



Presque Isle City Council Meeting  
February 2, 2022  
6:00 PM  
Sargent Family Community Center

**Call to Order - Roll Call**

Present: Chairman K. Freeman, Deputy Chairman J. Shaw, Councilors M. Chasse, C. Green, G. Nelson, J. Willette, and D. Cyr

City Manager Martin Puckett and Deputy City Clerk Deborah Ouellette were also present.

**Pledge of Allegiance**

Chairman K. Freeman called the meeting to order at 6:00 PM and led those present in the Pledge of Allegiance.

**Public Hearings**

1. Approval for a Malt, Spirituous and Vinous Liquor License and Special Permit for Music, Dancing and Entertainment for Presque Isle Country Club, with a location of 35 Parkhurst Siding Road (Single Hearing)

Chairman K. Freeman opened the public hearing at 6:04 PM; hearing no further comments, he closed the public hearing at 6:04 PM.

**BE IT RESOLVED** by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to approve a Malt, Spirituous and Vinous Liquor License and Special Permit for Music, Dancing and Entertainment for Presque Isle Country Club, with a location of 35 Parkhurst Siding Road.

**Vote: 7 - 0**

2. Approval for a Malt, Spirituous and Vinous Liquor License for Pie Nana, Inc. d/b/a Irish Setter Pub, with a location of 710 Main Street (Single Hearing)

Chairman K. Freeman opened the public hearing at 6:06 PM; hearing no further comments, he closed the public hearing at 6:06 PM.

**BE IT RESOLVED** by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to approve a Malt, Spirituous and Vinous liquor License for Pie Nana, Inc. d/b/a Irish Setter Pub, with a location of 710 Main Street.

**Vote: 7 - 0**

3. Approval for a Malt, Spirituous and Vinous Liquor License for Mainely Mexican LCC d/b/a Mainely Mexican, with a location of 6 State Road (Single Hearing)

Chairman K. Freeman opened the public hearing at 6:12 PM; hearing no further comments, he closed the public hearing at 6:12 PM.

**BE IT RESOLVED** by Councilor C. Green, seconded by Deputy Chairman J. Shaw to approve a Malt, Spirituous and Vinous Liquor License for Mainely Mexican LLC d/b/a Mainely Mexican, with a location of 6 State Road.

**Vote: 7 - 0**

4. Review of City of Presque Isle Marijuana Ordinance

Economic & Community Development Director Galen Weibley gave an overview of Maine state law regulating marijuana and the City's own marijuana ordinance in its current format. The review included an overhead presentation and handouts. He explained that state and local licensing are separate processes.

Medical and adult recreational marijuana is allowed under the City's ordinance in agricultural and commercial zones; prohibited in residential zones. Licenses are available for retail, cultivation, and manufacture. There is also a testing facility for marijuana products. Each license has its own application. He reviewed the application fee schedule. There is currently no limit in number of licensing type under state rules or the local ordinance.

He reviewed setback requirements from K-12 schools, daycares, preschools, churches, community centers and other marijuana businesses.

The City has a stringent policy in place to review applications. Licensees are subject to inspection and there are fines for violations. A license can be revoked for being out of compliance with state or local regulations. Licenses can covert from medical to adult recreation and vice versa. Licenses are non-transferrable. After a license is granted, licensee is still required to obtain an occupancy permit as part of the state application.

Mike Thibodeau, a lifelong Presque Isle resident residing at 68 Pine Street, addressed Councilors and raised concerns about potential negative consequences to the City in the longer term. He said the ordinance review provides an opportunity to put bandwidth on spread in the community, and on the recreational use side in particular.

He raised concerns about marijuana as a gateway drug and cited statistics from the experience of Colorado and other locales. The THC content of marijuana has increased to 20% and even 30% over time. Marijuana use by adolescents shows a disturbing growth trend.

In closing, he recommended changing the City's marijuana ordinance to place a cap on the number of adult recreational facilities allowed.

Meg Hegemann of 119 Dudley Street made recommendations to Councilors for changes to the marijuana ordinance that would strengthen protections for young people.

Retailers could be required to publicly display information about potential consequences of violating federal marijuana use laws; retailers could be required to disclose a list of risks and side effects of marijuana use based on science, similar to what is done with prescription drugs; Councilors should consider banning the sale of marijuana high potency oil products (i.e. 40%-80% THC).

Hearing no further comments, Chairman K. Freeman closed the public hearing at 6:50 PM.

#### 5. Review changes to Chapter 16, Land Use and Development

Galen Weibley discussed proposed changes to the City's land use code approved by the Planning Board. Highlighted items include new definitions, an Agri-entertainment use, updated sign standards, larger parking spaces and parking lot requirements, adding queuing lanes to prevent traffic from backing up on main streets, and rezoning airbase housing as Residential Office in order to offer more economic opportunities.

Jason Parent of Aroostook County Action Program with a business address of 1 Edgemont Drive spoke in support of the zoning changes. He talked about ACAP plans for development of their property. He also spoke about the need for more affordable housing in Presque Isle.

Hearing no further comments, Chairman K. Freeman closed the public hearing at 7:15 PM.

**BE IT RESOLVED** by Councilor M. Chasse, seconded by Councilor C. Green to adopt the proposed revisions to Chapter 16, Land Use and Development.

**Vote: 7 - 0**

#### 6. Approve changes to Taxi Cab Ordinance

City Manager Martin Puckett provided background for the submitted changes to the rate structure for taxi cab operators under the ordinance. Staff and a Councilor met with two local cab companies and developed the proposed changes based on their feedback.

Hearing no further comments, Chairman K. Freeman closed the public hearing at 7:25 PM.

**BE IT RESOLVED** by Councilor C. Green, seconded by Councilor M. Chasse to adopt the proposed changes to the Taxi Cab Ordinance.

**Vote: 7 - 0**

### **Officer Pinning Ceremony**

The Presque Isle Police Department held a pinning ceremony to recognize officers for their service. Sergeant Chris Hayes was promoted to Assistant Chief. Officers Eric Depner, Dale Keegan, Ricky Pelletier, and Stephen St. Peter were promoted to rank of Corporal.

### **Citizen Comments**

Chairman K. Freeman opened the hearing for any additional citizen comments at 7:46 PM; hearing none he closed the hearing at 7:46 PM.

### **Consent Agenda**

7. Approve minutes from January 5, 2022
8. Approve 2021 Warrants #49, #50, #51, #52, #53 and 2022 Warrants #1 and #2 totaling \$2,179,238.43
9. Approve appointments to Presque Isle Utilities District Board
10. Approve Quit Claim deed
11. Drug Forfeiture

**BE IT RESOLVED** by Councilor C. Green, seconded by Councilor J. Willette to approve the consent agenda items as presented.

**Vote: 7 - 0**

### **Old Business**

12. Review of Enterprise Agreement

Josh Rondeau, Account Executive for Enterprise Fleet Management gave a presentation on the company's vehicle leasing program for municipalities.

**BE IT RESOLVED** by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to table the item until next meeting.

**Vote: 4 - 3, Councilors C. Green, D. Cyr and J. Shaw opposed**

13. Goal Setting

The 2022 goal setting meeting was set on February 15, 2022.

**New Business**

14. Student Intern

Kimberly Smith, Resource Development and Public Information Officer provided background information to Councilors about the origins of the City's municipal intern program, and introduced Jacob Bradley, student intern from UMPI. Following the introduction, Jacob spoke briefly to Councilors about his experience as a student intern with the City of Presque Isle.

15. Approve 2021 Budget Actuals

Finance Director Brad Turner gave an overview of the City's finances based on preliminary results of operations for 2021. Expenses were \$21,829 below budget; revenues were \$552,330 above budget; the net was \$574,159 below budget overall.

Departmental overspending for 2021 is broken down as follows: Department of Economic Development/\$23,568; General Government/\$13,581; Library/\$994; Debt Service/\$326,895; Unclassified/\$271,356; and Information Technology/\$848.

**BE IT RESOLVED** by Councilor M. Chasse, seconded by Councilor J. Willette that the City of Presque Isle authorize departmental overspending for 2021 as presented.

**Vote: 7 - 0**

16. Economic & Community Development 2021 Annual Report

DECD Director Galen Weibley gave a summary of activities within the City of Presque Isle for 2021 based on permit and licensing data.

17. Upcoming grant opportunities

Kimberly Smith, Resource Development and Public Information Officer gave an overview of three grant opportunities that will be available to the City of Presque Isle in 2022.

**BE IT RESOLVED** by Councilor M. Chasse, seconded by Councilor J. Willette to authorize grant applications as presented.

**Vote: 7 - 0**

### **Manager's Report**

- City Manager Puckett gave a progress update on second floor construction at City Hall.

### **Announcements**

- The following City board and committee vacancies are open: Zoning Board, Audit Committee, Down Town Revitalization Committee, and Library Board (alternate). Anyone interested in serving, should get in touch with the City Clerk or apply online at the City's website.
- The next regular scheduled City Council meeting will be on Wednesday, March 2, 2022 at 6:00 PM at the Sargent Community Center.

### **Executive Sessions**

Councilor M. Chasse left the meeting at 8:30 PM.

**BE IT RESOLVED** by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to enter into Executive Session at 8:38 PM pursuant to 1 M.R.S.A. § 405(6)(C) to discuss an Economic Development matter.

**Vote: 6-0**

Out of executive session at 8:58 PM.

**BE IT RESOLVED** by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to authorize the City Solicitor and City Manager to authorize a general credit enhancement agreement for Presque Isle Holdings LLC located at 732 Main Street.

**Vote: 5-0-1, Councilor Cyr abstained**

**BE IT RESOLVED** by Chairman K. Freeman seconded by Deputy Chairman J. Shaw to enter into Executive Session at 8:58 PM pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate.

**Vote: 6-0**

Out of executive session at 9:21 PM.

**BE IT RESOLVED** by Chairman K. Freeman seconded by Deputy Chairman J. Shaw to approve the PIHA deed and PILOT agreement as presented.

**Vote: 6-0**

**BE IT RESOLVED** by Chairman K. Freeman seconded by Deputy Chairman J. Shaw to enter into Executive Session at 9:21 PM pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate.

**Vote: 6-0**

Out of executive session at 9:31 PM.

**BE IT RESOLVED** by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to approve the abatement for past taxes on account #1549.

**Vote: 4-0-2, Councilor Freeman and Green abstained**

**BE IT RESOLVED** by Chairman K. Freeman seconded by Deputy Chairman J. Shaw to enter into Executive Session at 9:31 PM pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate.

**Vote: 6-0**

Out of executive session at 9:40 PM.

**BE IT RESOLVED** by Councilor C. Green, seconded by Councilor J. Willette to approve Harold Stewart III offer for 49 Griffin St.

**Vote: 6-0**

**BE IT RESOLVED** by Chairman K. Freeman seconded by Councilor C. Green to authorize the transfer of \$202,000 from the CARES Act fund to the market reserve fund for the Presque Isle International Airport.

**Vote 6-0**

### **Adjournment**

**BE IT RESOLVED** by Chairman K. Freeman seconded by Councilor C. Green to adjourn at 9:50 PM.

**Vote: 6 - 0**

Attested by:   
Deborah Ouellette, Deputy City Clerk

