SPECIAL CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of Caribou will hold a Special City Council Meeting on **Tuesday, August 25, 2026,** in the Council Chambers located at 25 High Street, **5:00 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. **Declaration of any Conflict of Interest**
5. **Public Forum (PUBLIC COMMENTS SUBMITTED TO THE CITY CLERK PRIOR TO 4:30PM ON THE MEETING DATE WILL BE SHARED WITH THE COUNCIL DURING PUBLIC FORUM. Email** dbrissette@cariboumaine.org**)**
6. **New Business, Ordinances and Resolutions** **Pages**
   a. Introduction of Ordinance 07, 2026 Series, "An Ordinance To Amend Chapter 7, Licenses & Permits, Article 11, Registered Medical Cannabis Dispensaries" 02-10
   b. Introduction of Ordinance 08, 2026 Series, "An Ordinance To Amend Chapter 13, Land Use Ordinance, Section 13.700, General Requirements for Land Uses, Subsection 13.700.39 Standards for Medical Cannabis Dispensaries" 11-26
   c. Introduction of Ordinance 09, 2026 Series, "An Ordinance To Amend Chapter 4, Building and Housing, Article 3, Property Maintenance Code" 27-40
7. **Reports and Discussion by Mayor and Council Members**
8. **Next Meetings:** Regular Meeting September 21, 2026, and Regular Meeting October 19, 2026
9. **Executive Session(s)** (May be called to discuss matters identified under MRSA, Title 1, §405.6)
10. **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: _____Kristina Drinkall, Deputy City Clerk

CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736

MEMO

TO: **Caribou City Council Members**
FROM: **Penny Thompson**
RE: **Ordinances Amending Chapter 7 & Chapter 13**
DATE: **August 25, 2026**

After Ordinance 3, 2025 Series, was passed in July 2025, the Caribou City Council instructed staff to integrate these changes into the City of Caribou codes and ordinances. These changes were brought to the Planning Board and, after a public hearing, the members of the Planning Board voted to approve these changes and send them to the City Council for review.

In February 2026, the Caribou City Council had the opportunity for a first read on four ordinances Amending Chapter 7, Licenses & Permits, and Chapter 13, Zoning Ordinance, and sent comments which were combined with staff feedback. Ordinances 01 – 04, 2026 Series were introduced at the April 13, 2026, meeting Regular City Council Meeting. Public Hearings were held and affirmative votes were taken at the May 11, 2026, meeting. Following that adoption, attorneys from Bernstein-Shur suggested additional edits. The Planning Board held a public hearing on July 30, 2026. Additional changes were proposed and another public hearing was held on August 20, 2026. The Planning Board voted in the affirmative to recommend these changes to the City Council.

These ordinances are presented to the Caribou City Council tonight for introduction. A public hearing will be scheduled for the next Regular City Council meeting on Monday September 21, 2026.

The City Charter[1]requires that the ordinance be "in writing in the form required for formal adoption and contain only one subject which is clearly expressed in its title", which is why these changes are introduced as two separate ordinances.

<u>Recommended Action:</u>

Please introduce the ordinances as follows:

Introduction of Ordinance 07, 2026 Series, "An Ordinance To Amend Chapter 7, Licenses & Permits, Article 11, Registered Medical Cannabis Dispensaries"

Introduction of Ordinance 08, 2026 Series, "An Ordinance To Amend Chapter 13, Land Use Ordinance, Section 13.700, General Requirements for Land Uses, Subsection 13.700.39 Standards for Medical Cannabis Dispensaries"

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[1] Caribou City Charter Section 2.12.C

AGENDA ITEM 6A:

PROPOSED ORDINANCE 7, 2026 SERIES

Ordinance Introduced by _____
on August 25, 2026

Ordinance No. 7, 2026 Series
City of Caribou
County of Aroostook
State of Maine

AN ORDINANCE TO AMEND CHAPTER 7, LICENSES AND PERMITS, ARTICLE 11 REGISTERED MEDICAL CANNABIS DISPENSARIES

Short Title: Amend Chapter 7 Article 11, Registered Medical Cannabis Dispensaries

WHEREAS the City of Caribou is a Local Unit of Government under the State of Maine and is granted home rule authority under Maine Revised Statutes, Title 30-A, §3001; and

WHEREAS the City of Caribou has adopted Chapter 7 Article 11, Registered Medical Cannabis Dispensaries; and

WHEREAS the Caribou Planning Board determined that the amendments were made where necessary to Chapter 7 Article 11, Registered Medical Cannabis Dispensaries; and

WHEREAS the Caribou Planning Board conducted a public meeting and hearing August 20, 2026, to receive comments on proposed changes to Chapter 7 Article 11, Registered Medical Cannabis Dispensaries, which hearing was preceded by the notification to the general public in accordance with City notification procedures; and

WHEREAS the Caribou Planning Board has forwarded a positive recommendation to the City Council for the proposed Chapter 7 Article 11, Registered Medical Cannabis Dispensaries; and

WHEREAS the Caribou City Council and staff had a first read of the proposed ordinance changes at the August 25, 2026, City Council meeting; and

NOW THEREFORE, the City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11, does ordain the following:

Section I. Chapter 7 Article 11, Registered Medical Cannabis Dispensaries

The City of Caribou Chapter 7 Article 11, Registered Medical Cannabis Dispensaries, is hereby amended as indicated in the attached "Exhibit A".

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair of invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the

intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Posting and Effective Date

This ordinance, being introduced on August 25, 2026, and a public hearing being held on September 21, 2026, was duly passed by the City Council of the City of Caribou, Maine, this _____ day of _____ 2026. This ordinance shall become effective 30 days after adoption by the City Council.

_____
Courtney Boma, Mayor

_____
Jody Smith, Deputy Mayor

_____
Dan Bagley, Councilor

_____
Jennifer Kelley, Councilor

_____
Tamara Lovewell, Councilor

_____
Paul Watson, Councilor

_____
Lori Knight - Phair, Councilor

Attest:

_____
Danielle Brissette, City Clerk

“EXHIBIT ‘A’”

OF PROPOSED

ORDINANCE 7,

2026 SERIES

Chapter 7 Licenses and Permits

ARTICLE XI REGISTERED MEDICAL CANNABIS DISPENSARIES

Section 1101 Purpose

The purpose of this Article is to control the issuance of a permit to operate a Registered Medical Cannabis Dispensary within the City of Caribou, pursuant to Maine Revised Statutes, Title 22, Chapter 558-C – Maine Medical Use of Cannabis Act

Section 1102 Permit Required

1. *Operation of a Registered Medical Cannabis Dispensary:* In accordance with the permit application process outlined in Section 1102(3) of this Article, following Site Design Review and after approval and direction of the City Council, the City Clerk is authorized to issue two (2) City of Caribou Registered Medical Cannabis Dispensary Permits. No permit or renewal of a permit may be issued by the City of Caribou unless the facility is licensed by the Maine Office of Cannabis Policy. No facility shall conduct business within the limits of Caribou as a Registered Medical Cannabis Dispensary without first securing a permit from the City of Caribou.

2. *Compliance with all laws:* No permit shall be issued unless the applicant can prove full compliance with all applicable State laws and local ordinances pertaining to the type, operation, and location of the facility to be permitted. A valid state license is sufficient proof of compliance with all applicable State laws.

3. *Applications for permit:* Applications for a permit shall be made in writing to the City of Caribou through the Caribou City Clerk's Office and shall include:
    a. The name of the business entity
    b. Location and type of facility
    c. Maine Office of Cannabis Policy license number(s)
    d. Copy of completed Maine Office of Cannabis Policy Medical Use of Cannabis Program Dispensary Registration Application, and all materials and supporting documents, showing evidence of all State approvals or conditional approvals required to operate as a Registered Medical Cannabis Dispensary within the State of Maine
    e. Copy of Caribou Planning Board Site Design Review approval, including application materials, plan sets, and findings of fact, pursuant to Chapter 13 (Sec 13-300)
    f. Cop(ies) of the completed local inspection form(s), signed by the Code Enforcement Officer, Police Chief, and Fire Chief, and which clearly certify the facility is suitable for occupancy and operation as a Registered Medical Cannabis Dispensary
    g. Non-refundable application fee of $1,000.00. If the permit is approved, this sum will be applied to the first-year annual permit fee, as described in item 7. Below

4. *Existing dispensaries:* Registered Medical Cannabis Dispensary in operation at the time of enactment of this ordinance will have sixty (60) days to submit a complete permit application to the City Clerk. Failure to submit a complete permit application within sixty (60) days of the enactment of this ordinance will result in termination of the existing permit.

5. *Application review:* Permit applications will be reviewed in the order they are received by the City Clerk. The City Clerk shall determine application completeness, before forwarding the application package to the Caribou Planning Board for initial Site Design Review.

6. *Local Authorization Required:* For approved applications, the Caribou City Clerk shall complete a Maine Medical Cannabis Program Dispensary Local Authorization Form and submit it to the Maine Office of Cannabis Policy.

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7. *Fees:* A Registered Medical Cannabis Dispensary operating in the City of Caribou shall pay an annual permit fee of $1,000.00. This fee shall be submitted to the Caribou City Clerk with any new application or at the time of renewal. The purpose of this fee is to help offset administrative and regulatory costs incurred by the municipality in overseeing compliance and permitting of Registered Medical Cannabis Dispensary operations. In addition to the annual permit fee, Registered Medical Cannabis Dispensaries shall be required to pay the following fees: A fee of $500.00 for each initial or renewal site inspection conducted by the municipality. A fee of $250.00 for any additional compliance inspections that are required outside the normal annual review cycle. Any proposed change to operations, including but not limited to structural expansion, site design modification, or change of ownership, shall require submission of a new application and payment of a $1,000.00 non-refundable application fee to cover municipal review and administrative costs.

8. *Approval authority and public hearing:* The Caribou City Council is the approval authority for all new permit applications. After completion of the Planning Board Site Design Review, the City Council shall conduct a public hearing for new permit applications. For each renewal application, the City Manager is delegated as the approval authority, as described in item 11. below. The City Clerk shall provide notice of public hearings to the general public and all abutters within 500 feet of the proposed permit location at the applicant's prepaid expense, stating the date, time and place of the public hearing. Notices shall be posted no later than 7 days prior to the scheduled public hearing in a weekly newspaper having general circulation in the municipality and on the home page of the City of Caribou website.

9. *Factors in issuing permit:* In granting or denying an application, the City Council shall record its decision and indicate the reason(s) for denial, if applicable. A permit may be denied on one or more of the following grounds:

    a. Findings of fact and recommendations by the Planning Board, based on the results of the Site Design Review

    b. Conviction of the applicant of any Class A, Class B, or Class C crime;

    c. Noncompliance with any local zoning or land use ordinance;

    d. Conditions of record, such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the permitted premises and caused by persons patronizing or employed by the permitted premises, or other such conditions caused by persons patronizing or employed by the permitted premises that unreasonably disturb, interfere with, or affect the ability of persons or businesses residing or located in the vicinity of the permitted premises to use their property in a reasonable manner;

    e. Repeated incidents of record, such as breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the permitted premises and caused by persons patronizing or employed by the permitted premises; or

    f. Any violation of Federal, State, or local laws, regulations, or policies directly related to the operation of the Registered Medical Cannabis Dispensary.

10. *Term of permit:* A permit shall be valid for one (1) year from the date of first issuance and shall be subject to all requirements set forth in this Article for renewal.

11. *Renewal:* Approval authority for permit renewals is delegated to the Caribou City Manager. No later than 30 days prior to the Registered Medical Cannabis Dispensary's State license renewal date,~~;~~ the City of Caribou shall conduct an annual inspection of the Registered Medical Cannabis Dispensary. Inspections shall be conducted by the Code Enforcement Officer, Fire Chief and Police Chief to ensure that the Registered Medical Cannabis Dispensary remains in compliance with zoning, fire safety and security requirements. After satisfactory inspection, the City Manager may, without additional review or approval by the City Council and without conducting a public hearing, approve applications for permit renewals. The City Manager shall have discretion to refer a permit renewal application to the City Council for review and approval if the City Manager determines there is cause to question the past operation of the permitted Registered Medical Cannabis Dispensary and/or that the conduct of a public hearing would be in the best interests of the citizens of Caribou.
12. *Transferability of permits:* An entity holding a City of Caribou Registered Medical Cannabis Dispensary permit that seeks a change in ownership of greater than fifty-percent of available equity or shares, whichever the case may be must:
    a. Notify the City Code Enforcement Officer in writing.
    b. Update all contact information on file with the City of Caribou as to the ownership of the business.
    c. Provide proof that the Maine Office of Cannabis Policy has been notified of the change, if such notification is required by state law or applicable state rules.
    d. Be subject to inspections by the City Code Enforcement Office, Fire Department, Police Department, and any other designated municipal authority as may be required.
13. *Forfeiture of permit:* If a Registered Medical Cannabis Dispensary ceases operations for a period of 12 months, for any reason, the City will revoke the permit issued to the Registered Medical Cannabis Dispensary
14. *Conditions:* The City Council shall be authorized to impose special conditions or constraints on a permit, in order to ensure compliance with the requirements of this article, address concerns about operations, and protect the public health, safety and welfare of the citizens of Caribou.

Section 1103 Suspension or Revocation of a Permit

The City Manager shall report to the City Council any findings that may warrant the suspension or revocation of a permit, and/or impact the decision to renew a permit pursuant to Section 1102(11). The City Council may, after providing required notice and conducting a public hearing, suspend or revoke any permit for the operation of a Registered Medical Cannabis Dispensary, on the grounds that continued operations could constitute a detriment to the public health, safety, or welfare of the citizens of Caribou, or would violate any State laws, local ordinances, policies or regulations.

Section 1104 Notice of Decision

The Caribou City Clerk shall notify the applicant in writing of the City Council's decision no later than fifteen (15) days after the date the decision was made. In the event that an applicant is denied a permit, the applicant shall be provided with the reasons for the denial in writing. The applicant may not reapply for a permit for a period of 30 days from the date an application has been denied.

Section 1105 Violations and Penalties

Whoever violates any of the provisions of this Article shall be punished by fines from $100 up to $2,500 per day, with lower fines assessed for first time violations and higher penalties assessed for subsequent and/or repeated violations. Fines will be assessed daily until the violation has been resolved to the satisfaction of the Code Enforcement Officer. Any violations not corrected within 15 days will be subject to higher daily fines and/or a decision by the Code Enforcement Office to issue a post against occupancy. After four notices of violation within a permit year, the permit will be referred to the City Council for possible permit suspension or revocation and/or the imposition of special conditions on the permit.

Section 1106 Separability

The invalidity of any provision of this Article shall not invalidate any other part.

Section 1107 Effective Date

This article shall take effect 30 days after enactment by the Caribou City Council and shall remain in effect until it is amended or repealed.

Historical Note: Article XI was adopted on October 25, 2010 and was amended on May 11, 2026.

CLEAN COPY

OF PROPOSED

ORDINANCE 7,

2026 SERIES

Chapter 7 Licenses and Permits

ARTICLE XI REGISTERED MEDICAL CANNABIS DISPENSARIES

Section 1101 Purpose

The purpose of this Article is to control the issuance of a permit to operate a Registered Medical Cannabis Dispensary within the City of Caribou, pursuant to Maine Revised Statutes, Title 22, Chapter 558-C – Maine Medical Use of Cannabis Act

Section 1102 Permit Required

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3. *Applications for permit:* Applications for a permit shall be made in writing to the City of Caribou through the Caribou City Clerk's Office and shall include:
    a. The name of the business entity
    b. Location and type of facility
    c. Maine Office of Cannabis Policy license number(s)
    d. Copy of completed Maine Office of Cannabis Policy Medical Use of Cannabis Program Dispensary Registration Application, and all materials and supporting documents, showing evidence of all State approvals or conditional approvals required to operate as a Registered Medical Cannabis Dispensary within the State of Maine
    e. Copy of Caribou Planning Board Site Design Review approval, including application materials, plan sets, and findings of fact, pursuant to Chapter 13 (Sec 13-300)
    f. Cop(ies) of the completed local inspection form(s), signed by the Code Enforcement Officer, Police Chief, and Fire Chief, and which clearly certify the facility is suitable for occupancy and operation as a Registered Medical Cannabis Dispensary
    g. Non-refundable application fee of $1,000.00. If the permit is approved, this sum will be applied to the first-year annual permit fee, as described in item 7. Below

4. *Existing dispensaries:* Registered Medical Cannabis Dispensary in operation at the time of enactment of this ordinance will have sixty (60) days to submit a complete permit application to the City Clerk. Failure to submit a complete permit application within sixty (60) days of the enactment of this ordinance will result in termination of the existing permit.

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6. *Local Authorization Required:* For approved applications, the Caribou City Clerk shall complete a Maine Medical Cannabis Program Dispensary Local Authorization Form and submit it to the Maine Office of Cannabis Policy.

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7. *Fees:* A Registered Medical Cannabis Dispensary operating in the City of Caribou shall pay an annual permit fee of $1,000.00. This fee shall be submitted to the Caribou City Clerk with any new application or at the time of renewal. The purpose of this fee is to help offset administrative and regulatory costs incurred by the municipality in overseeing compliance and permitting of Registered Medical Cannabis Dispensary operations. In addition to the annual permit fee, Registered Medical Cannabis Dispensaries shall be required to pay the following fees: A fee of $500.00 for each initial or renewal site inspection conducted by the municipality. A fee of $250.00 for any additional compliance inspections that are required outside the normal annual review cycle. Any proposed change to operations, including but not limited to structural expansion, site design modification, or change of ownership, shall require submission of a new application and payment of a $1,000.00 non-refundable application fee to cover municipal review and administrative costs.

8. *Approval authority and public hearing:* The Caribou City Council is the approval authority for all new permit applications. After completion of the Planning Board Site Design Review, the City Council shall conduct a public hearing for new permit applications. For each renewal application, the City Manager is delegated as the approval authority, as described in item 11. below. The City Clerk shall provide notice of public hearings to the general public and all abutters within 500 feet of the proposed permit location at the applicant's prepaid expense, stating the date, time and place of the public hearing. Notices shall be posted no later than 7 days prior to the scheduled public hearing in a weekly newspaper having general circulation in the municipality and on the home page of the City of Caribou website.

9. *Factors in issuing permit:* In granting or denying an application, the City Council shall record its decision and indicate the reason(s) for denial, if applicable. A permit may be denied on one or more of the following grounds:

   a. Findings of fact and recommendations by the Planning Board, based on the results of the Site Design Review

   b. Conviction of the applicant of any Class A, Class B, or Class C crime;

   c. Noncompliance with any local zoning or land use ordinance;

   d. Conditions of record, such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the permitted premises and caused by persons patronizing or employed by the permitted premises, or other such conditions caused by persons patronizing or employed by the permitted premises that unreasonably disturb, interfere with, or affect the ability of persons or businesses residing or located in the vicinity of the permitted premises to use their property in a reasonable manner;

   e. Repeated incidents of record, such as breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the permitted premises and caused by persons patronizing or employed by the permitted premises; or

   f. Any violation of Federal, State, or local laws, regulations, or policies directly related to the operation of the Registered Medical Cannabis Dispensary.

10. *Term of permit:* A permit shall be valid for one (1) year from the date of first issuance and shall be subject to all requirements set forth in this Article for renewal.

11. *Renewal:* Approval authority for permit renewals is delegated to the Caribou City Manager. No later than 30 days prior to the Registered Medical Cannabis Dispensary's State license renewal date, the City of Caribou shall conduct an annual inspection of the Registered Medical Cannabis Dispensary. Inspections shall be conducted by the Code Enforcement Officer, Fire Chief and Police Chief to ensure that the Registered Medical Cannabis Dispensary remains in compliance with zoning, fire safety and security requirements. After satisfactory inspection, the City Manager may, without additional review or approval by the City Council and without conducting a public hearing, approve applications for permit renewals. The City Manager shall have discretion to refer a permit renewal application to the City Council for review and approval if the City Manager determines there is cause to question the past operation of the permitted Registered Medical Cannabis Dispensary and/or that the conduct of a public hearing would be in the best interests of the citizens of Caribou.
12. *Transferability of permits:* An entity holding a City of Caribou Registered Medical Cannabis Dispensary permit that seeks a change in ownership of greater than fifty-percent of available equity or shares, whichever the case may be must:
    a. Notify the City Code Enforcement Officer in writing.
    b. Update all contact information on file with the City of Caribou as to the ownership of the business.
    c. Provide proof that the Maine Office of Cannabis Policy has been notified of the change, if such notification is required by state law or applicable state rules.
    d. Be subject to inspections by the City Code Enforcement Office, Fire Department, Police Department, and any other designated municipal authority as may be required.
13. *Forfeiture of permit:* If a Registered Medical Cannabis Dispensary ceases operations for a period of 12 months, for any reason, the City will revoke the permit issued to the Registered Medical Cannabis Dispensary
14. *Conditions:* The City Council shall be authorized to impose special conditions or constraints on a permit, in order to ensure compliance with the requirements of this article, address concerns about operations, and protect the public health, safety and welfare of the citizens of Caribou.

Section 1103 Suspension or Revocation of a Permit

The City Manager shall report to the City Council any findings that may warrant the suspension or revocation of a permit, and/or impact the decision to renew a permit pursuant to Section 1102(11). The City Council may, after providing required notice and conducting a public hearing, suspend or revoke any permit for the operation of a Registered Medical Cannabis Dispensary, on the grounds that continued operations could constitute a detriment to the public health, safety, or welfare of the citizens of Caribou, or would violate any State laws, local ordinances, policies or regulations.

Section 1104 Notice of Decision

The Caribou City Clerk shall notify the applicant in writing of the City Council's decision no later than fifteen (15) days after the date the decision was made. In the event that an applicant is denied a permit, the applicant shall be provided with the reasons for the denial in writing. The applicant may not reapply for a permit for a period of 30 days from the date an application has been denied.

Section 1105 Violations and Penalties

Whoever violates any of the provisions of this Article shall be punished by fines from $100 up to $2,500 per day, with lower fines assessed for first time violations and higher penalties assessed for subsequent and/or repeated violations. Fines will be assessed daily until the violation has been resolved to the satisfaction of the Code Enforcement Officer. Any violations not corrected within 15 days will be subject to higher daily fines and/or a decision by the Code Enforcement Office to issue a post against occupancy. After four notices of violation within a permit year, the permit will be referred to the City Council for possible permit suspension or revocation and/or the imposition of special conditions on the permit.

Section 1106 Separability

The invalidity of any provision of this Article shall not invalidate any other part.

Section 1107 Effective Date

This article shall take effect 30 days after enactment by the Caribou City Council and shall remain in effect until it is amended or repealed.

Historical Note: Article XI was adopted on October 25, 2010 and was amended on May 11, 2026.

AGENDA ITEM 6B:

PROPOSED ORDINANCE 8, 2026 SERIES

Ordinance Introduced by_____
on August 25, 2026

Ordinance No. 8, 2026 Series
City of Caribou
County of Aroostook
State of Maine

AN ORDINANCE TO AMEND CHAPTER 13, THE LAND USE ORDINANCES OF THE CITY OF CARIBOU, SECTION 13-700, GENERAL REQUIREMENTS FOR LAND USES, SUBSECTION 13.700.39 REGISTERED MEDICAL CANNABIS DISPENSARIES

Short Title: Amend Chapter 13 Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries

WHEREAS the City of Caribou is a Local Unit of Government under the State of Maine and is granted home rule authority under Maine Revised Statutes, Title 30-A, §3001; and

WHEREAS the City of Caribou has adopted Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries; and

WHEREAS the Caribou Planning Board was established to administer the Zoning Ordinance, Chapter 13 of City Code; and

WHEREAS the Caribou Planning Board determined that amendments to were made where necessary to Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries; and

WHEREAS the Caribou Planning Board conducted a public meeting and hearing August 20, 2026, to receive comments on proposed changes to Chapter 13, Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries, which hearing was preceded by the notification to the general public in accordance with City notification procedures; and

WHEREAS the Caribou Planning Board has forwarded a positive recommendation to the City Council for the proposed Chapter 13 Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries; and

WHEREAS the Caribou City Council and staff had a first read of the proposed ordinance changes at the August 25, 2026, City Council meeting; and

NOW THEREFORE, the City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11, does ordain the following:

Section I. Chapter 13 Revision to Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries

The Chapter 13, Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries, is hereby amended as indicated in the attached "Exhibit A".

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair of invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Posting and Effective Date

This ordinance, being introduced on August 25, 2026, and a public hearing being held on September 21, 2026, was duly passed by the City Council of the City of Caribou, Maine, this _____ day of _____ 2026. This ordinance shall become effective 30 days after adoption by the City Council.

_____
Courtney Boma, Mayor

_____
Jody Smith, Deputy Mayor

_____
Dan Bagley, Councilor

_____
Jennifer Kelley, Councilor

_____
Tamara Lovewell, Councilor

_____
Paul Watson, Councilor

_____
Lori Knight - Phair, Councilor

Attest:

_____
Danielle Brissette, City Clerk

“EXHIBIT ‘A’”

OF PROPOSED

ORDINANCE 8,

2026 SERIES

CHAPTER 13
Land Use Ordinances of the City of Caribou

Section 13-204, Land Use Table

Principal Land Use Activity	**R-1**	**R-2**	**RC-2**	**R-3**	**C-1**	**C-2**	**I-1**	**I-2**	**H-1**
Registered Medical Cannabis Dispensaries	NO	NO	PB	PB	NO	NO	NO	NO	NO
~~Caregiver Retail Store~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~
~~Adult Use Cannabis Operations~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~

Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries

Section 1. Authority. This Ordinance is adopted under authority granted by M.R.S. Title 22, Chapter 558-C, Maine Medical Use of Cannabis Act, § 2429-D.

Section 2: Purpose. The purpose of this Ordinance is to provide for and regulate the operation of Registered Medical Cannabis Dispensaries within the City of Caribou. This ordinance establishes clear guidelines for the operation of two (2) Registered Medical Cannabis Dispensaries in the City of Caribou, in accordance with M.R.S. Title 22, Chapter 558-C Maine Medical Use of Cannabis Act.

Section 3: No Caregiver Retail Stores Permitted. No business or individual shall operate or seek to establish a "Caregiver Retail Store" in the City of Caribou, as defined by M.R.S. Title 22 Ch. 558-C § 2421-A (12). However, this ordinance does not prohibit or limit the operation of "Caregivers," as defined in M.R.S. Title 22, Ch. 558-C, § 2421-A (11).

Section 4: No Adult Use Stores Permitted. No business or individual shall operate or seek to establish an "Adult Use Retail Store" under M.R.S. Title 28-B, Chapter 1 Cannabis Legalization Act.

Section 5. Registered Medical Cannabis Dispensary. A Registered Medical Cannabis Dispensary, as defined in M.R.S. Title 22, Ch. 558-C, § 2421-A (41), may operate in the City of Caribou, subject to the requirements and restrictions of this Ordinance.

Section 6. Definitions.

Registered Medical Cannabis Dispensary: Consistent with M.R.S. Title 22, Ch. 558-C §2421-A(41), an entity registered in accordance with this chapter that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses cannabis paraphernalia, cannabis plants, harvested cannabis, related supplies or educational materials to qualifying patients and the caregivers of those patients.

Medical use: Consistent with M.R.S. Title 22, Ch. 558-C §2421-A (31), the acquisition, possession, cultivation, manufacture, use, delivery, transfer or transportation of cannabis or cannabis paraphernalia relating to the administration of cannabis to treat or alleviate a qualifying patient's medical diagnosis or symptoms for which a medical provider has provided the qualifying patient a written certification under this chapter.

Section 7. Standards for Registered Medical Cannabis Dispensaries.

1. **Permit Required.** The establishment of a Registered Medical Cannabis Dispensary shall require review by the Caribou Planning Board as per Section 13-300 "Site Design Review" of the Caribou Code. Section 13-302 (B) shall require a mandatory public hearing and abutter notification within 500 feet as part of the Site Design Review. Siting requirements shall also apply to any and all ancillary structures, mobile units, or any future types of dispensary mechanisms as yet contemplated within this ordinance. ~~Upon~~ Following Site Design Review and after approval and direction of the City Council, the City Clerk is authorized to issue two (2) City of Caribou Registered Medical Cannabis Dispensary Permits. Applicants for a Registered Medical Cannabis Dispensary permit must complete an initial permit application and annual renewal applications, submitted on the appropriate form provided by the City, in accordance with City of Caribou Code, Chapter 7, Article XI.

2. **Zoning.**

   a) Registered Medical Cannabis Dispensaries are allowed in Zones R3 and RC2 only.

   b) Registered Medical Cannabis Dispensaries may not be located:

      ~~i)~~ Within ~~32~~100 feet of an existing residential dwelling. This standard shall not apply to residential dwellings inside an owner occupied mixed-use building where the owner occupying the residential dwelling sells or leases commercial space for the use of Registered Medical Cannabis Dispensaries pursuant to this Chapter and all other City of Caribou and State of Maine requirements.

      ~~ii)~~i)~~Within 300 feet of an adjoining Zone boundary line~~

      ~~iii)~~ii) Within a Drug Free Safe Zone, or within 500 feet of a pre-existing Private School, Day Care Facility, or House of Public Worship.

3. **Security.** Registered Medical Cannabis Dispensaries must comply with the security requirements outlined in the Maine Medical Use of Cannabis Program Rule, 18-691 C.M.R., Ch. 2, § 3 (B) and any revisions, amendments, or updates thereto.

Section 8. Inspections and Compliance.

1. **Local Inspections.** All Registered Medical Cannabis Dispensaries must remain in compliance with applicable building, safety, fire, and health codes and shall be subject to inspection by the Code Enforcement Officer, Fire Department, Police Department, and any other designated municipal authority, as may be required.

2. **State Compliance.** All Registered Medical Cannabis Dispensaries must comply with the Maine Medical Use of Cannabis Act and must remain in good standing with the Maine Office of Cannabis Policy. On an annual basis, permitted Registered Medical Cannabis Dispensaries shall provide the Caribou Code Enforcement Officer proof of an active license issued by the Maine Office of Cannabis Policy.

Section 9. **Enforcement**. Any violation of this ordinance may result in enforcement actions, including fines, suspension or revocation of permit, and imposition of special conditions or constraints regarding operations, in accordance with applicable municipal procedures.

Section 10. Effective Date. This ordinance shall take effect 30 days after enactment by the Caribou City Council, and shall remain in effect until it is amended or repealed.

Section 11. **Fees**. A Registered Medical Cannabis Dispensary shall be subject to annual permitting fees, initial or renewal site inspection fees, and any additional compliance inspections fees that may be required, as outlined in City of Caribou Code, Chapter 7 § 1102(7).

Section 12. Penalty Any person violating the provisions of this ordinance may be liable for the penalties set forth in City of Caribou Code, Chapter 7 §1105.

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OF PROPOSED

ORDINANCE 8,

2026 SERIES

CHAPTER 13
Land Use Ordinances of the City of Caribou

Section 13-204, Land Use Table

Principal Land Use Activity	**R-1**	**R-2**	**RC-2**	**R-3**	**C-1**	**C-2**	**I-1**	**I-2**	**H-1**
Registered Medical Cannabis Dispensaries	NO	NO	PB	PB	NO	NO	NO	NO	NO

Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries

Section 1. Authority. This Ordinance is adopted under authority granted by M.R.S. Title 22, Chapter 558-C, Maine Medical Use of Cannabis Act, § 2429-D.

Section 2: Purpose. The purpose of this Ordinance is to provide for and regulate the operation of Registered Medical Cannabis Dispensaries within the City of Caribou. This ordinance establishes clear guidelines for the operation of two (2) Registered Medical Cannabis Dispensaries in the City of Caribou, in accordance with M.R.S. Title 22, Chapter 558-C Maine Medical Use of Cannabis Act.

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Section 4: No Adult Use Stores Permitted. No business or individual shall operate or seek to establish an "Adult Use Retail Store" under M.R.S. Title 28-B, Chapter 1 Cannabis Legalization Act.

Section 5. Registered Medical Cannabis Dispensary. A Registered Medical Cannabis Dispensary, as defined in M.R.S. Title 22, Ch. 558-C, § 2421-A (41), may operate in the City of Caribou, subject to the requirements and restrictions of this Ordinance.

Section 6. Definitions.

<u>Registered Medical Cannabis Dispensary:</u> Consistent with M.R.S. Title 22, Ch. 558-C §2421-A(41), an entity registered in accordance with this chapter that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses cannabis paraphernalia, cannabis plants, harvested cannabis, related supplies or educational materials to qualifying patients and the caregivers of those patients.

<u>Medical use:</u> Consistent with M.R.S. Title 22, Ch. 558-C §2421-A (31), the acquisition, possession, cultivation, manufacture, use, delivery, transfer or transportation of cannabis or cannabis paraphernalia relating to the administration of cannabis to treat or alleviate a qualifying

patient's medical diagnosis or symptoms for which a medical provider has provided the qualifying patient a written certification under this chapter.

Section 7. Standards for Registered Medical Cannabis Dispensaries.

1. **Permit Required.** The establishment of a Registered Medical Cannabis Dispensary shall require review by the Caribou Planning Board as per Section 13-300 "Site Design Review" of the Caribou Code. Section 13-302 (B) shall require a mandatory public hearing and abutter notification within 500 feet as part of the Site Design Review. Siting requirements shall also apply to any and all ancillary structures, mobile units, or any future types of dispensary mechanisms as yet contemplated within this ordinance. Following Site Design Review and after approval and direction of the City Council, the City Clerk is authorized to issue two (2) City of Caribou Registered Medical Cannabis Dispensary Permits. Applicants for a Registered Medical Cannabis Dispensary permit must complete an initial permit application and annual renewal applications, submitted on the appropriate form provided by the City, in accordance with City of Caribou Code, Chapter 7, Article XI.

2. **Zoning.**

   a) Registered Medical Cannabis Dispensaries are allowed in Zones R3 and RC2 only.

   b) Registered Medical Cannabis Dispensaries may not be located:

      i) Within 100 feet of an existing residential dwelling. This standard shall not apply to residential dwellings inside an owner occupied mixed-use building where the owner occupying the residential dwelling sells or leases commercial space for the use of Registered Medical Cannabis Dispensaries pursuant to this Chapter and all other City of Caribou and State of Maine requirements.

      ii) Within a Drug Free Safe Zone, or within 500 feet of a pre-existing Private School, Day Care Facility, or House of Public Worship.

3. **Security.** Registered Medical Cannabis Dispensaries must comply with the security requirements outlined in the Maine Medical Use of Cannabis Program Rule, 18-691 C.M.R., Ch. 2, § 3 (B) and any revisions, amendments, or updates thereto.

Section 8. Inspections and Compliance.

1. **Local Inspections.** All Registered Medical Cannabis Dispensaries must remain in compliance with applicable building, safety, fire, and health codes and shall be subject to inspection by the Code Enforcement Officer, Fire Department, Police Department, and any other designated municipal authority, as may be required.

2. **State Compliance.** All Registered Medical Cannabis Dispensaries must comply with the Maine Medical Use of Cannabis Act and must remain in good standing with the Maine Office of Cannabis Policy. On an annual basis, permitted Registered Medical Cannabis Dispensaries shall provide the Caribou Code Enforcement Officer proof of an active license issued by the

Maine Office of Cannabis Policy.

Section 9. **Enforcement**. Any violation of this ordinance may result in enforcement actions, including fines, suspension or revocation of permit, and imposition of special conditions or constraints regarding operations, in accordance with applicable municipal procedures.

Section 10. Effective Date. This ordinance shall take effect 30 days after enactment by the Caribou City Council, and shall remain in effect until it is amended or repealed.

Section 11. **Fees**. A Registered Medical Cannabis Dispensary shall be subject to annual permitting fees, initial or renewal site inspection fees, and any additional compliance inspections fees that may be required, as outlined in City of Caribou Code, Chapter 7 § 1102(7).

Section 12. Penalty Any person violating the provisions of this ordinance may be liable for the penalties set forth in City of Caribou Code, Chapter 7 §1105.

City of Caribou, Maine
Code Enforcement Office
Tim St. Peter
04736*tstpeter@cariboumaine.org*
207-493-4231

MEMO

To: Caribou City Council
From: Tim St. Peter, Code Officer
Date: Aug 21st, 2026
Re: Updates to the IPMC

Madam Mayor and Honorable Council Members

Presented for your consideration are changes to Chapter 4, Article III Property Maintenance Code.

This update will allow the City to use the 2024 version of the Internation Property Maintenance Code (IPMC). Changes to the ordinance include the addition of Section 4 Penalties. This language aligns the ordinance with state statue in regard to the penalties for land use violations and the award of court related fees.

Changes to the model code language were updated as well. Section 602.3 & 602.4 address heat supply, during shoulder seasons.

The City Charter[1] requires that the ordinance be "in writing in the form required for formal adoption and contain only one subject which is clearly expressed in its title".

Recommended Action:

Please introduce the ordinances as follows:

Introduction of Ordinance 09, 2026 Series, "An Ordinance To Amend Chapter 4, Building and Housing, Article 3, Property Maintenance Code"

[1] Caribou City Charter Section 2.12.C

Summary of Changes: 2015 IPMC vs. 2024 IPMC

From: Office of the Code Enforcement Officer

Subject: Comparative Analysis for Ordinance Update (2015 to 2024 Cycle)

The transition from the 2015 to the 2024 International Property Maintenance Code (IPMC) covers nearly a decade of life-safety and administrative evolution. The 2024 edition introduces new requirements for modern technology and clarifies the authority of the Official Code regarding unsafe habitability.

1. New for 2024: Technology and Modern Hazards

- Lithium-Ion Battery Charging (Section 604.4): New Requirement: Explicit safety standards for the charging of "Powered Micromobility Devices" (E-bikes and E-scooters) within residential structures to address rising battery fire risks.
- EV Charging Stations: Maintenance Requirement: Mandates that if EV chargers are provided, they must be maintained in good working order or safely decommissioned.
- Lead-Based Paint (Section 305.3): Strengthens alignment with federal EPA lead-safe work practices for pre-1978 housing maintenance.

2. Administrative and Enforcement Enhancements (Sections 109 & 111)

The 2024 version has reorganized Chapter 1 to clarify the definition of "Unsafe" and "Unfit" structures.

- Action Plans for Repairs (Section 111.1): Requires owners of unsafe buildings to submit a formal Action Plan including professional assessments and timelines, preventing indefinite stalling.
- Authority to Prohibit Occupancy (Sections 109.1.3, 109.4): * The 2024 code provides specific criteria under Section 109.1.3 to declare a structure "Unfit for Human Occupancy" based specifically on the lack of essential services (heat, water, electricity) or required maintenance.
    - Section 109.4 provides the authority to post a placard and order the premises vacated, effectively prohibiting occupancy until the hazards are abated. Note¿Actual.tenant.relocation.logistics~~-c~~osts.are.typically.handled.via.local.ordinance.or.state.statute.rather.than.the.model.code.itself¡

3. Life Safety and Fire Prevention

- Carbon Monoxide (CO) Alarms (Section 705.2): Mandatory in all units with fuel-burning appliances or attached garages, specifically in the immediate vicinity of all sleeping areas.

- Fire-Resistance Integrity (Section 703.1): Stricter requirements for maintaining fire-rated assemblies; all penetrations must be repaired with approved fire-stopping materials.

4. Mechanical, Plumbing, and Electrical

- Minimum Hot Water (Section 505.4): Replaces the vague "adequate" standard with a strict minimum of 110°F (43°C).
- Heat Source Restrictions (Section 602.2): Explicitly prohibits the use of cooking appliances or unvented space heaters to meet the minimum heat requirement
- Electrical System Hazards (Section 604.3): Provides an objective list of hazards (deteriorated insulation, lack of grounding) for immediate citation.

5. Minor Technical Refinements

- Address Identification (Section 304.3): Numbers must be at least 4 inches high with a 0.5-inch stroke and contrast with the background.
- Handrail Graspability (Section 307.1): Aligns with Building Code to ensure handrails are graspable (not just present).
- Infestation (Section 309): Clarifies that the owner is responsible for pest elimination prior to a new rental occupancy.

Comparison Matrix: 2015 IPMC vs. 2024 IPMC

Category	2015 IPMC Standard	2024 IPMC Standard	Code Section	Municipal & Enforcement Benefit
Habitability / Vacancy	Broad/vague definitions of habitability.	Specific authority to declare unfit for lack of essential utilities and order premises vacated.	Sec. 109.1.3 & 109.4	Eliminates ambiguity when citing uninhabitable structures lacking utilities.
Owner Accountability	Basic Notice of Violation with cure period.	Formal Action Plan required from owner with timelines and scope.	Sec. 111.1	Prevents property owners from stalling indefinitely on hazardous buildings.
Hot Water Standard	Required "adequate" temperature.	Strict minimum of 110°F (43°C) at all supply taps.	Sec. 505.4	Enables objective testing with a simple digital thermometer during inspections.
Heating Restrictions	Discouraged unvented heaters/cooking heat.	Strictly prohibited to use cooking appliances or unvented heaters for heat.	Sec. 602.2	Immediate legal authority to cite dangerous temporary heat sources in winter.

Emerging Tech / Batteries	No provisions.	Regulates indoor charging of e-bikes/scooters and mandates EV charger upkeep.	Sec. 604.4	Addresses rising fire hazards associated with lithium-ion batteries and EV gear.
Carbon Monoxide	General placement guidelines.	Prescriptive placement near sleeping areas aligned with IFC/NFPA.	Sec. 705.2	Enhances life safety in multi-family units and fuel-heated residential structures.
Address Visibility	Approved numbers, general height.	Minimum 4-inch height with 0.5-inch stroke and visual contrast.	Sec. 304.3	Improves emergency response times for police, fire, and EMS personnel.
Fire Penetrations	General fire assembly upkeep.	Mandatory approved fire-stopping for all penetrations in rated walls/ceilings.	Sec. 703.1	Reduces spread of smoke and flame in multi-unit residential buildings.
Electrical Hazards	General safety mandate.	Specific hazard checklist (deteriorated insulation, lack of grounding).	Sec. 604.3	Simplifies citations for severe electrical safety hazards without master electrician reports.

AGENDA ITEM 6C:

PROPOSED ORDINANCE 9, 2026 SERIES

Ordinance Introduced by_____
on August 25, 2026

Ordinance No. 9, 2026 Series
City of Caribou
County of Aroostook
State of Maine

AN ORDINANCE TO AMEND CHAPTER 4, THE BUILDING AND HOUSING ORDINANCE OF THE CITY OF CARIBOU, ARTICLE III, PROPERTY MAINTENANCE CODE

Short Title: Amend Chapter 4, Article III, Property Maintenance Code

WHEREAS the City of Caribou is a Local Unit of Government under the State of Maine and is granted home rule authority under Maine Revised Statutes, Title 30-A, §3001; and

WHEREAS the City of Caribou has adopted Article III, Property Maintenance Code; and

WHEREAS the Caribou Planning Board was established to administer the Property Maintenance Code, Chapter 4 of City Code; and

WHEREAS the Caribou Planning Board conducted a public meeting and hearing on August 20, 2026, to receive comments on proposed changes to Chapter 4, Article III, Property Maintenance Code, which hearing was preceded by the notification to the general public in accordance with City notification procedures; and

WHEREAS the Caribou Planning Board has forwarded a positive recommendation to the City Council for the proposed Chapter 4, Article III, Property Maintenance Code; and

WHEREAS the Caribou City Council and staff had a first read of the proposed ordinance changes at the August 25, 2026, City Council meeting; and

NOW THEREFORE, the City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11, does ordain the following:

Section I. Chapter 4 Revision to Article III, Property Maintenance Code

The Chapter 4, Article III, Property Maintenance Code, is hereby amended as indicated in the attached Exhibit A.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair of invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Posting and Effective Date

This ordinance, being introduced on August 25, 2026, and a public hearing being held on September 21, 2026, was duly passed by the City Council of the City of Caribou, Maine, this _____ day of _____ 2026. This ordinance shall become effective 30 days after adoption by the City Council.

_____	_____
Courtney Boma, Mayor	Jody Smith, Deputy Mayor
_____	_____
Dan Bagley, Councilor	Jennifer Kelley, Councilor
_____	_____
Tamara Lovewell, Councilor	Paul Watson, Councilor
_____	
Lori Knight - Phair, Councilor	

Attest:

_____

Danielle Brissette, City Clerk

“EXHIBIT ‘A’”

OF PROPOSED

ORDINANCE 9,

2026 SERIES

"Exhibit A"

The ordinance will then be adopted as such:

ARTICLE III PROPERTY MAINTENANCE CODE

Sec. 4-301 Property Maintenance Code

The City of Caribou hereby adopts ~~adopted~~ the ~~2015~~ 2024 edition of the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City of Caribou; providing for the issuance of permits and collection of fees therefor.

Sec. 4-302 Amendments

The City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11(1) does ordain the following:

Section 1. ~~The International Property Maintenance Code, 2012 edition, as adopted by the Caribou City Council in Ordinance 2013-12 is hereby repealed.~~ The International Property Maintenance Code, 2015 edition, as adopted by the Caribou City Council in Ordinance 2017-2 is hereby repealed

Section 2. That the International Property Maintenance Code, ~~2015~~ 2024 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Caribou, in the State of Maine for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City Clerk City of Caribou are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 3~~2~~ of this ordinance.

Section 3. The following sections are hereby revised:

Generally, to all section or any reference: Replace International Fire Code (IFC) with National Fire Protection Association (NFPA) 1 Fire Code.

Section 101.1. Insert: City of Caribou

~~Section 103.5. Insert: The minimum penalty for a specific violation is $50 payable to the City. The fees for activities and services performed to correct or abate a violation shall be at a cost plus a 10% administrative fee payable to the City.~~

~~Section 112.4. Insert: $25 and $2,500~~

Section 302.4. Insert: 7 inches within the Urban Compact Zone

Section 304.14. Insert: May 1 and October 1

Section 602.2. ~~Strike 68° F (20° C) and insert 65° F (18.4° C)~~

Section 602.3. ~~Insert: October 1 and May 1~~ Strike : during the period of (date) to (date)

Section 602.4. ~~Insert: October 1 and May 1~~ Strike : during the period of (date) to (date)

Section 4: Penalties: Except as otherwise provided by state statute, Any person, including but not limited to a landowner, the landowner's agent, or a contractor, who violates any provision of this Ordinance shall be liable for monetary civil penalties on a per-day basis for each day that the violation continues, in accordance with **Title 30-A, Maine Revised Statutes, Section 4452**, as amended.

The fees for activities and services performed to correct or abate a violation shall be at a cost plus a 10% administrative fee payable to the City.

If the City is the prevailing party in any legal or equitable action brought to enforce this Ordinance, the City shall be awarded reasonable attorney's fees, expert witness fees, and court costs in accordance with 30-A M.R.S. § 4452(3)(D).

Section 5~~4~~. If another ordinance, or portion of ordinance, is found to conflict with the ordinances herewith that this ordinance shall supersede any other ordinance.

Section 6~~5~~. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the

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OF PROPOSED

ORDINANCE 9,

2026 SERIES

ARTICLE III PROPERTY MAINTENANCE CODE

Sec. 4-301 Property Maintenance Code

The City of Caribou hereby adopts the 2024 edition of the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City of Caribou; providing for the issuance of permits and collection of fees therefor.

Sec. 4-302 Amendments

The City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11(1) does ordain the following:

Section 1. The International Property Maintenance Code, 2015 edition, as adopted by the Caribou City Council in Ordinance 2017-2 is hereby repealed

Section 2. That the International Property Maintenance Code, 2024 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Caribou, in the State of Maine for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City Clerk City of Caribou are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this ordinance.

Section 3. The following sections are hereby revised:

Generally, to all section or any reference: Replace International Fire Code (IFC) with National Fire Protection Association (NFPA) 1 Fire Code.

Section 101.1. Insert: City of Caribou

Section 302.4. Insert: 7 inches within the Urban Compact Zone

Section 304.14. Insert: May 1 and October 1

Section 602.2.

Section 602.3. Strike : during the period of (date) to (date)

Section 602.4. Strike : during the period of (date) to (date)

Section 4: Penalties: Except as otherwise provided by state statute, Any person, including but not limited to a landowner, the landowner's agent, or a contractor, who violates any provision of this Ordinance shall be liable for monetary civil penalties on a per-day basis for each day that the violation continues, in accordance with Title 30-A, Maine Revised Statutes, Section 4452, as amended.

The fees for activities and services performed to correct or abate a violation shall be at a cost plus a 10% administrative fee payable to the City.

If the City is the prevailing party in any legal or equitable action brought to enforce this Ordinance, the City shall be awarded reasonable attorney's fees, expert witness fees, and court costs in accordance with 30-A M.R.S. § 4452(3)(D).

Section 5. If another ordinance, or portion of ordinance, is found to conflict with the ordinances herewith that this ordinance shall supersede any other ordinance.

Section 6. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 7. That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.