Caribou. Three years ago, a young man requested to amend the ordinance to allow medical cannabis retail and was brought before the Planning Board. At that time, the Board declined to proceed due to a lack of support from the Council.

I believe the proposed ordinance under consideration fails to recognize the current zoning map, the existing business located in the RC-2 zone, and gives preferential treatment to one business, but in the last 3 years the City has turned away potential new businesses wanting to open in Caribou. In addition, it undermines the authority of the Planning Board and opens the door for lawsuits and litigation because of the clear violation of the City's Ordinances. Additionally, the City's legal Council outlined problematic language with the proposed ordinance, as well as giving preference to one business is discriminatory. The method for which licenses should be administered needs to be fair and neutral.

For these reasons, I strongly urge the Council to refer this matter back to the Planning Board for proper review and amendment of Chapter 13, Section 39, in accordance with the City's ordinances and procedures.

Respectfully,

Amanda M. Jandreau
Planning Board Chair

Councilor Watson asked Alicia Ellis from the Office of Cannabis Policy to summarize her take on the situation at hand and why R-3 was excluded.

Ms. Ellis explained that the zoning was in part of the City and Planning Board.

Councilor Watson asked what current permissions Mr. Richardson has right now at his facility in Caribou.

Ms. Ellis explained that he has a caregiver license which is a license for an individual in the medical program and under that program they can have various authorities.

Mr. Richardson has the authority to cultivate, manufacture, to wholesale purchase and to wholesale sell his products to other caregivers or dispensaries.

Councilor Watson clarified that he can also take care of individual patients.

Ms. Ellis explained that he can transfer to patients at his location but cannot operate a retail store.

Mr. Richardson explained that he did have a retail store at the location until the law was changed last year.

Councilor Watson clarified that the clients are still being cared for, just not in a retail store setting.

Mr. Richardson explained that since the law change clients can no longer go into the store to choose their product, and that they now have to get it delivered and will not be able to view the products before purchasing.

Councilor Watson asked Mr. Richardson if he had applied for his dispensary license.

Mr. Richardson explained that he has applied but cannot go forward without the City's permission.

Mr. Corriveau (David Corriveau) asked if Mr. Richardson were to change the location, for example converting a one car garage and incorporating it and moving his retail section, would that comply with Caribou's ordinance and the rules and regulations?

Ms. Ellis explained that at this time, it would not be because Caribou has not opted for either Caregiver retail stores or for dispensary retail. Caribou would first have to pass an ordinance for them to be allowed to proceed as a dispensary.

Mr. Corriveau explained that he is worried that all of the competitors that are in neighboring towns would want to also open shops in Caribou.

Mayor Boma explained that they would limit the number of dispensaries to two to help the businesses that are in business stay in business.

Councilor Watson explained that the intent is to change the ordinance to allow medical dispensaries in the community to operate for profit, and that the City reserves the right to limit the number of dispensaries in the community to two, with the option later to revisit and adjust the number of dispensaries in the ordinance as needed. The ordinance would include the R-3 zone, but keep the rules regarding schools, daycares and churches etc. Mr. Watson stated that he has no

problem sending it to the planning board to hammer out, and that Mr. Richardson is still able to assist his customers until the new ordinance is put into place.

Councilor Kelley explained that the updated ordinance takes into consideration what the attorney, planning board, and it has been updated. The new ordinance was updated and sent out today, giving over 10 hours to review.

Deputy Smith explained that the City Council is very limited on what they can do to help businesses and that he understands that there are rules to follow. He explained that it is a delicate situation, with different opinions on both sides.

Mr. Corriveau asked Councilor Kelley if we would be opting in or out.

Councilor Kelley stated that at the moment we are just talking about the ordinance.

Mr. Corriveau explained that from the Planning Board point of view they need to be very careful with how it is worded.

Mayor Boma stated that she looks at recreational and medical dispensaries differently, and that further the City can limit only having two dispensaries. She stated that it would be unfortunate if we didn't help local businesses to stay in business in our community.

Councilor Theriault stated that people are still able to get what they need and that it is still available to the clients, and that she believes that it should go to the voters, they should be the ones who decide what happens with this town.

Robert Daffin, Caribou Resident

Mr. Daffin explained that it is just like going to the grocery store, he likes to see what is available and to be able to pick it out for himself. He explained that there are different types that have different effects, and that going to the shop gives him the opportunity to pick what he is in need of and choose it for himself. He continued to explain that as a business Richardsons has supported different events in the community,

Manager Thompson asked the Office of Cannabis policy that if the Council passes Ordinance 3, would they be opting in for medical dispensaries.

Ms. Ellis explained that the City is already opted in, at the time it is limited to nonprofit dispensaries. She explained that other municipalities have removed the word nonprofit from their ordinance and supply the planning board with a deadline to create any amendments to zoning and other items that they wish to have changed.

Manager Thompson explained that she had emailed the attorney the ordinance and asked if the city should take a stab at it and he stated that it would take him some time, but that he would get to it.

Councilor Wason explained that it's the board's responsibility and that they could limit it to two dispensaries.

Councilor Theriault explained that she believes that the Council should wait for the attorney to be able to revise the ordinance.

Councilor Bagley stated that he believes that it is inaccurate and that it is not acceptable because it leaves out a lot of the regulations that currently exist for dispensaries, and what should be done is go through the current ordinance and change the language to conform with the changes in state law. He explained that Richardson Remedies is a registered caregiver and that they were never licensed to be a retail store or any type of storefront. They can continue to operate as a caregiver, and that the City is not impeding their business in any way, and that we just need to modernize our ordinance to be consistent with state law.

Mayor Boma explained that with the way that the law changed the City would need to change the ordinance.

Councilor Kelley explained that once the ordinance is changed and the council agrees on it, then they would vote on it. She explained that once the Council accepts the new ordinance Mr. Richardson will be allowed to submit his state application to update his license to be a dispensary.

Councilor Bagley explained that the big change would be allowing a dispensary into an R3.

Mayor Boma stated that he was able to operate there as a caregiver in the same zone, so she does not see what changes.

Councilor Bagley explained that the City had no authority previously over the operations because it was done at the State level. The City did not even have a record or know who the caregivers are, and the city did not allow him to operate as he had been operating.

Mr. Richardson explained with the new law, people can no longer go into the store to look at the products being offered. What they are trying to do is become a dispensary so that they can conduct business as they did before.

Councilor Kelley explained that this now gives the City more authority than what they had before.

Councilor Lovewell explained that as a councilor she never intended to take anything away from the planning board and she likes to get the input from the board as she is working through the process. She stated that she supports businesses and what they are doing in the community but wants to make sure that they go about them the correct way.

Ms. Coen explained that the legislature put a new law into effect in August of 2024 that redefined what it meant to be a caregiver retail store, and that rendered many things as patient offices now fit the definition of a retail store. Under his current registration he is somewhat

limited, and he just can't be open to the public, he has to operate by appointment only. People cannot come in and shop, he can sell what he grows and what is produced from what he grows. He is also limited to only one location, and he is interested in converting it to a dispensary license. She explained that she had seen all the different versions of the ordinance, and that she had read the letter from attorney Solman and that it was her guide on the last version of the ordinance. She stated that she went point by point of his letter, updated all the citations to track current state laws and the framework that's put in place for medical even though its somewhat outdated, she stated that she addressed all the issues that were raised in the current version. This came from the legislature, Ms. Ellis, and Mr. Mallick who is also on the line.

Councilor Lovewell asked if the ordinance would cause issues for the planning board. She stated that she has spoken to community members, and they do not want to see retail. She just wants to be assured that they can be sure that it is not open for interpretation in the future.

Councilor Kelley explained that all they are doing is updating and limiting to two dispensaries.

Councilor Lovewell stated that they just want to make sure that all sides are looked at and keep the end goal safe as well as allowing businesses to continue to operate.

Councilor Theriault stated what happens when it is limited to two, but there are five different people who want it. It needs to be fair with everybody.

Deputy Mayor Smith explained that there can always be future revisions of the ordinance.

Councilor Theriault expressed concern on how to choose what dispensaries to choose if there is a limit to only two. She stated that she is concerned that pandoras box is being opened and that it will only lead to more in the future.

Councilor Bagley explained that they don't know what the state legislature is going to do in the future. He is concerned that the laws can be changed to not allow the home rule restricting the number of dispensaries, and they could also take the option of not having the option to have home rule restricting adult use store allowances.

Mayor Boma explained that the Council may want to take time to digest the new ordinance and read through and discuss it again at the next meeting.

Councilor Bagley explained that as a business, he can continue to operate under the license that he has.

Mr. Daffin stated that he hopes the council would vote out of compassion for people like him, if it was another business you would not be worried. There is a limit for a reason, not to fill to corridors.

Rona Hart, Caribou Resident

Ms. Hart spoke in favor of Richardson Remedies explaining how some of the products help with calming and anxiety, She explained how they also carry medication for pets that is beneficial to them to help with their anxiety. Ms. Hart stated that at Richardsons they take the time to listen to people and show compassion to help out.

Councilor Kelley explained that if you look at the ordinance if an existing business, there is only one allowed.

Mayor Boma explained that it states in the ordinance that policy license operating as of the date of enactment of this ordinance is grandfathered as a non-conforming use if it is not located in the R3 zone.

Ms. Ellis explained that worse case scenario for the business in the RC2 district would be if the business burns down and he wants to replace it and takes him a year to do that, per the ordinance, if it sits for over a year and they are non-compliant, they cannot reopen the business in the same location. This is an example of why it should have started with the planning board because of land use issues that could arise.

Manager Thompson explained that the other comment from the Office of Cannabis policy would as a dispensary they have an unlimited cultivation canopy and that may be something that the City may also want to consider placing limits on.

Councilor Watson explained that the canopy statement explains that a dispensary can grow what they are selling, and just those strains.

Councilor Kelley explained that with the ordinance stating twelve months it could remove that language.

Manager Thompson explained that the other thing is that the operation change before the ordinance was by having an office. The office was run kind of like a store, and it was the change of the definitions of a caregiver retail office became a caregiver retail store.

Mayor Boma explained that under section 2 of the ordinance it mentions that if a dispensary ceases operations for a period of 12 months for any reason, the city will revoke the license issued to the registered dispensary and the registered dispensary will no longer be able to operate.

Council had a discussion about removing that language regarding the ceasing of operations for a 12 month period to guarantee Safe Alternatives to be able to operate.

Deputy Mayor Smith explained that the ordinance can be updated at any time, and that if it passes it can be updated later as a minor revision or make changes at a later time if needed.

Councilor Lovewell explained that we want to help to keep a business that has been in place for several years, and this ordinance covers several of the concerns that had come up in the discussions.

Closed Public Hearing: 7:50PM

Motion made by Deputy Mayor Smith, seconded by Councilor Kelley to accept ordinance number three, the revised option as proposed.

Councilor Bagley stated that at the end of the day, the Planning Board is opposed to the changes, and the City attorney has come out and recommended that we do not go forward. He has not yet had a chance to review the latest changes that were made today, and so he believes that it should be referred to the planning board.

Roll Call Vote: D. Bagley – No, J. Kelley – Yes, T. Lovewell – Yes, J. Theriault – No, J. Smith – Yes, P. Watson – Yes, C. Boma– Yes (So voted)

Council Agenda Item #10: Reports by Staff and Committees

a. Financial Reports for June 2025- Finance Director Carl Grant

Carl Grant (Finance Director) reviewed the June 2025 Financial report.

Motion made by Deputy Mayor Smith, seconded by Councilor Watson to accept the June Financial report as presented.

Roll Call Vote: D. Bagley – Yes, J. Kelley – Yes, T. Lovewell – Yes, J. Theriault – Yes, J. Smith – Yes, P. Watson – Yes, C. Boma– Yes (So voted)

b. City Manager's Report

Manager Thompson reviewed the City Manager's report dated July 28, 2025.

Council Agenda Item #11: Unfinished Business

There was no unfinished business to discuss at the meeting.

Council Agenda Item #12: New Business, Ordinances and Resolutions

There was no new business to discuss at the meeting.

Council Agenda Item #13: Reports and Discussion by Mayor and Council Members

Councilor Theriault stated that the newsletters that are being sent out are very nice.

Deputy Mayor Smith stated that he attended an AWS meeting, and it was business as usual. He also stated that the parade was great and well organized, and that there are lots of great things going on in the community.

Councilor Lovewell explained that Caribou Cares about Kids was great and had an amazing fireworks display.

Councilor Bagley thanked for the accommodations for remote participation.

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Manager Thompson explained that Gary and his team at the rec work on making Caribou Cares about Kids a memorable experience.

Councilor Watson commented that he has worked with a parade circuit and it is a lot of work to put everything together.

Mayor Boma reminded that nomination papers are now available for the November 2025 Municipal election became available today. There are seats available for the City Council, RSU #39 Board and Jefferson Memorial Hospital Fund Board.

Council Agenda Item#14: Next Regular Meeting: August 25, 2025

Council Agenda Item #15: Executive Session(s)

Council did not enter executive session.

Council Agenda Item #16: Adjournment

Motion made by Councilor Watson, seconded by Councilor Kelley to adjourn the meeting at 8:24PM

Danielle Brissette, secretary