



**Presque Isle City Council Meeting
Wednesday, July 1st, 2020
6:00 PM
Presque Isle Council Chambers**

AGENDA

Roll Call

Pledge of Allegiance

Public Hearing

1. Approval of a Special Permit for Music, Dancing & Entertainment for KBS Enterprise, Inc. d/b/a Presque Isle Inn and Convention Center, with location of 116 Main Street (Single Hearing)
2. Approval for a Marijuana License to Joe Pelkey and Chase Norton, d/b/a Star City Wellness, with location of 694 Main Street (Single Hearing)

Citizen Comments

Consent Agenda

3. Approve Minutes from June 3, 2020
4. Approve 2019 Warrants #21 - #24, totaling \$ 1,608,518.91
5. Approve Appointment to Presque Isle Downtown Revitalization Committee
6. Approve Appointment to Planning Board
7. Approve Appointment to Presque Isle Development Fund Board of Trustees

Old Business

8. City Hall Renovations
9. Dangerous Buildings – Tabled from June 3rd:
 - 23 Howard Street
 - 71 Dyer Street

New Business

10. Fire Department Equipment
11. Approve Tax Acquired Property Bids
12. Schedule a Public Hearing for Dangerous Buildings
13. Rental Ordinance
14. 5 Year Crash Data

Manager's Report

Executive Session

Pursuant to 1 M.R.S.A. § 405(6)(E) to discuss Negotiations

Announcements

Adjournment

The Office of the City Manager
Martin Puckett
Email: mpuckett@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
FROM:	Martin Puckett, City Manager
DATE:	June 19, 2020
RE:	July 1st Council Meeting starting at 6pm, City Council Chambers

AGENDA

Roll Call

Pledge of Allegiance

Public Hearings: Staff has reviewed and recommends approval

1. Approval of a Special Permit for Music, Dancing & Entertainment for KBS Enterprise, Inc. d/b/a Presque Isle Inn and Convention Center, with location of 116 Main Street (Single Hearing)
2. Approval for a Marijuana License to Joe Pelkey and Chase Norton, d/b/a Star city Wellness, with location of 694 Main Street (Single Hearing)

Citizen Comments

Consent Agenda: Unless council wants to discuss items individually, staff recommends approving in one motion.

3. Approve Minutes from June 3, 2020
4. Approve 2020 Warrants
5. Approve Appointment to Presque Isle Downtown Revitalization Committee
6. Approve Appointment to Planning Board
7. Approve Appointment to Presque Isle Development Fund Board of Trustees

Old Business

8. City Hall Renovations: Proposals due on June 24th. Committee may require some time to review RFPs, evaluate proposals, prior to making a recommendation to the council.
9. Dangerous Buildings – Tabled from June 3rd meeting. Staff will provide updates on properties.
23 Howard Street
71 Dyer Street

New Business

10. Fire Department Equipment: Darrell will provide an update on the department and discuss the repairs /replacement for Tanker/Pumper 1. Following the past practice of

looking at alternative options for replacement, he has looked at comparing new versus used for lower replacement costs that will fit the capital reserve balances.

11. Approve Tax Acquired Property Bids: Brad has prepared a list of properties for bid. He has included a minimum bid to cover city fees, water & sewer, delinquent taxes and 2020 amounts. Council has the options to accept, rebid, or reject any bids. Maps, pictures and tax cards are included. Bid opening will be on June 30th so results will be presented at the meeting.
12. Schedule a Public Hearing for Dangerous Buildings: The code department would like to schedule a public hearing to review five properties for the September council meeting.
13. Rental Ordinance: Galen has provided a memo with some different concepts for a rental ordinance. While it was discussed over eight years ago, nothing was adopted. We are looking for guidance from council to see if there is interest in moving forward and if so, which concept you would like to explore. If there is interest moving forward, council could form a working committee.
14. 5 Year Crash Data: Galen has put together some data for that past five years, a requirement for the downtown TIF. He has shared the information with the planning board and thought it would be useful to review the information with council with a brief presentation.

Manager's Report

Executive Session

Pursuant to 1 M.R.S.A. § 405(6)(E) to discuss Negotiations

Announcements

Adjournment

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 1

SUBJECT

PUBLIC HEARING: Approval for a Special Permit for Music, Dancing, and Entertainment for KBS Enterprise, Inc d/b/a Presque Isle Inn and Convention Center, with location of 116 Main Street (Single Hearing)

INFORMATION

- 1) Application
- 2) Public Hearing Notice

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to approve a Special Permit for Music, Dancing, and Entertainment for KBS enterprise, Inc d/b/a Presque Isle Inn and Convention Center, with location of 116 Main Street.

STATE OF MAINE
BUREAU OF ALCOHOLIC BEVERAGES
APPLICATION FOR
SPECIAL PERMIT FOR MUSIC, DANCING AND ENTERTAINMENT

1. Business Name KBS Enterprises, Inc. dba Presque Isle Inn & Convention Center
Phone # 207-764-3321

Address 116 Main Street Presque Isle, ME 04769
Street City

2. Describe in detail kind and nature of entertainment:

Bands, DJ, Comedians, Karaoke

3. Describe in detail the room or rooms to be used under this permit:

Frankie's Lounge, Time Out Sports Bar, Convention Rooms #1 - #4

Dated At Portland, ME On Tuesday, June 4th, 2020

This permit includes all types of entertainment, dancing is inclusive only if you have a dancing license issued by the State Fire Marshall's Office, Department of Public Safety.

\$20.00 per Year – Single Dance

50 ~~\$40.00~~ per Year – Dances

(Signature of Individual)

Make check payable to:
City of Presque Isle

(If partnership, by members)

50 ~~\$45.00~~ Public Hearing Fee

KBS Enterprises, Inc.
(Name of Corporation)

THIS APPLICATION MUST BE APPROVED
BY THE MUNICIPAL OFFICERS OR COUNTY
COMMISSIONERS IN THE CASE OF
UNINCORPORATED PLACES

(Place Corporate Seal)

BY [Signature]
(If a Corporation, by a duly authorized officer)

STATE OF MAINE

Aroostook County SS

Dated At _____, Maine On _____

The undersigned being Municipal Officers of the City of Presque Isle hereby approve the application in accordance with the provisions of Title 28A, Chapter 43, Licenses for the Sale of Liquor to be consumed on the Licensed Premises, §1054 Special permit for music, dancing or entertainment.

NOTICE OF PUBLIC HEARING CITY OF PRESQUE ISLE

NOTICE IS HEREBY given that the Presque Isle City Council will hold a **PUBLIC HEARING** on **July 1, 2020** at **6:00 PM** in the City Council Chambers, City Hall at 12 Second Street, to consider approval of a **Special Permit for Music, Dancing, and Entertainment** for:

**KBS Enterprises, Inc.
d/b/a Presque Isle Inn & Convention Center**

The public may attend the public hearing or submit written comments. You can obtain more information by contacting the City Clerk's Office at City Hall, 12 Second Street, Presque Isle, ME 04769 or call at 760-2720.

ADA ASSISTANCE: Anyone needing special assistance at the public hearing due to a disability should contact the City of Presque Isle's City Clerk at 760-2720 at least two (2) business days prior to the meeting date.

Per City Council
Thomas C. King

Published on: June 24, 2020.

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 2

SUBJECT

PUBLIC HEARING: Approval of a Marijuana License to Joe Pelkey and Chase Norton, d/b/a Star City Wellness, with location of 694 Main Street

INFORMATION

- 1) Memo from George Howe, dated June 12, 2020
- 2) Application
- 3) Public Hearing Notice

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to approve a Marijuana License to Joe Pelkey and Chase Norton, d/b/a Star City Wellness, with location of 694 Main Street.



City of Presque Isle, Maine

From the desk of:

George Howe

Email: ghowe@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
CC:	Martin Puckett, City Manager; Galen Weibley, Director of Economic and Community Development Tom King, City Clerk Chelsea Lynds-Beaulieu
DATE:	June 12, 2020
RE:	Recommendations Licenses for Medical Marijuana

I have reviewed the application and documents submitted by Joe Pelkey and Chase Norton, operating as Star City Wellness, requesting a license to sell Medical Marijuana (MJ) at 694 Main Street.

I have also held a review with City Department Heads and found no concerns.

Therefore, I have determined this application is complete and consistent with the guidelines of the State of Maine MJ rules and the City of Presque Isle's MJ Ordinance.

Motion made by: _____ Seconded by: _____,
to approval a Medical Marijuana License to Joe Pelkey and Chase Norton, d/b/a Star City Wellness at 694 Main Street to operate a Medical Marijuana Store.



CITY OF PRESQUE ISLE
12 SECOND STREET
PRESQUE ISLE, ME 04769
TEL: (207) 760-2703 OR (207) 760-2770
FAX: (207) 764-2501

E-MAIL: pander-on@presqueisleme.us or ghowe@presqueisleme.us

APPLICATION FOR ADULT USE AND MEDICAL MARIJUANA BUSINESS

PLEASE FILL-OUT APPLICATION COMPLETELY

Date

4/13/2020

Permit No:

1. Owner of Property: (If more than one attach a separate page listing all owner's information, see section G.C., must be a Maine Resident) Joseph Pelkey/Lisa Norton (NP Rentals)

Physical Location (number of street or road): 694 Main Street

Mailing Address (if different from above): 694 Main Street

Home Phone

Work Phone:

Cell Phone: 227-3695

E-Mail: jpelkey68@gmail.com

2. Contractor: Mark Prestwood Phone: Cell Phone:
3. Zone Map No. 044-127 ^{way} Street No. 694 Lot No. 044-127-084 Lot Size: .61 Acre(s)

4. Existing use of Property: Convenient Store

5. Marijuana Business Classification: Medical / caregiver storefront

6. Maine License Certification #: CGR28533 / CGR28545 Joseph Pelkey, Chase Norton

7. Registered Business Name to be used: JPCN Ent. LLC DBA STAR City Wellness

8. PRIOR Criminal Conviction History of all Owners, Officers, Members, or Employee's: (attach separate Pg. if necessary)

Criminal Activity

Date

Place

Jurisdiction

9. Proof of Right, Title, or Interest Documentation: (Attach as necessary)

PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING APPLICATION

"I hereby apply for a permit for a marijuana business. I agree, prior to starting any electrical or plumbing work, to secure permits from the electrical and plumbing inspector. I understand that there may be other permits required from other agencies that I must obtain before being allowed to operate. Under MRSA 25, Section 235 and the City of Presque Isle's Land Use and Development Code a Certificate of Occupancy MUST be obtained before the business hereby permitted is used or occupied. I understand that this permit application may be denied if not completed. A complete application may include construction documents as required by the City of Presque Isle. I understand that if the above information is not accurate this application will be invalid, a Stop Work Order issued, and the City of Presque Isle could levy fines against me for giving false information."

Signature of Applicant

4-15-20
Date

4-15-20

CHECKLIST

All lines must be completed

	YES	NO	Not Applicable	CEO Initials
Application Fee Submitted:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
All Owners / Partners Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Contractor Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
License Type Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Me License Certified:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Criminal History Listed:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GH
Right, Title, Interest Verified:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Photo's Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Driver's License Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Sketch Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
City Map Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH

Standards

School Setback:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Marijuana Business Setback:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Security Standards:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Odor Plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Operating Plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Notices:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Signs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Police Dept. Approval:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH
Fire Dept. Approval:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GH

***** Office Use Only *****

Date Application Received: 4-13-20 Date CEO / Planning Bd. Review: 6-10-20 Approved ☒ Denied ☐

Reason for Denial: _____

CEO Signature: George Home

NOTICE OF PUBLIC HEARING CITY OF PRESQUE ISLE

NOTICE IS HEREBY given that the Presque Isle City Council will hold a **PUBLIC HEARING** on **July 1, 2020** at **6:00 PM** in the City Council Chambers, City Hall at 12 Second Street, to consider a **Marijuana License** from:

**JPCN Enterprises, LLC d/b/a Star City Wellness
694 Main Street, Presque Isle**

The public may attend the public hearing or submit written comments. You can obtain more information by contacting the City Clerk's Office at City Hall, 12 Second Street, Presque Isle, ME 04769 or call at 760-2720.

ADA ASSISTANCE: Anyone needing special assistance at the public hearing due to a disability should contact the City of Presque Isle's City Clerk at 760-2720 at least two (2) business days prior to the meeting date.

Per City Council
Thomas C. King
City Clerk

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 3

SUBJECT

CONSENT AGENDA: 2020 Minutes

INFORMATION

1) June 3, 2020 Minutes

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to approve minutes from June 3, 2020.



Presque Isle City Council Meeting

June 3, 2020

6:00 PM

Presque Isle City Council Chambers

Call to Order – Roll Call

Present: Chairman K. Freeman, Deputy Chairman M. Chasse, Councilors C. Green, J. Shaw, R. Smith, and J. Willette

Absent: Councilor D. Cyr

City Manager Martin Puckett and City Clerk Thomas King were also present.

Pledge of Allegiance

Chairman K. Freeman called the meeting to order at 6:01 PM and led those present in the Pledge of Allegiance.

Hearing

1. A hearing to condemn dangerous buildings pursuant to M.R.S.A. Title 17§ 2851 owned by:
 - a. Fernand Martin – 23 Howard Street
71 Dyer Street
 - b. Roger Pelkey & Robin (Pelkey) Legassie – 9 Allen Street

The hearing was opened at 6:02 PM. Code Enforcement Officer George Howe presented his evidence to the Council and answered their questions. Fernand and Eric Martin presented their current plans for the structures and answered the Council's questions.

BE IT RESOLVED by Councilor J. Willette, seconded by Deputy Chairman M. Chasse to table action on 23 Howard Street until the July 1, 2020 City Council meeting.

Vote: 6 – 0

BE IT RESOLVED by Deputy Chairman M. Chasse, seconded by Councilor J. Willette to table action on 71 Dyer Street until the July 1, 2020 City Council meeting.

Vote: 6 - 0

Code Enforcement Officer G. Howe then presented his evidence to the Council regarding 9 Allen Street and answered Councilors' questions. There were no representatives present for the owners of the property.

BE IT RESOLVED by Deputy Chairman M. Chasse, seconded by Councilor R. Smith that based upon the evidence presented and the testimony of the Code Enforcement Officer concerning the condition(s) of the premise(s) owned by **Roger Pelkey & Robin LeGassie** located at 9 Allen Street:

- That the Council adjudge these properties to be a nuisance and dangerous to life or property;
- That the Council make and record an Order stating that the owner shall, within (30) days of service of this Order, abate all conditions creating a nuisance or dangerous condition to the satisfaction of the Code Enforcement Officer;
- That should the owner fail to comply with the specified time, the owner shall be assessed a civil penalty of \$100.00 per day and the City Council further directs the City Manager to cause the structure(s) to be demolished and removed. The cost of such demolition and removal shall be charged against the real estate upon which the structure sets and shall constitute a lien on such real estate.

Vote: 6 - 0

The hearing was closed at 6:40 PM.

Citizen Comments

There were no Citizen Comments.

Consent Agenda

2. Approve Minutes from April 1 and May 6, 2020
3. Approve Warrants #12-20, totaling \$3,485,262.93
4. Approve Workers' Compensation Safety Initiative Program
5. Approve 2020 Tax Anticipation Note
6. Approve Paving Account Transfer
7. Approve Drug Forfeiture

BE IT RESOLVED to approve the Consent Agenda (Items #2 through #7) as presented.

Vote: 6 - 0

Old Business

8. Goal Setting Review

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor C. Green to accept the Top 10 Goals as voted on by Councilors and Staff as the priority goals for the City for 2020.

Vote: 6 - 0

9. Traffic Pattern Change to Chapman/Riverside intersection

BE IT RESOLVED by Deputy Chairman M. Chasse, seconded by Councilor J. Willette to proceed with the recommendations of MDOT Traffic Engineer Ray DeMerchant.

Vote: 6 - 0

10. City Hall Renovations

Discussion only. An RFP has been distributed and the deadline for submissions is June 24, 2020. The Renovation committee will review the RFPs and make a recommendation to the Council at a future meeting.

New Business

11. Summer Events Update

City Manager Puckett presented the Council with the plans the Rec and Parks Department has for summer programs and activities. He also discussed the "Movies in the Park" that the Police Department hosts.

Library Director Sonja Eyler updated the Council on her department's plan for reopening, services provided, and summer plans.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor J. Shaw to appropriate \$1,200.00 to assist with the cost of Movies in the Park.

Vote: 6 - 0

12. A/V Equipment

BE IT RESOLVED by Deputy Chairman M. Chasse, seconded by Councilor R. Smith to approve the proposal from Greenmark IT for \$2,720.00.

Vote: 6 - 0

13. Approve Liquor License

BE IT RESOLVED by Councilor C. Green, seconded by Councilor J. Willette to approve a Malt, Spirituous, and Vinous Liquor License for Cheyenne Industries, d/b/a Bonanza, located at 725 Main Street.

Vote: 6 - 0

Manager's Report

NMDC is looking for 2 people to serve as Board Members.

The July 14th, Primary and Referendum election presents some unique challenges working around Covid-19 guidelines. We feel confident that with absentee voting and adherence to guidelines as much as is physically possible, we can meet these challenges.

City Manager Puckett thanked the Council for their support during this unique time.

Announcements

The next meeting of the Presque Isle City Council will be held on July 1, 2020 at 6:00 PM in Council Chambers.

A reminder to any citizen interested, there are always Boards and Committees looking for members, please contact the City Clerk if you are interested.

If anyone is interested in working during the election on July 14th, contact the City Clerk.

Executive Session

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor R. Smith to enter into Executive Session pursuant to 1 M.R.S.A. § 405(6)(E) to discuss Negotiations.

Vote: 6 - 0

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor R. Smith to authorize the City Manager to sign an agreement with ACME Monaco.

Vote: 6 - 0

Adjournment

BE IT RESOLVED by Councilor R. Smith, seconded by Councilor J. Willette to Adjourn the meeting at 8:36 PM.

Vote 6 - 0

Attested by: _____
Thomas C. King, City Clerk

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 4

SUBJECT

CONSENT AGENDA: 2020 Warrants #21 - #24, totaling
\$ 1,608,518.91

INFORMATION

1) Warrant #21	\$ 283,861.09
2) Warrant #22	\$ 264,490.89
3) Warrant #23	\$ 753,781.32
4) Warrant #24	\$ 306,385.61

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by
Councilor _____ to approve 2020 Warrant #21 - #24,
totaling \$ 1,608,518.91.

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 5

SUBJECT

CONSENT AGENDA: Approve Appointment to PIDRC

INFORMATION

1) Application

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to appoint Shawn Cunningham to the Presque Isle Downtown Revitalization Committee for a four-year term (expires 12/31/2023).

City of Presque Isle
Application for Appointment to City Board/Commission/Committee

Full Name: **SHAWN CUNNINGHAM**

Street Address: **16 DUPONT DRIVE PRESQUE ISLE, MAINE 04769**

Mailing Address (if different):

Telephone Number: **(207) 227-3349** (daytime) **764-4461**

Mobile Phone Number: **(207) 227-3349**

E-mail Address: **shawn.cunningham@wagmtv.com**

Length of time as a Presque Isle Resident: **21 years**

I wish to be considered for appointment to: **Presque Isle Downtown Revitalization Committee**

(Name of Board/Commission/Committee)

Check one or both: ☒ Full Membership Status ☒ Associate Member Status

Educational Background: **Graduate, New York University/ Graduate, Fordham University**

Employment History: **News Anchor, WAGM-TV**

Community Service: **PI Kiwanis Club, Central Aroostook Chamber of Commerce, Various Organizations and local civic activities**

Please note any prior experience, knowledge or abilities that you have which would contribute to the activities of the Board/Commission/Committee:

- marketing**
- public relations**
- branding**
- communications**
- networking and strategy**

Date: **Wednesday, June 24th, 2020** Signature: **/ShawnCunningham/**

Thank you for your interest in serving the City of Presque Isle.

PLEASE RETURN FORM TO:

CITY CLERK'S OFFICE, 12 SECOND STREET, PRESQUE ISLE, ME 04769
OR BY E-MAIL: tking@presqueisleme.us

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 6

SUBJECT

CONSENT AGENDA: Approve Appointment to Planning Board

INFORMATION

1) Application

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to appoint Olivia Engstrom to the Planning Board for a two-year term (expires 12/31/2021).

City of Presque Isle
Application for Appointment to City Board/Commission/Committee

Full Name: Olivia H Engstrom

Street Address: __158 Reach Road Presque Isle, ME 04769__

Mailing Address (if different): __39 Elizabeth Street Presque Isle, ME 04769__

Telephone Number: __207-227-1443__ (daytime/evening)

Mobile Phone Number: __207-227-1443__

E-mail Address: _oliviahengstrom@gmail.com__

Length of time as a Presque Isle Resident: __3 Months__

I wish to be consider for appointment to:

____City's Planning Board____
(Name of Board/Commission/Committee)

Check one or both: __**__ Full Membership Status __**__ Associate Member Status

Educational Background: University Of Southern Maine Bachelor of Economics, Minor in Business Administration

Employment History: _The County Federal Credit Union- Teller
Saco Valley Credit Union- Member Service Represenative
MMG Insurance (Present) - Claims Adjuster

Community Service: __YMCA Annual Fundraiser (Raising money for kids to attend camp)
Tri for Cure (Raising money for cancer in Maine)

Please note any prior experience, knowledge or abilities that you have which would contribute to the activities of the Board/Commission/Committee: _____My Undergraduate degree is in Economics; My senior project was about Presque Isle's economic development, as this is an important topic for me. After researching and meeting with Galen Weibley, I knew I wanted to get involved with Presque Isle's economic development.

Date: __06/24/2020__ Signature: *Olivia Engstrom*
Thank you for your interest in serving the City of Presque Isle.

PLEASE RETURN FORM TO:

CITY CLERK'S OFFICE, 12 SECOND STREET, PRESQUE ISLE, ME 04769

OR BY E-MAIL: tking@presqueisleme.us

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 7

SUBJECT

CONSENT AGENDA: Approve Appointment to Presque Isle
Development Fund Board of Trustees

INFORMATION

1) Application

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor
_____ to appoint Sarah Gardiner to the Presque Isle
Development Fund Board of Trustees for a one-year term
(expires 12/31/2020).

City of Presque Isle
Application for Appointment to City Board/Commission/Committee

Full Name: Sarah J. Gardiner

Street Address: 59 Blake Street , Presque Isle

Mailing Address (if different): _____

Telephone Number: 207-764-2361 (daytime) 207-852-6700 (evening)

Mobile Phone Number: 207-852-6700

E-mail Address: s.gardiner@katahdintrust.com

Length of time as a Presque Isle Resident: 13 years

I wish to be consider for appointment to:

Presque Isle Development Fund

(Name of Board/Commission/Committee)

Check one or both: x Full Membership Status Associate Member Status

Educational Background: Northern Maine Community College - Business Admin. Attended for only 1 year.

Employment History: 2007 to present - Katahdin Trust Co. - Senior Credit Analyst

1994-2007 Eastern Maine Medical Center FCU - Accounting Manager

Community Service: Previous board member of Helping Hands for Children and Families (now part of ACAP)

Please note any prior experience, knowledge or abilities that you have which would contribute to the activities of the Board/Commission/Committee: My current position at Katahdin includes analyzing business

customers' financials and/or projections to determine repayment ability for existing and proposed loans.

Date: 6/18/2020 Signature: Sarah Gardiner

Thank you for your interest in serving the City of Presque Isle.

PLEASE RETURN FORM TO:

CITY CLERK'S OFFICE, 12 SECOND STREET, PRESQUE ISLE, ME 04769

OR BY E-MAIL: tking@presqueisleme.us

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 8

SUBJECT

OLD BUSINESS: City Hall Renovations

INFORMATION

- 1) Memo from City Hall Renovation Committee, dated
June 25, 2020

REQUESTED ACTION

Discussion only.



City of Presque Isle, Maine

The Department of
Public Services

Dana H. Fowler, P.E.

Email: dfowler@presqueisleme.us

MEMORANDUM

TO:	City Council and City Manager Martin Puckett
FROM:	City Hall Renovations Committee
DATE:	June 25, 2020
RE:	Agenda Item: Update on City Hall Renovations Project

The City Hall Renovations Committee (Mike Chasse, Doug Cyr, Martin Puckett, Tom Powers, Lewis Cousins, Dana Fowler) completed a Request For Proposals (RFP) for anticipated renovations to City Hall. The RFP was prepared for design consultants that have indicated that they are interested in submitting proposals for the design of renovations for City Hall.

A pre-submittal meeting with 3 prospective consulting designers was held on June 4, 2020. The RFP package was distributed, discussed in detail, and questions from the consultants were answered.

Three proposals were received by the due date of June 24, 2020. The 3 respondents to the RFP were the team of Aviest Engineering and Lagasse Drafting Services of Caribou; BRSA, Inc of Presque Isle; and CES, Inc of Presque Isle.

Proposals include qualifications, estimated construction costs, and cost of the consulting design services. At the time this memo was written, the proposals were being distributed to committee members and a meeting date for the committee is being set. After the proposals are reviewed, the committee will update the City Council again and make a recommendation for the selection of one of the 3 design consultants.

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 9

SUBJECT

OLD BUSINESS: TABLED: A hearing to condemn a dangerous buildings pursuant to M.R.S.A. Title 17§ 2851 owned by:

Fernand Martin – 23 Howard Street
71 Dyer Street

INFORMATION

- 1) Memo from George Howe, dated June 25, 2020
- 2) Updated photos of 23 Howard Street
- 3) Memo from George Howe, dated May 11, 2020
- 4) Condemned Properties Narrative
- 5) Pictures
- 6) State Statutes

REQUESTED ACTION

Please see attached motion.



City of Presque Isle, Maine

From the desk of:
George Howe

Email: ghowe@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
CC:	Martin Puckett, City Manager; Galen Weibley, Director of Economic & Community Development Tom King, City Clerk Chelsea Lynds-Beaulieu
DATE:	June 25, 2020
RE:	Recommendations on Dangerous Buildings

Per City Council's request from the June 3, 2020, Council meeting I have re-inspected 23 Howard Street and 71 Dyer Street and provide the following timeline:

23 Howard Street

June 8, 2020: Inspected work performed by the Martins and found work on the deck and repair of the roof was not up to code. No permits issued at this time.

June 11, 2020: "Stop Work Order" was issued and posted.

June 16, 2020: Met with Fern and Eric to explain the "Stop Work Order". Order was issued due to lack of permit and poor workmanship. Also informed them in the future all repair work will require permitting and inspections due to the conditions of their properties.

June 18, 2020: I received a phone call from Eric Martin stating a neighbor didn't remove rotted wood on his deck therefore he felt he shouldn't have to either. I informed him I would inspect the neighbor.

June 19, 2020: Eric acquired a permit from Penny to repair the deck. Nothing for the rest of the structure.

June-24, 2020: Re-inspected and found the work on the deck still not up to code and rot was not removed. I also inspected the neighbor's deck and found it repaired in such a way as to have no structural or support issues with rot.

June 25, 2020: Met with Fern and Eric Martin to discuss again the process of corrections and need for permitting. They did not present a written plan at this time for either property. I also informed them of the four additional properties to be introduced to the Council for hearings.

Cont. Memo

71 Dyer Street

June 8, 2020: Re-inspection found no change.

June 24, 2020: Re-inspection found no change

June 25, 2020: Met with Fern and Eric Martin to discuss again the process of corrections and need for permitting. They did not present a written plan at this time for either property. I also informed them of the four additional properties to be introduced to the Council for hearings.

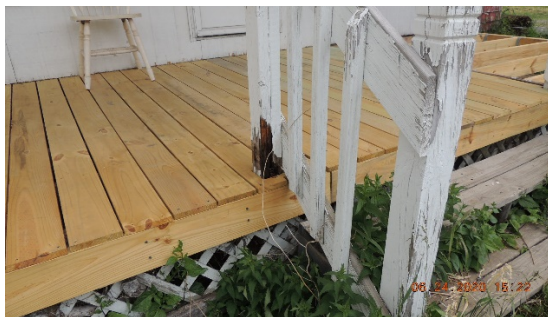
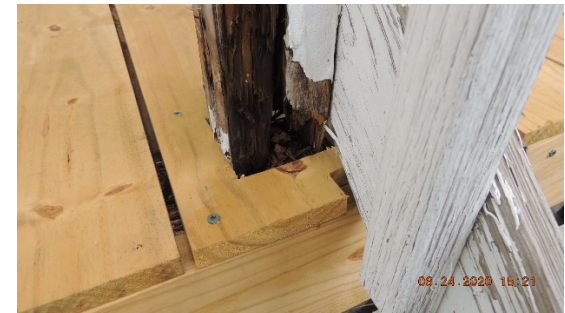
RECOMMENDATION: I recommend that the City Council still issue the “Order to Abate” on both 23 Howard Street and 71 Dyer Street as the Order gives Mr. Martin 30 days to have a written “Plan of Action” with a timeframe to correct the Code Violations presented to the Code Enforcement Office. If Mr. Martin does not provide this “Plan of Action” or does not follow through with the Plan and the timeframe indicated the City still has this Order in place to move forward and does not have to start the entire process over again.

Based upon the evidence presented and the testimony of the Code Enforcement Officer concerning the condition(s) of the premise(s) owned by **Fernand Martin** located at 23 Howard Street and 71 Dyer Street, I hereby by move:

- That the Council adjudge these properties to be a nuisance and dangerous to life or property;
- That the Council make and record an Order stating that the owner shall, within (30) days of service of this Order, abate all conditions creating a nuisance or dangerous condition to the satisfaction of the Code Enforcement Officer;
- That should the owner fail to comply with the specified time, the owner shall be assessed a civil penalty of \$100.00 per day and the City Council further directs the City Manager to cause the structure(s) to be demolished and removed. The cost of such demolition and removal shall be charged against the real estate upon which the structure sets and shall constitute a lien on such real estate.

Motion made by: _____ Seconded by: _____

23 HOWARD STREET



23 HOWARD STREET





City of Presque Isle, Maine

From the desk of:

George Howe

Email: ghowe@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
CC:	Martin Puckett, City Manager; Galen Weibley, Director of Economic & Community Development Tom King, City Clerk Chelsea Lynds-Beaulieu
DATE:	May 11, 2020
RE:	Recommendations on Dangerous Buildings

Based upon the evidence presented and the testimony of the Code Enforcement Officer concerning the condition(s) of the premise(s) owned by **Roger Pelkey & Robin LeGassie** located at 9 Allen Street, and **Fernand Martin** located at 23 Howard Street and 71 Dyer, I hereby by move:

- That the Council adjudge these properties to be a nuisance and dangerous to life or property;
- That the Council make and record an Order stating that the owner shall, within (30) days of service of this Order, abate all conditions creating a nuisance or dangerous condition to the satisfaction of the Code Enforcement Officer;
- That should the owner fail to comply with the specified time, the owner shall be assessed a civil penalty of \$100.00 per day and the City Council further directs the City Manager to cause the structure(s) to be demolished and removed. The cost of such demolition and removal shall be charged against the real estate upon which the structure sets and shall constitute a lien on such real estate.

Motion made by: _____ Seconded by: _____

CONDEMNED PROPERTIES

April 1, 2020

1. **23 Howard Street – Owned by *Fernand Martin*.** Condemned on November 8, 2018, due to the following: Structure has been vacant since for numerous years and is structurally unsafe with roof collapsing and all utilities have been disconnected from the building. The pictures show this as being 21 Howard Street as there are two (2) buildings on the property we have condemned the larger building.

There is a tax lien on the property for 2018 and will mature on November 24, 2020. A lien will be recorded in May 2020 for 2019 taxes. The 2018 & 2019 taxes are outstanding.

Katahdin Trust Company holds the mortgage on the property and the mortgage is crossed-collateralized with other properties.

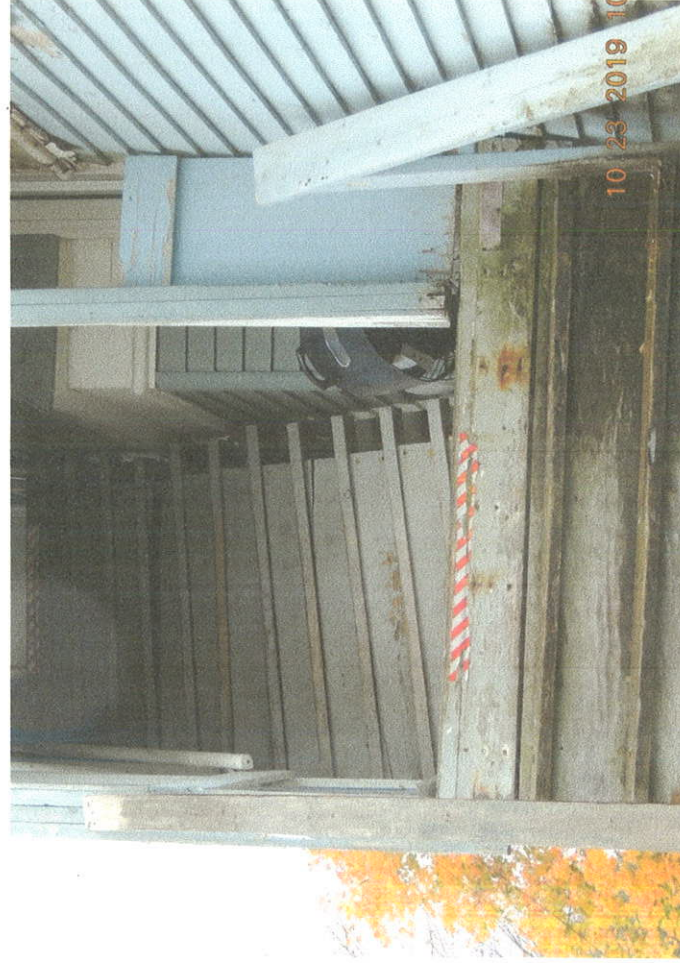
Daigle Oil & PI Utilities District have writs of executions recorded.

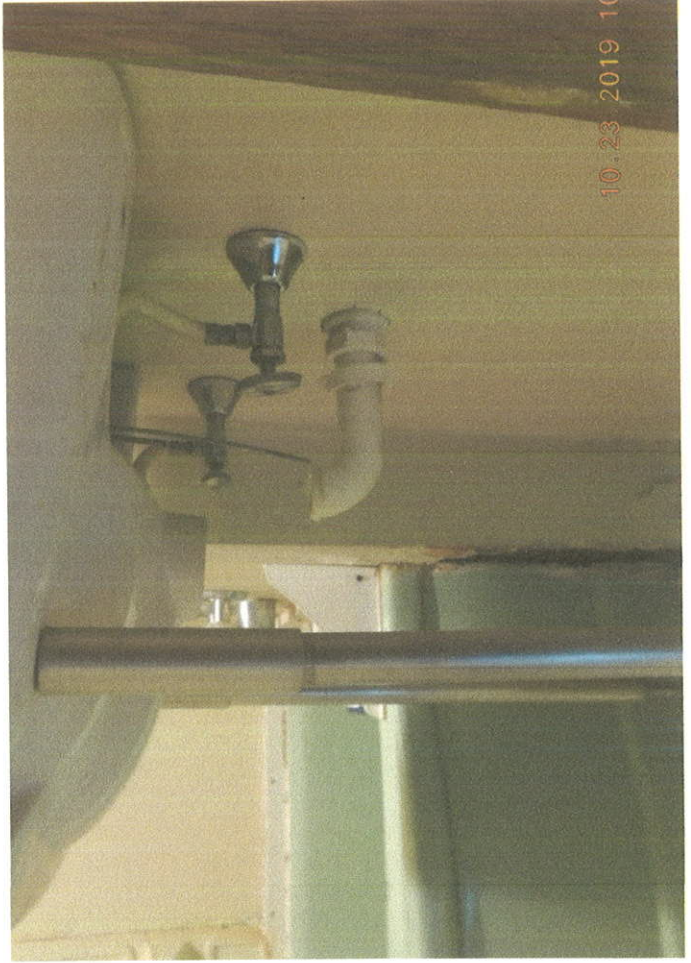
2. **71 Dyer Street – Owned by *Fernand Martin*.** Condemned on October 28, 2019, due to the following: Structure is vacant and is structurally unsafe with roof collapsing and all utilities have been disconnected from the building.

There is a tax lien on the property for 2018 and will mature on November 24, 2020. A lien will be recorded in May 2020 for 2019 taxes. The 2018 & 2019 taxes are outstanding.

Katahdin Trust Company holds the two mortgages on the property first one dated May 1, 2007 and the second mortgage is dated November 22, 2013. The mortgage is also crossed-collateralized with other properties.

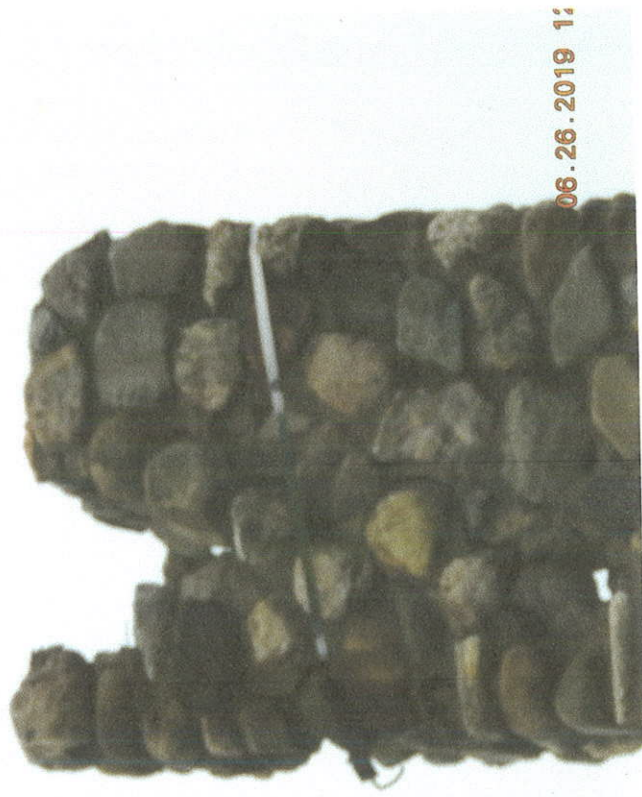
Daigle Oil & PI Utilities District have writs of executions recorded.





23 HOWARD STREET





Maine Revised Statutes
Title 17: CRIMES
Chapter 91: NUISANCES

§2851. DANGEROUS BUILDINGS

The municipal officers in the case of a municipality or the county commissioners in the case of the unorganized or deorganized areas in their county may after notice pursuant to section 2857 and hearing adjudge a building to be a nuisance or dangerous, in accordance with subsection 2-A, and may make and record an order, in accordance with subsection 3, prescribing what disposal must be made of that building . The order may allow for delay of disposal if the owner or party in interest has demonstrated the ability and willingness to satisfactorily rehabilitate the building. If an appeal pursuant to section 2852 is not filed or, if an appeal pursuant to section 2852 is filed and the Superior Court does not order, stay or overturn the order to dispose of the building, the municipal officers or the county commissioners shall cause the nuisance to be abated or removed in compliance with the order. [2017, c. 136, §1 (AMD) .]

For the purposes of this subchapter, "building" means a building or structure or any portion of a building or structure or any wharf, pier, pilings or any portion of a wharf, pier or pilings thereof that is or was located on or extending from land within the boundaries of the municipality or the unorganized or deorganized area, as measured from low water mark, and "parties in interest" has the same meaning as in Title 14, section 6321. [2017, c. 136, §1 (NEW) .]

1. Notice.

[2017, c. 136, §1 (RP) .]

2. Notice; how published.

[2017, c. 136, §1 (RP) .]

2-A. Standard. To adjudge a building to be a nuisance or dangerous, the municipal officers or county commissioners must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.

[2017, c. 136, §1 (NEW) .]

3. Recording of the order. An order made by the municipal officers or county commissioners under this section must be recorded by the municipal or county clerk, who shall cause an attested copy to be served upon the owner and all parties in interest in the same way service of process is made in accordance with the Maine Rules of Civil Procedure. If the name or address cannot be ascertained, the clerk shall publish a copy of the order in the same manner as provided for notice in section 2857.

[2017, c. 136, §1 (AMD) .]

4. Proceedings in Superior Court. In addition to proceedings before the municipal officers or the county commissioners, the municipality or the county may seek an order of demolition by filing a complaint in the Superior Court situated in the county where the building is located. The complaint must identify the location of the property and set forth the reasons why the municipality or the county seeks its removal. Service of the complaint must be made upon the owner and parties in interest in accordance with the Maine Rules of Civil Procedure. After hearing before the court sitting without a jury, the court shall issue

an appropriate order and, if it requires removal of the building, it shall award costs as authorized by this subchapter to the municipality or the county. Appeal from a decision of the Superior Court is to the law court in accordance with the Maine Rules of Civil Procedure.

[2017, c. 136, §1 (AMD) .]

SECTION HISTORY

1965, c. 284, (RPR). 1967, c. 401, §1 (AMD). 1973, c. 143, §1 (AMD).
1979, c. 27, §§1-3 (AMD). 1997, c. 6, §1 (AMD). 2017, c. 136, §1 (AMD).

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PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 10

SUBJECT

NEW BUSINESS: Fire Department Equipment

INFORMATION

- 1) Memo from Darrell White, dated June 15, 2020
- 2) 2019 – 2020 EMS Call Comparison

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to authorize the City Manager to purchase replacement Tanker if one becomes available using funds from the reserve account.



Presque Isle Fire Department

The Office of
Fire Chief

Darrell K. White

Email: dwhite@presqueisleme.us



MEMORANDUM

TO:	Honorable City Councilors
FROM:	Darrell White
DATE:	June 15, 2020
RE:	Tanker 1

Tanker 1 again has developed major leaks in the tank after being used at the landfill fire. The unit was taken to K&T Environmental to have the tank removed and determine a plan for repair, if possible. Two issues were found: The tank is in bad shape. The repair would take 3 to 4 hours however, they will not guarantee the work as they believe it will not hold and that the tank will just break somewhere else. The second, and even bigger issue is they discovered the frame is broken between the tandem wheels. When asked about the vehicle as a whole they simply stated strip the truck down and put it in the junk yard it has seen its final days as a fire apparatus, 36 years its time.

If the city agreed to purchase a new tanker/pumper we would be looking at \$650,000 to \$700,000 and be the better part of a year before it found its way to our station. There is an option with a company called Brindlee Fire Apparatus who sells used fire trucks and also purchases used commercial trucks. They also work with a small family owned business who manufacturer fire apparatus, they have been building some tanker/pumpers which would meet our needs. The problem becomes we identified 3 that could work for us but by the time I reached out to them one was sold, one was on hold, which takes either a confirmed visit to their site to see the apparatus or a ten percent down payment. I did manage to get them to hold one 2013 International with a 2020 body priced at \$261,500 painted our paint scheme and delivered to Presque Isle.

I would ask you to consider giving the City Manager the authority to purchase a used fire apparatus that meets the needs of the Fire Department, within the reserve funding for tanker 1 replacement believe to be \$290,000 so, when we find a truck that meets our needs and will provide a good service life for Presque Isle we can move to purchase before it slips away. I would prefer we do not set our sights on anyone truck due to my discussions with them. There is one more almost completed that would be a better choice but we are unsure of the cost at this point but if it were to come in within our funding, it would be a better purchase.

With the need to have this truck in station sooner rather than later. With today's uncertainties, this to me seems to be the most financially responsible way for the Fire Department to meet the needs we have without creating a financial burden to taxpayers.

Respectfully, Darrell White, Fire Chief

*The new to us 2013 ambulances are now in service, staff are very pleased with these units.

*Call volume continues to be in line with are exceptions

*Fort Fairfield Fire not sure when they will be operating their ambulance. With only one staffed ambulance we will most likely see PIFD running 10 to 15 911 calls each month however this is just my own projecting.

*Once Fort is up and running we should be able to take more transfers to cover lost calls out of Fort. I'm hoping that the need to have all 4 amb ulances to cover 911 will be less allowing us to more comfortably send the fourth unit on transfers.

Incident Scene	2019 Jan.	2020 Jan.	2019 Feb.	2020 Feb.	2019 Mar.	2020 Mar.	2019 Apr.	2020 Apr.	2019 May	2020 May	2019 Total Calls	2020 Total Calls
Bridgewater	0	0	0	0	0	0	0	1	0	3	0	4
Caribou	5	5	3	3	4	2	6	2	4	4	22	16
Castle Hill	0	2	0	8	0	0	0	2	0	2	0	14
Chapman	0	2	0	2	0	3	0	1	1	0	1	8
Easton	0	6	0	9	0	10	0	7	0	6	0	38
Fort Fairfield	1	43	0	26	0	45	2	27	39	35	42	176
Houlton	3	0	1	1	3	0	3	0	1	0	11	1
Limestone	0	1	0	0	0	0	0	0	0	1	0	2
Mapleton	0	12	0	10	2	7	1	17	0	15	3	61
Mars Hill	0	0	0	0	0	0	1	10	0	14	1	24
Presque Isle	120	135	91	115	100	126	98	92	116	119	525	587
Wade	0	0	0	0	1	0	0	2	0	1	1	3
Washburn	8	15	9	20	9	16	4	10	3	20	33	81
Westfield	0	7	0	15	0	9	2	11	0	9	2	51
Not Reported	0	2	0	0	1	1	2	2	0	2	3	7
Monthly Total	137	230	104	209	120	219	119	184	164	231	644	1073

Financial Info

YTD Budget	\$453,280.00
YTD Actual	\$526,719
Over Budge	\$73,439.00



PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 11

SUBJECT

NEW BUSINESS: Approve Tax Acquired Bids

INFORMATION

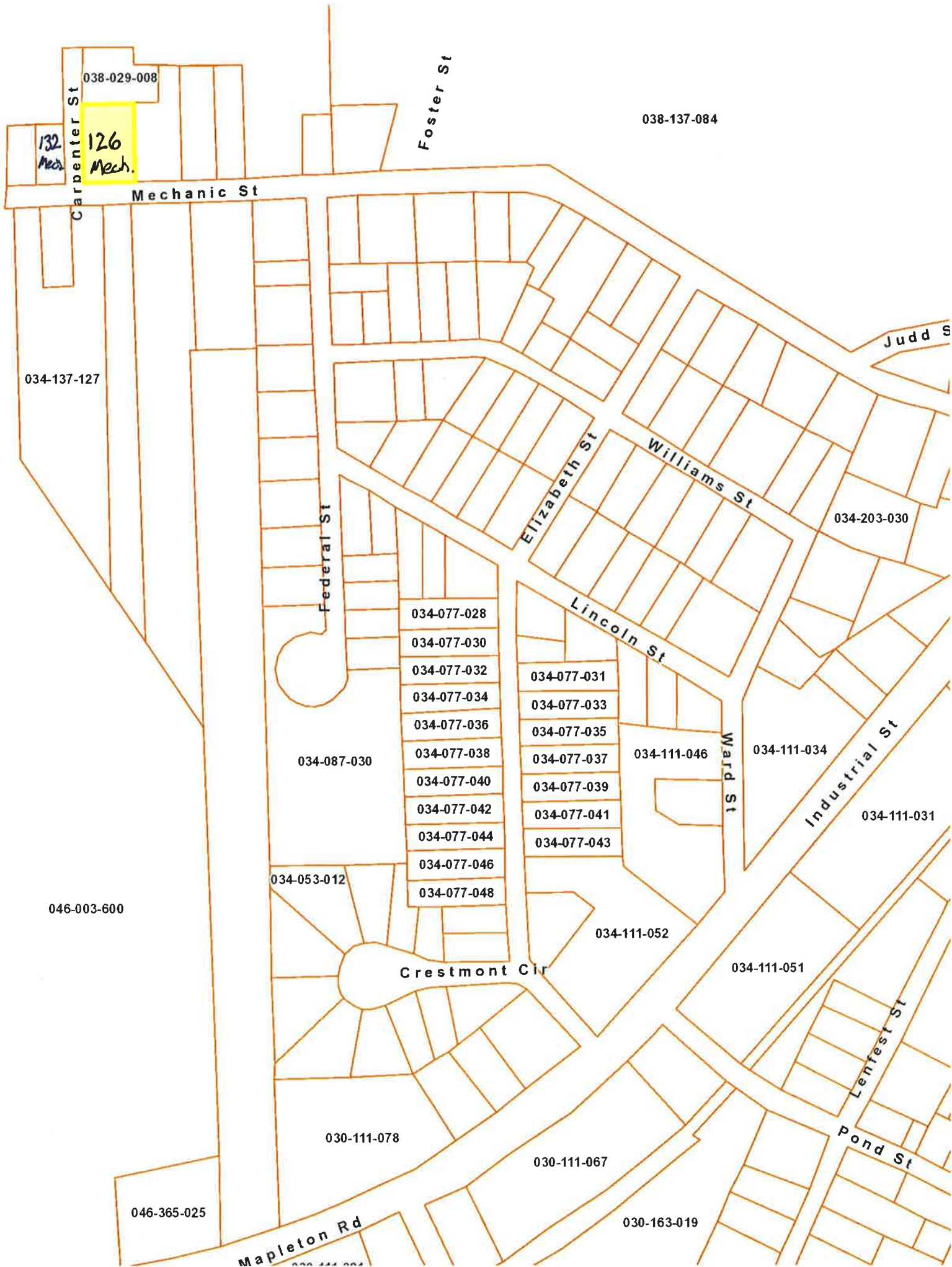
- 1) Tax Acquired Properties
- 2) Bid Results will be presented at the meeting due to Bid Opening being held on June 30th

REQUESTED ACTION

Resolve provided at meeting.

City of Presque Isle
Properties for Bid
Jun-20

Acct #	Prior Owner	Address	Description	Prior Taxes Owed	2020 Est. Taxes	W&S Liens	F/Clos Fees	Total
209	Estate of Diane Monahan	126 Mechanic Street	.39 Acre/Small Residential	\$ 4,066.70	\$ 1,177.03	\$ -	\$ 344.00	\$ 5,587.73
207	Estate of Diane Monahan	132 Mechanic Street	.16 Acre vacant lot	\$ 287.34	\$ 17.49	\$ -	\$ 344.00	\$ 648.83
636	Norman Bourgoine	23 Park Street	.19 Acre/Building-code viol.	\$ 5,446.10	\$ 1,561.88	\$ -	\$ 344.00	\$ 7,351.98
666	Calvin Whitmore	20 Braden Street	.17 Acre/Vacant Bldg-code	\$ 3,330.98	\$ 1,569.37	\$ -	\$ 344.00	\$ 5,244.35
2930	City of Presque Isle	79 Henderson Road	.51 Acre vacant lot	N/A	N/A	\$ -	N/A	\$ 500.00
445	Lucas Wynn	6 Turner Street	.13 Acre/Residential	\$ 5,135.13	\$ 1,459.42	\$ 1,093.25	\$ 344.00	\$ 8,031.80
36	Estate of Helen Stevens	9 Water Street	.18 Acre/Residential	\$ 3,660.99	\$ 1,034.59	\$ -	\$ 344.00	\$ 5,039.58



038-029-008

132
Mech.

126
Mech.

038-137-084

Mechanic St

Foster St

034-137-127

Judd St

034-203-030

Federal St

Elizabeth St

Williams St

Lincoln St

Ward St

Industrial St

- 034-077-028
- 034-077-030
- 034-077-032
- 034-077-034
- 034-077-036
- 034-077-038
- 034-077-040
- 034-077-042
- 034-077-044
- 034-077-046
- 034-077-048

- 034-077-031
- 034-077-033
- 034-077-035
- 034-077-037
- 034-077-039
- 034-077-041
- 034-077-043

034-087-030

034-111-046

034-111-034

034-111-031

034-053-012

046-003-600

034-111-052

034-111-051

Crestmont Cir

030-111-078

030-111-067

030-163-019

046-365-025

Mapleton Rd

Lenfest St

Pond St

Presque Isle
Name: PRESQUE ISLE, CITY OF

Valuation Report

07/17/2019

Page 1

Map/Lot:

038-137-126

Location:

126 MECHANIC ST

Account: 209 Card: 1 of 1

Neighborhood 27 Urban

Sale Data

Zoning/Use Urban Res. 1
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Paved
Flood Map 7
Classification Residential
Reference 1 B2297P165
Reference 2 LIFE ESTATE
Tran/Land/Bldg 1 1 1
STREET CODE..... 137 Y Coordinate 0
Exemption(s) 63 0 0 Land Schedule 3

Sale Date 01/11/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	12,750.00	11,261	100%		11,260
1.00	# -Lot Improvement	8,500.00	8,500	100%		8,500
					Land Total	19,760

Dwelling Description

Replacement Cost New

Conventional	One Story	768 Sqft	Grade D 100	Base	53,565
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,015
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,024
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-607
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Typical	Typical	Average	Inadeq.	40,919
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		66%	95%	100%
						Value(Rcnld)
						25,656
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1947	238	E 100	1,170	Fair	25%
Encl Frame Porch	1947	112	D 100	2,346	Ava.	66%
768 SFLA						
Outbuilding Total						1,617

Acpt Land

19,800

Accepted Bldg

27,300

Total

47,100

Presque Isle
Name: PRESQUE ISLE, CITY OF

Valuation Report

07/17/2019

Page 2

Account: 209

Map/Lot:

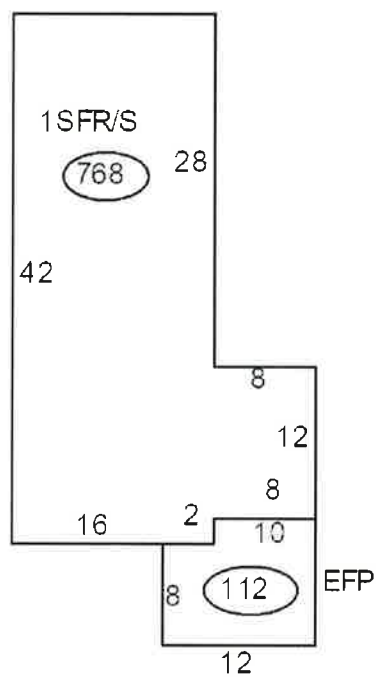
038-137-126

Location:

126 MECHANIC ST



SOME SETTLING



Presque Isle
Name: PRESQUE ISLE, CITY OF

Valuation Report

07/17/2019

Page 1

Map/Lot:

038-137-132

Account: 207 Card: 1 of 1

Location:

132 MECHANIC ST

Neighborhood 27 Urban

Sale Data

Zoning/Use Urban Res. 1
Topography RollingSwampy
Utilities None
Street Paved
Flood Map 7
Classification Residential
Reference 1 B2297P165

Sale Date 01/11/2019
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Other Source
Validity Distressed Sale

Reference 2

Tran/Land/Bldg 1 1 0

STREET CODE..... 137 Y Coordinate 0

Exemption(s) 63 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Baselot (Fract)	12,750.00	7,212	10%	Topography	721
Total Acres 0.16					Land Total	721

Accpt Land

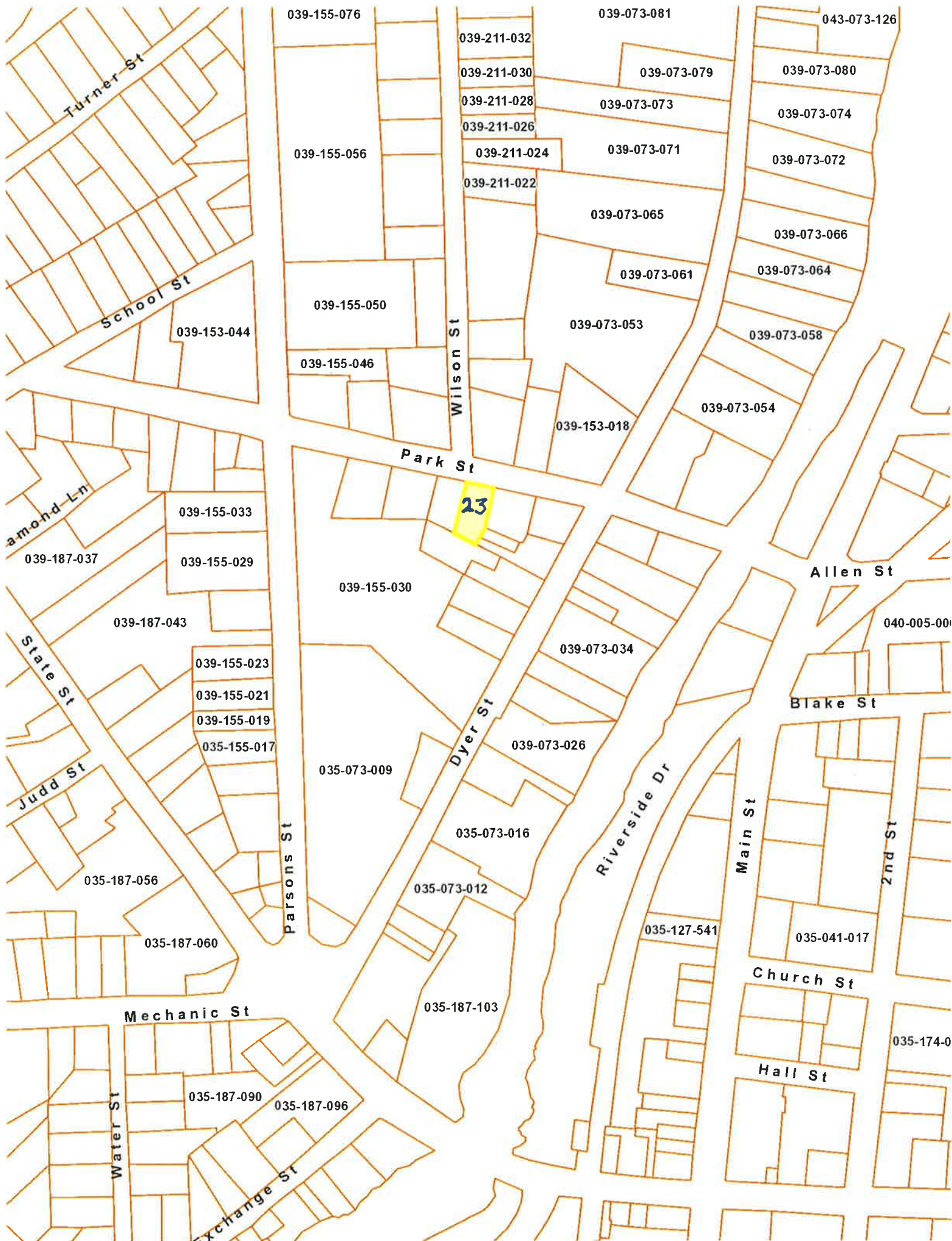
700

Accepted Bldg

0

Total

700



Presque Isle
Name: B J B CORP

Valuation Report

07/17/2019

Page 1

Map/Lot:

039-153-023

Location:

23 PARK ST

Account: 636 Card: 1 of 1

Neighborhood 29 Urban

Zoning/Use Urban Res. 2
Topography RollingBelow Street
Utilities All Public
Street Paved
Flood Map 7
Classification Old Multi-Family
Reference 1 B2421P165 -39153023
Reference 2
Tran/Land/Bldg 1 1 1
STREET CODE..... 153 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	12,750.00	7.860	100%		7.860
1.00	# -Lot Improvement	8,500.00	8.500	100%		8,500
Total Acres 0.19 Land Total						16,360

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,200 Sqft	Grade C 110	Base	133,555
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,552
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-3,824
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Old Type	Old Type	Below Average	Typical	134,283	
Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. %						Value(Rcnld)	
None		None		37%	95%	90%	42,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1900	380	D 100	4,958	Poor	20%	100%	90%	893
One Story Frame	1900	64	C 110	2,451	Avq-	37%	95%	90%	775
Unfin Basement	1900	64	C 110	613	Avq-	37%	95%	90%	194
One Story Frame	1900	64	C 110	2,451	Avq-	37%	95%	90%	775
Unfin Basement	1900	64	C 110	613	Avq-	37%	95%	90%	194
Open Frame Porch	1900	70	C 110	1,070	Avq-	37%	95%	90%	338
Open Frame Porch	1900	98	C 110	1,395	Avq-	37%	95%	90%	441
2,228 SFLA									
Outbuilding Total									3,610

Acpt Land

16,400

Accepted Bldg

46,100

Total

62,500

Presque Isle
Name: B J B CORP

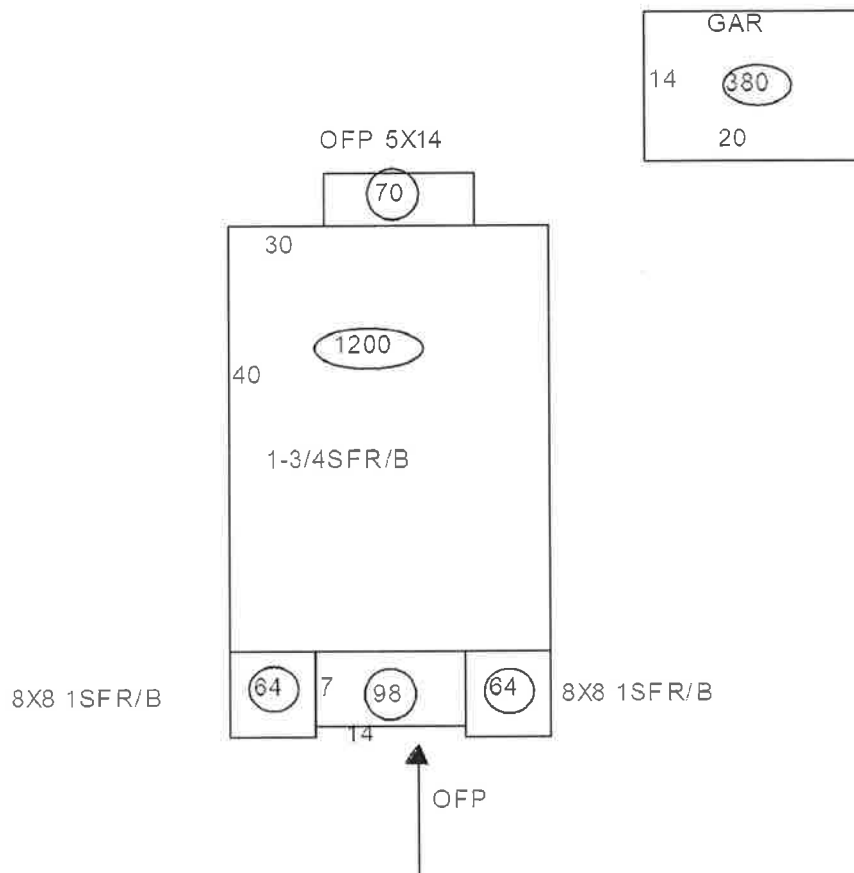
Valuation Report

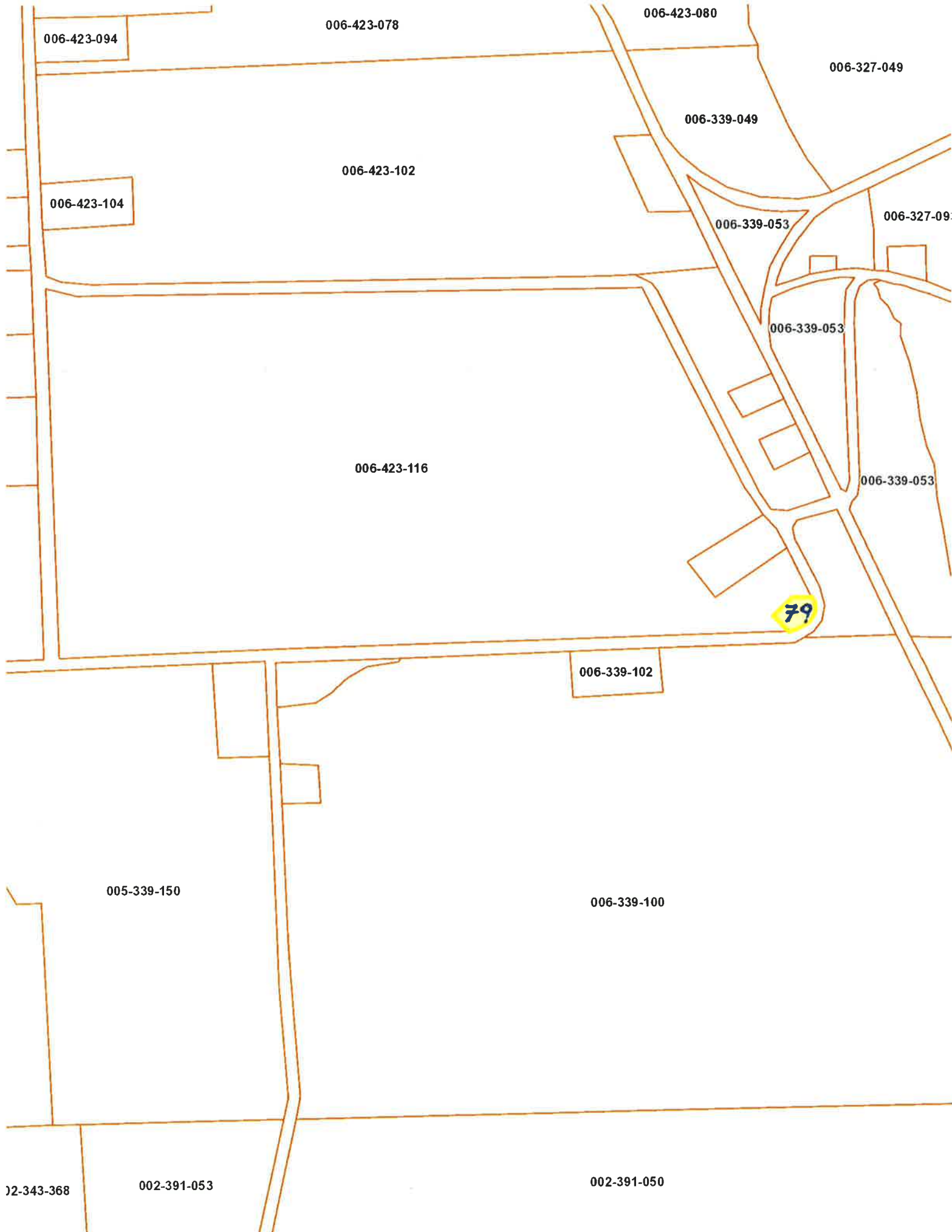
07/17/2019
Page 2
039-153-023
23 PARK ST

Account: 636

Map/Lot:
Location:

TWO DWELLINGS





006-423-094

006-423-078

006-423-080

006-327-049

006-339-049

006-423-102

006-423-104

006-339-053

006-327-09

006-339-053

006-423-116

006-339-053

79

006-339-102

005-339-150

006-339-100

02-343-368

002-391-053

002-391-050

Presque Isle
Name: PRESQUE ISLE, CITY OF

Valuation Report

07/17/2019

Page 1

006-339-079

Account: 2930 Card: 1 of 1

Map/Lot:

Location:

79 HENDERSON RD

Neighborhood 13 Rural

Sale Data

Zoning/Use Agricultural
Topography Rolling
Utilities None
Street Paved
Flood Map 14
Classification Residential
Reference 1 B3567P186

Sale Date 11/02/2007
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 2 -06339079

Tran/Land/Bldg 0 1 0

STREET CODE..... 339 Y Coordinate 0

Exemption(s) 43 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Baselot (Fract)	7,975.00	5,695	50%	Topography	2,848
Total Acres 0.51				Land Total		2,848

Acct Land

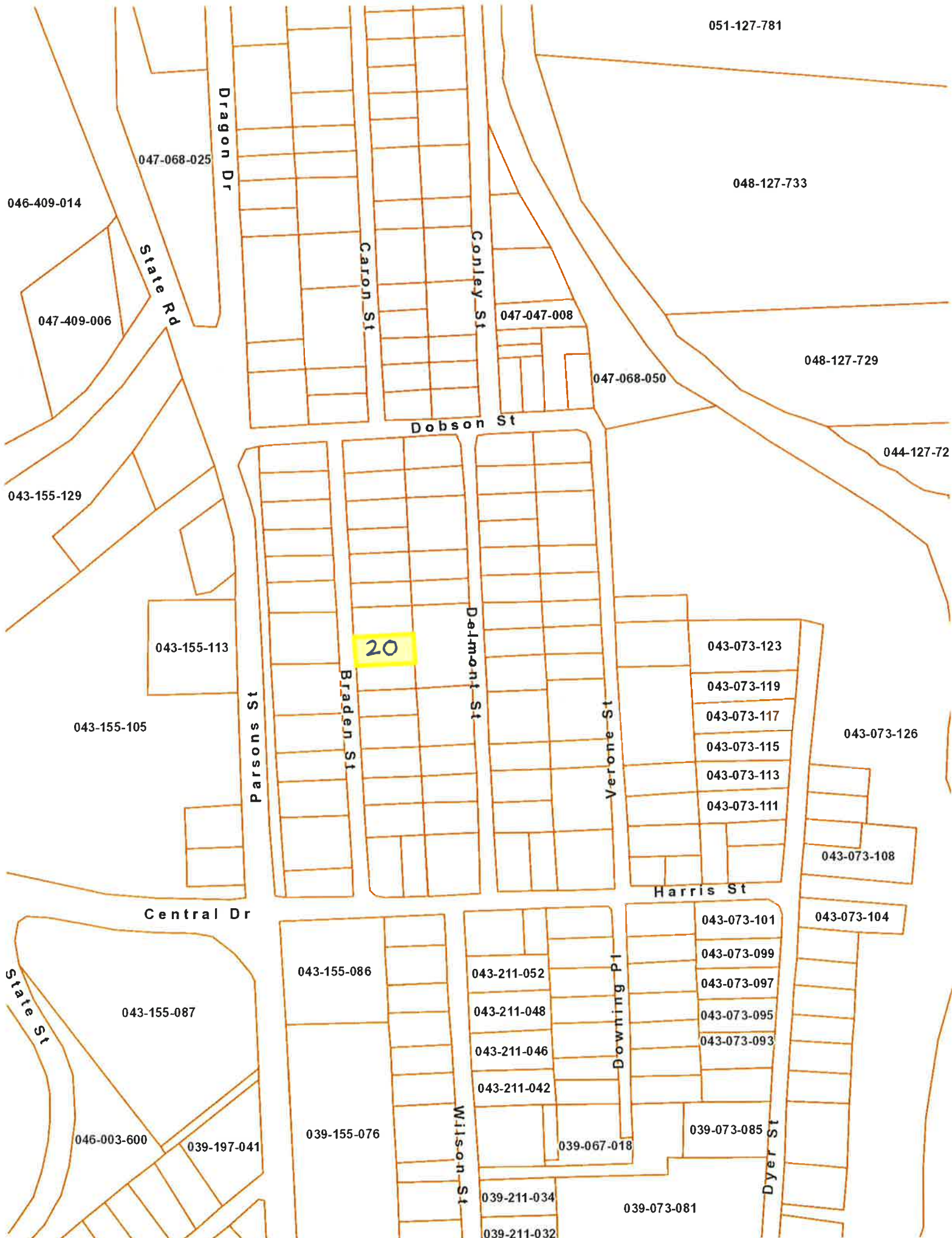
2,800

Accepted Bldg

0

Total

2,800



Presque Isle
Name: PRESQUE ISLE, CITY OF

Valuation Report

07/17/2019

Page 1

Map/Lot:

043-019-020

Location:

20 BRADEN ST

Account: 666 Card: 1 of 1

Neighborhood 28 Urban

Sale Data

Zoning/Use Urban Res. 1
Topography LevelRolling
Utilities All Public
Street Paved
Flood Map 7
Classification Old Multi-Family
Reference 1 B5489P59 11/06/2015
Reference 2
Tran/Land/Bldg 0 1 1
STREET CODE..... 19 Y Coordinate 0
Exemption(s) 63 0 0 Land Schedule 2

Sale Date 01/09/2018
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	11,150.00	6,502	100%		6,502
1.00	# -Lot Improvement	8,500.00	8,500	100%		8,500
Total Acres 0.17						15,002

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	896 Sqft	Grade D 100	Base	80,769
Exterior	Cement Fiber	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet 1/2 Bmt	Basement	-3,652
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% Forced Warm	Cooling	0% None	Heat	-531
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,294
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	Typical	Typical	Average	Typical	79,880
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
Other.....		None		69%	86%	42,661
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
2S Encl Fr Porch	1951	196	D 100	5,355	Avq.	2,860
Encl Frame Porch	1951	84	D 100	2,006	Avq.	1,071
Frame Garage	1951	435	D 100	5,434	Fair	1,222
1,344 SFLA						5,153

Percent Good

Acpt Land

15,000

Accepted Bldg

47,800

Total

62,800

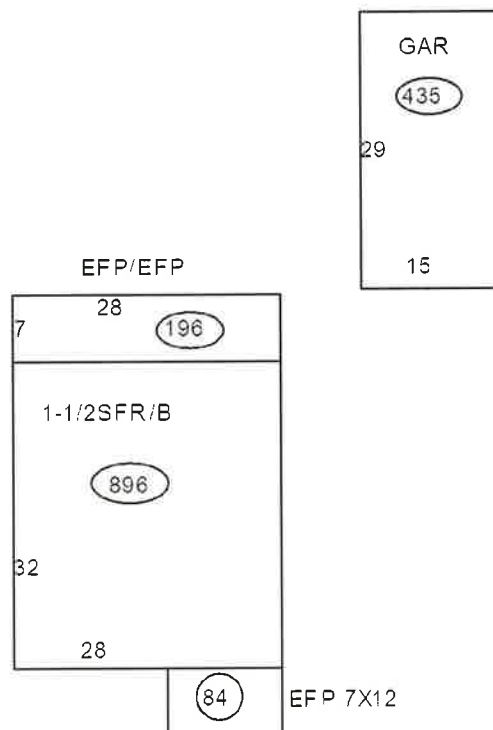
Presque Isle
Name: PRESQUE ISLE, CITY OF

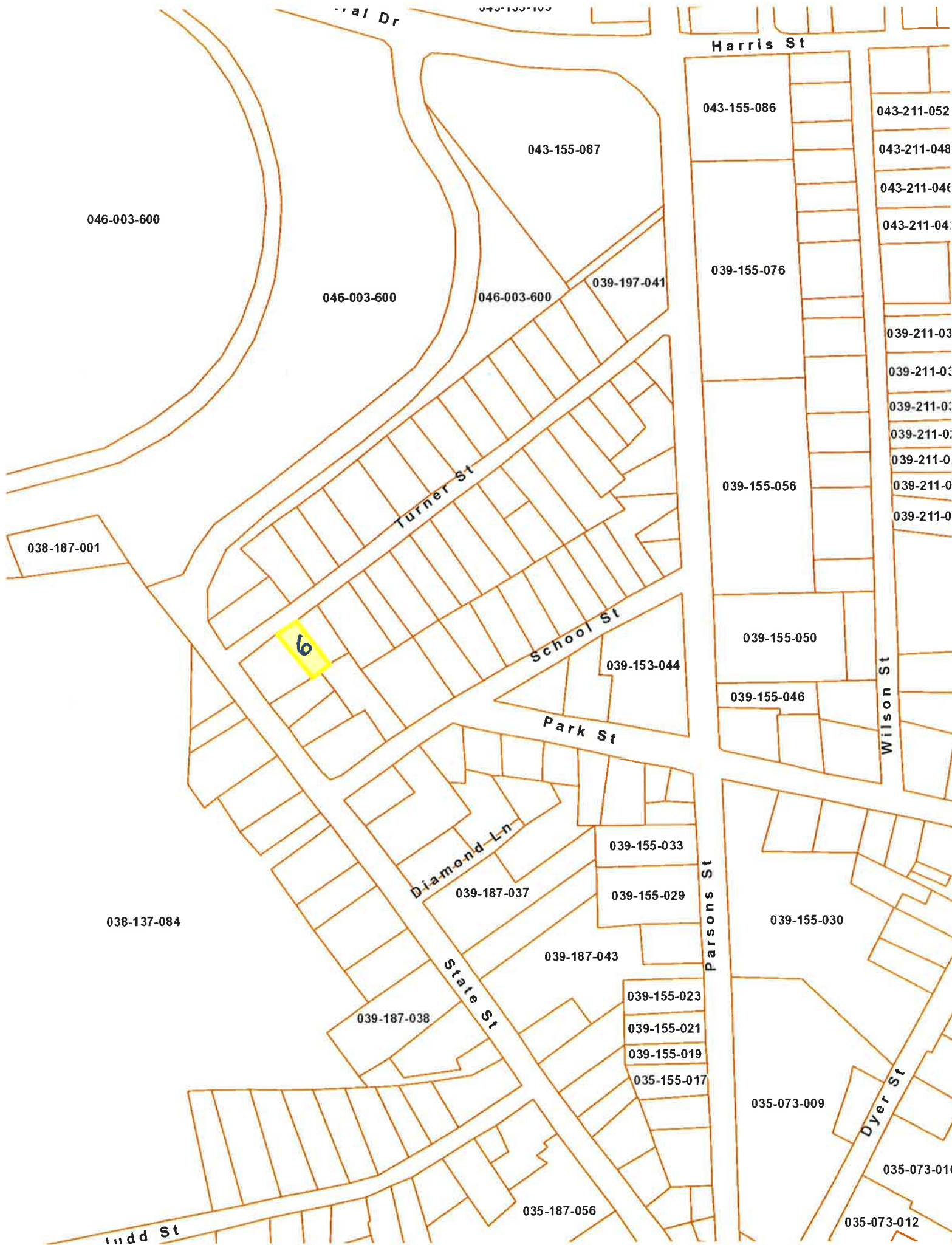
Valuation Report

Account: 666

Map/Lot:
Location:

07/17/2019
Page 2
043-019-020
20 BRADEN ST





Presque Isle
Name: WYNN, LUCAS R

Valuation Report

07/17/2019
Page 1
039-197-006
6 TURNER ST

Account: 445 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 27 Urban

Sale Data

Zoning/Use Urban Res. 2
Topography LevelRolling
Utilities All Public
Street Paved
Flood Map 7
Classification Residential
Reference 1 B5604P84 10/18/2016
Reference 2
Tran/Land/Bldg 1 1 1
STREET CODE..... 197 Y Coordinate 0
Exemption(s) Land Schedule 3

Sale Date 10/18/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	12,750.00	6,501	100%		6,501
1.00	# -Lot Improvement	8,500.00	8,500	100%		8,500
Total Acres 0.13						Land Total 15,001

Dwelling Description

Replacement Cost New

Conventional	One Story	748 Sqft	Grade D 110	Base	58,168
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-271
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1919	0	Typical	Typical	Above Average	Typical	57,897		
Functional Obsolescence						Value(Rcnld)		
None		None		Phys. % 60%	Func. % 100%	34,738		
Economic Obsolescence								
Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Frame Garage	1993	352	C 100	5,925	Avg.	95%	100%	5,629
Encl Frame Porch	1990	160	D 110	3,219	Avg.	94%	100%	3,026
748 SFLA							Outbuilding Total	8,655

Acpt Land

15,000

Accepted Bldg

43,400

Total

58,400

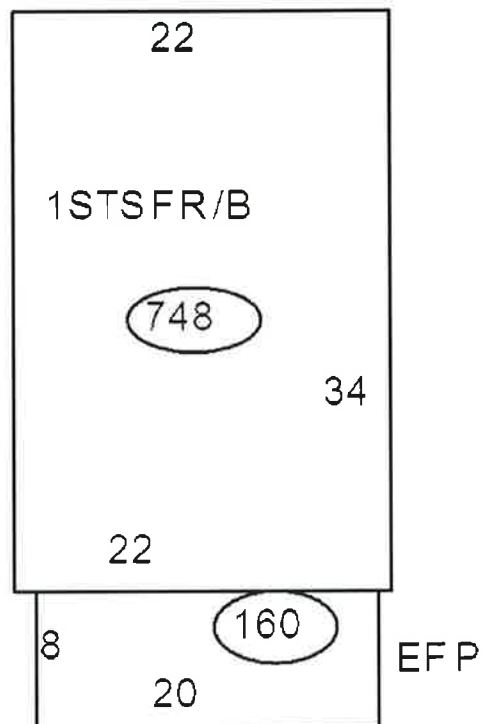
Presque Isle
Name: WYNN, LUCAS R

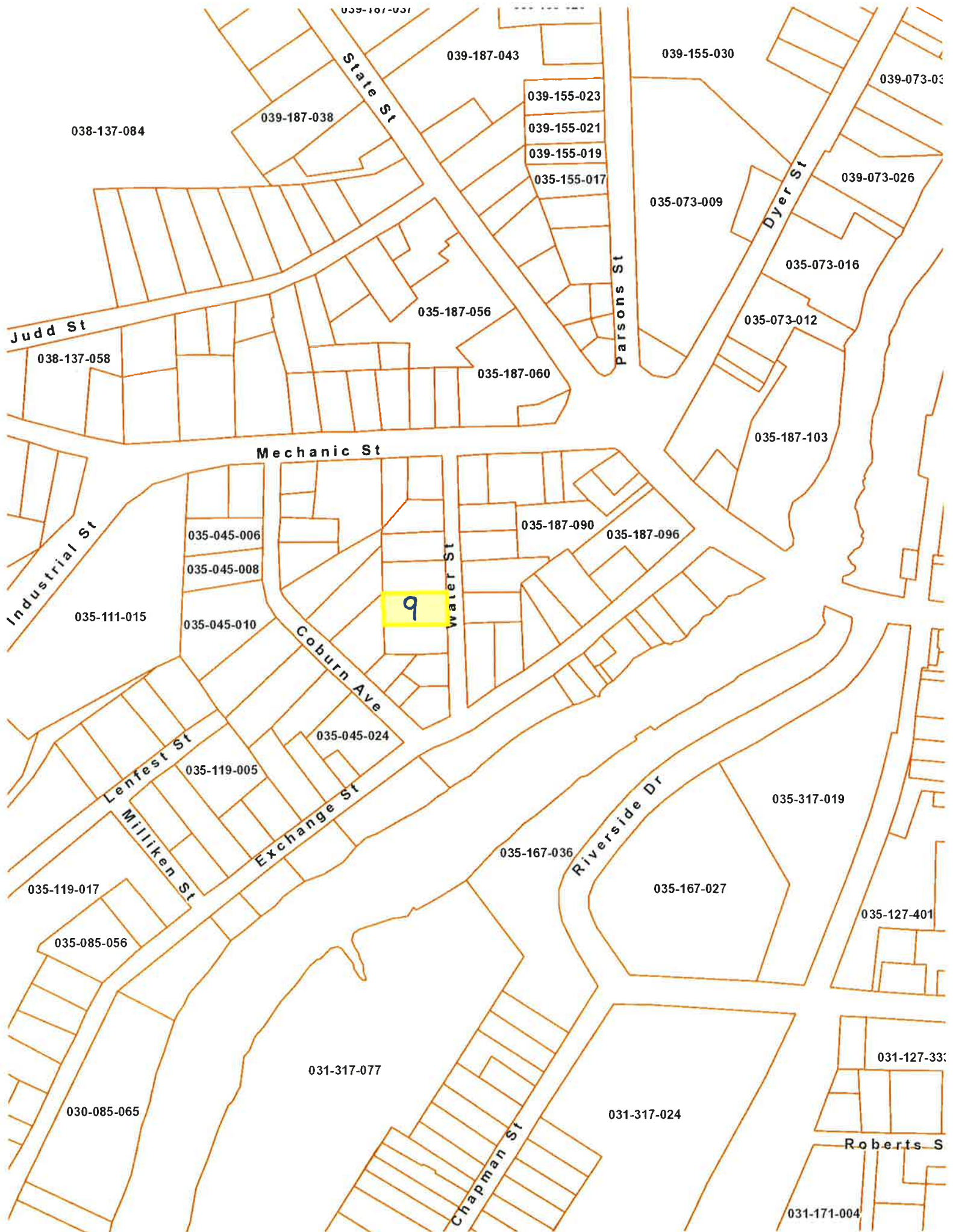
Valuation Report

07/17/2019
Page 2
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6 TURNER ST

Account: 445

Map/Lot:
Location:





Presque Isle
Name: STEVENS, HELEN

Valuation Report

07/17/2019

Page 1

Map/Lot:

035-204-009

Location:

9 WATER ST

Account: 36 Card: 1 of 1

Neighborhood 25 Urban

Zoning/Use Urban Res. 1
Topography LevelRolling
Utilities All Public
Street Paved
Flood Map 7
Classification Residential
Reference 1 B2187P149 -35204009
Reference 2
Tran/Land/Bldg 1 1 1
STREET CODE..... 204 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	11,150.00	6,690	100%		6,690
1.00	# -Lot Improvement	8,500.00	8,500	100%		8,500
Total Acres 0.18 Land Total						15,190

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	608 Sqft	Grade D 110	Base	74,053
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1909	0	Modern	Typical	Above Average	Typical	72,944
Functional Obsolescence						Value(Rcnld)
Incomplete Long.		None		Phys. % 60%	Func. % 90%	39,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1909	160	D 110	4,877	Avg+	60%	90%	100%	2,633
One Story Frame	1909	88	D 110	2,682	Avg+	60%	90%	100%	1,448
Open Frame Porch	1909	32	D 110	499	Avg+	60%	90%	100%	269
Open Frame Porch	2002	209	D 110	2,142	Avg.	95%	100%	100%	2,035
Frame Shed	1950	380	D 100	3,555	Fair	25%	50%	100%	444
1.312 SFLA									
Outbuilding Total									6,829

Acpt Land

15,200

Accepted Bldg

46,200

Total

61,400

Presque Isle
Name: STEVENS, HELEN

Valuation Report

07/17/2019

Page 2

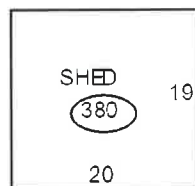
Account: 36

Map/Lot:

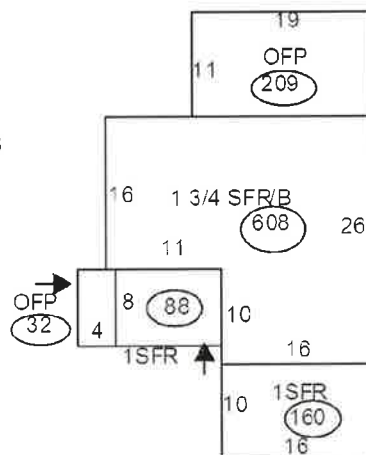
035-204-009

Location:

9 WATER ST



NO HEAT UPSTAIRS



PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 12

SUBJECT

NEW BUSINESS: Schedule a Public Hearing for Dangerous Buildings

INFORMATION

- 1) Memo from George Howe, dated June 18, 2020
- 2) Narrative for Dangerous Buildings
- 3) Photos
- 4) State Statutes

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to schedule a Public Hearing for September 2, 2020.



City of Presque Isle, Maine

From the desk of:

George Howe

Email: ghowe@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
CC:	Martin Puckett, City Manager; Galen Weibley, Director of Economic & Community Development Tom King, City Clerk Chelsea Lynds-Beaulieu
DATE:	June 18, 2020
RE:	Recommendations on Dangerous Buildings

The following structures have had code violations against them and are safety hazard and our recommendation is to have them declared as dangerous buildings.

1. 23 Turner Street
2. 25 Turner Street
3. 14 Park Street
4. 227 State Street
5. 74 Exchange Street

RECOMMENDED: Motion made by: _____ Seconded by: _____
to schedule a Public Hearing for the September 2, 2020, City Council Meeting.

CONDEMNED PROPERTIES

July 1, 2020

1. **23 Turner Street – Owned by Fernand Martin.** Our office has been dealing with code violation at this location since June 2013, due to the following: Unsafe structure, floors rotten, roof leaking, electrical issues, plumbing issues, the building has been vacant for numerous years and all utilities have been disconnected from the building.

There is a tax lien on the property for 2018 that will mature on November 24, 2020. A lien has been recorded on June 16, 2020 for 2019 taxes, which will mature on December 16, 2021. The 2018 & 2019 taxes are outstanding in the amount of \$2,454.70.

Katahdin Trust Company holds the mortgage on the property dated November 22, 2013, and the mortgage is crossed-collateralized with other properties.

Daigle Oil has an “Order for Attachment” recorded on June 20, 2014. PI Utilities District has “Writ of Execution” recorded on January 1, 2015.

I have attached the tax card which shows that the building is valued at \$25,800.00. Pictures are from June 24, 2013 & May 29, 2020.

2. **25 Turner Street – Owned by Fernand Martin.** Condemned on May 29, due to the following: Structure is vacant, structurally unsafe with roof and foundation collapsing, holes in the exterior walls and all utilities have been disconnected from the building.

There is a tax lien on the property for 2018 and will mature on November 24, 2020. A lien will be recorded on June 16, 2020 for 2019 taxes, which will mature on December 16, 2021. The 2018 & 2019 taxes are outstanding in the amount of \$2,312.80.

There is no mortgage on the property.

Daigle Oil has an “Order for Attachment” recorded on June 20, 2014. PI Utilities District has “Writ of Execution” recorded on January 1, 2015.

I have attached the tax card which shows that the building is valued at \$23,300.00. Pictures from May 29, 2020.

3. **14 Park Street – Owned by Fernand Martin.** Our office has been dealing with code violation at this location since April 2011 due to the following: Part of the structure is structurally unsafe with roof collapsing, holes in side of building allowing animals and birds to enter the building, has numerous electrical and heating issues. There are still tenants living in the building at this time.

Machias Savings Bank as a mortgage on the property that is crossed-collateralized with the property at 72 Houlton Road. 2019 taxes are paid.

Daigle Oil has an “Order for Attachment” recorded on June 20, 2014. PI Utilities District has “Writ of Execution” recorded on January 1, 2015.

I have attached the tax card which shows that the building is valued at \$44,400.00. Pictures are from January 28, 2013 & May 56, 2020.

4. **227 State Street — Owned by Fernand Martin.** Our office has been dealing with code violation at this location since January 2014 due to the following: Part of the structure is structurally unsafe with roof collapsing in back of building, holes in side of building allowing animals and birds to enter the building, has numerous electrical and heating issues. There are still tenants living in the building at this time.

There is no mortgage on the property.

There is a tax lien on the property for 2018 and will mature on November 24, 2020. A lien will be recorded on June 16, 2020 for 2019 taxes, which will mature on December 16, 2021. The 2018 & 2019 taxes are outstanding in the amount of \$4,060.73.

Daigle Oil has an "Order for Attachment" recorded on June 20, 2014. PI Utilities District has "Writ of Execution" recorded on January 1, 2015.

I have attached the tax card which shows that the building is valued at \$51,700.00. Pictures are from January 24, 2014 & April 3, 2020.

5. **74 Exchange Street — Owned by Walter Gogan.** Our office has been dealing with code violation at this location since July 2014 due to the following: Part of the structure is structurally unsafe with roof and foundation collapsing, holes in side of building allowing animals and birds to enter the building, the building has been vacant for numerous years and all utilities have been disconnected from the building.

There is no mortgage on the property.

The 2019 taxes are due in the amount of \$485.65. A lien will be recorded on June 16, 2020 for 2019 taxes, which will mature on December 16, 2021.

The City of Presque Isle has a "Writ of Executions" and a Rule 80K Disposition recorded.

I have attached the tax card which shows that the building is valued at \$4,700.00. Pictures with no dates is from 2014 & June 15, 2020.

Presque Isle
Name: MARTIN, FERNAND J

Valuation Report

07/17/2019

Page 1

039-197-023

Account: 470 Card: 1 of 1

Map/Lot:
Location:

23 TURNER ST

Neighborhood 27 Urban

Sale Data

Zoning/Use Urban Res. 2
Topography LevelRolling
Utilities All Public
Street Paved
Flood Map 7
Classification Residential
Reference 1 B2467P134 -39197023
Reference 2
Tran/Land/Bldg 1 1 1
STREET CODE..... 197 Y Coordinate 0
Exemption(s) Land Schedule 3

Sale Date 06/01/1992
Sale Price 30,750
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	12,750.00	8,833	100%		8,833
1.00	# -Lot Improvement	8,500.00	8,500	100%		8,500
Total Acres 0.24 Land Total						17,333

Dwelling Description

Replacement Cost New

Conventional	Two Story	476 Sqft	Grade C 100	Base	79,036
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-2,364
Rooms	7				
Bedrooms	6	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,138
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-709
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1987	Typical	Typical	Poor	Inadeq.	80,101			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Damage	None	20%	71%	100%	11,374				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Canopy	1980	12	C 100	909	Poor	42%	50%	100%	191
2S Frame Garage	1987	728	C 100	13,933	Poor	61%	100%	100%	8,499
One Story Frame	1987	252	D 100	6,982	Poor	61%	75%	100%	3,194
One Story Frame	1987	200	D 100	5,542	Poor	61%	75%	100%	2,536
1,404 SFLA									
Outbuilding Total									14,420

Acpt Land

17,300

Accepted Bldg

25,800

Total

43,100

Presque Isle
Name: MARTIN, FERNAND J

Valuation Report

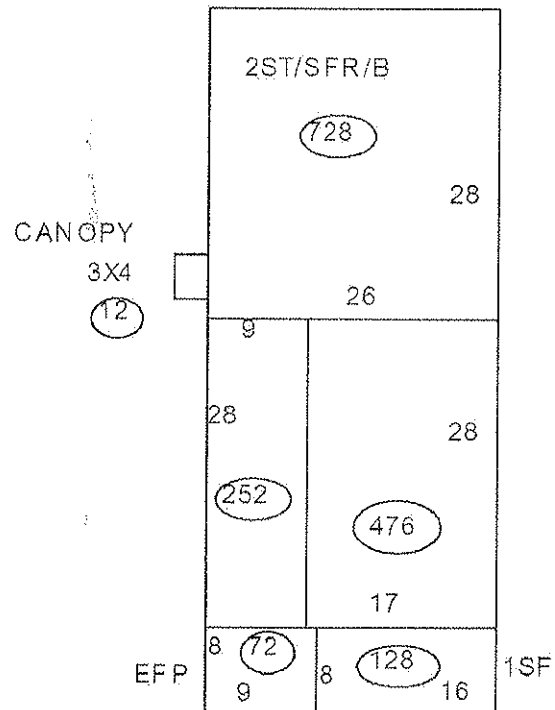
07/17/2019
Page 2
039-197-023
23 TURNER ST

Account: 470

Map/Lot:
Location:



2 DWELLINGS



Presque Isle
11:57 AM

**RE Account 470 Detail
as of 06/12/2020**

06/12/2020
Page 1

Name: MARTIN, FERNAND J

Location: 23 TURNER ST

Acreage: 0.24 Map/Lot: 039-197-023

Book Page: B2467P134

2019-1 Period Due:

1) 1,136.65

Land: 17,300
Building: 25,800
Exempt 0
Total: 43,100

Ref1: B2467P134

Mailing 5 JUDD STREET

Address: PRESQUE ISLE ME 04769

Year	Date	Reference	P C	Principal	Interest	Costs	Total
2019-1 R	07/10/19	Original		1,077.07	0.00	0.00	1,077.07
	5/11/2020	DEMAND	A 3	0.00	0.00	-9.80	-9.80
			Demand Fees				
		CURINT		0.00	-49.78	0.00	-49.78
		Total		1,077.07	49.78	9.80	1,136.65
2018-1 L	07/11/18	Original		1,112.84	0.00	0.00	1,112.84
	4/17/2019	DEMAND	A 3	0.00	0.00	-9.80	-9.80
			Demand Fees				
	05/24/19	Liened		1,112.84	47.17	78.20	1,238.21
	11/18/2019	CHGINT	1 I	0.00	-37.99	0.00	-37.99
	11/18/2019		A P	0.00	2.33	0.00	2.33
		CURINT		0.00	-44.18	0.00	-44.18
		Total		1,112.84	127.01	78.20	1,318.05
2017-1 L *				0.00	0.00	0.00	0.00
2016-1 L *				0.00	0.00	0.00	0.00
2015-1 L *				0.00	0.00	0.00	0.00
2014-1 L *				0.00	0.00	0.00	0.00
2013-1 R				0.00	0.00	0.00	0.00
2012-1 L *				0.00	0.00	0.00	0.00
2011-1 L *				0.00	0.00	0.00	0.00
2010-1 R				0.00	0.00	0.00	0.00
2009-1 R				0.00	0.00	0.00	0.00
2008-1 R				0.00	0.00	0.00	0.00
2007-1 R				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
2005-1 R				0.00	0.00	0.00	0.00
Account Totals as of 06/12/2020				2,189.91	176.79	88.00	2,454.70

Per Diem

2019-1	0.2066
2018-1	0.2134
Total	0.4200

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Presque Isle
11:57 AM

**RE Account 470 Detail
as of 06/12/2020**

06/12/2020
Page 2

Name: MARTIN, FERNAND J

Location: 23 TURNER ST

Acreage: 0.24 Map/Lot: 039-197-023

Book Page: B2467P134

2019-1 Period Due:

1) 1,136.65

Land: 17,300

Building: 25,800

Exempt 0

Total: 43,100

Ref1: B2467P134

Mailing 5 JUDD STREET

Address: PRESQUE ISLE ME 04769

Year	Date	Reference	P C	Principal	Interest	Costs	Total
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Presque Isle
Name: MARTIN, FERNAND J

Valuation Report

07/17/2019

Page 1

Map/Lot:

039-197-025

Account: 471 Card: 1 of 1

Location:

25 TURNER ST

Neighborhood 27 Urban

Zoning/Use Urban Res. 2
Topography LevelRolling
Utilities All Public
Street Paved
Flood Map 7
Classification Residential
Reference 1 B3358P189 -39197025
Reference 2
Tran/Land/Bldg 1 1 1
STREET CODE..... 197 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	12,750.00	8,833	100%		8,833
1.00	# -Lot Improvement	8,500.00	8,500	100%		8,500
Total Acres 0.24 Land Total						17,333

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	352 Sqft	Grade D 100	Base	54,261
Exterior	Cement Fiber	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-522
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-417
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Modern	Typical	Below Average	Typical	53,322
Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. % Value(Rcnld)						18,743
None		None		37%	95%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	160	D 100	4,434	Avq-	37%	95%	100%	1,559
1 & 1/2 Story Fr	1920	120	D 100	4,522	Avq-	37%	95%	100%	1,589
Frame Garage	1920	254	D 100	3,869	Avq-	37%	95%	100%	1,360
868 SFLA									
Outbuilding Total									4,508

Accept Land

17,300

Accepted Bldg

23,300

Total

40,600

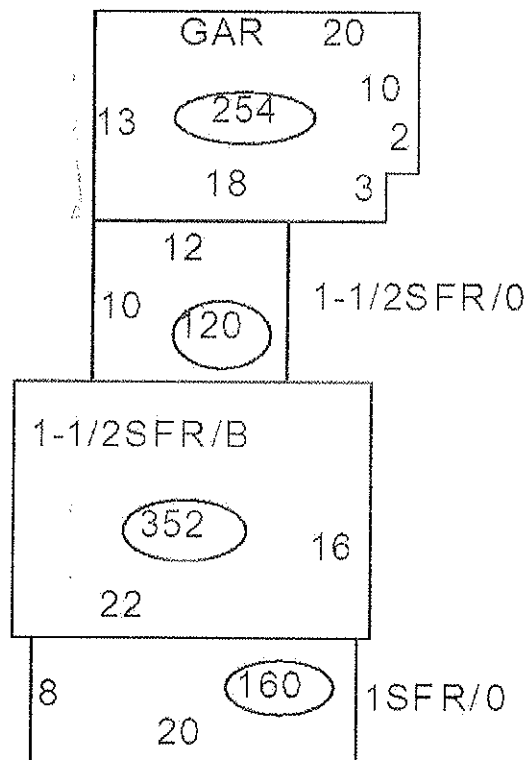
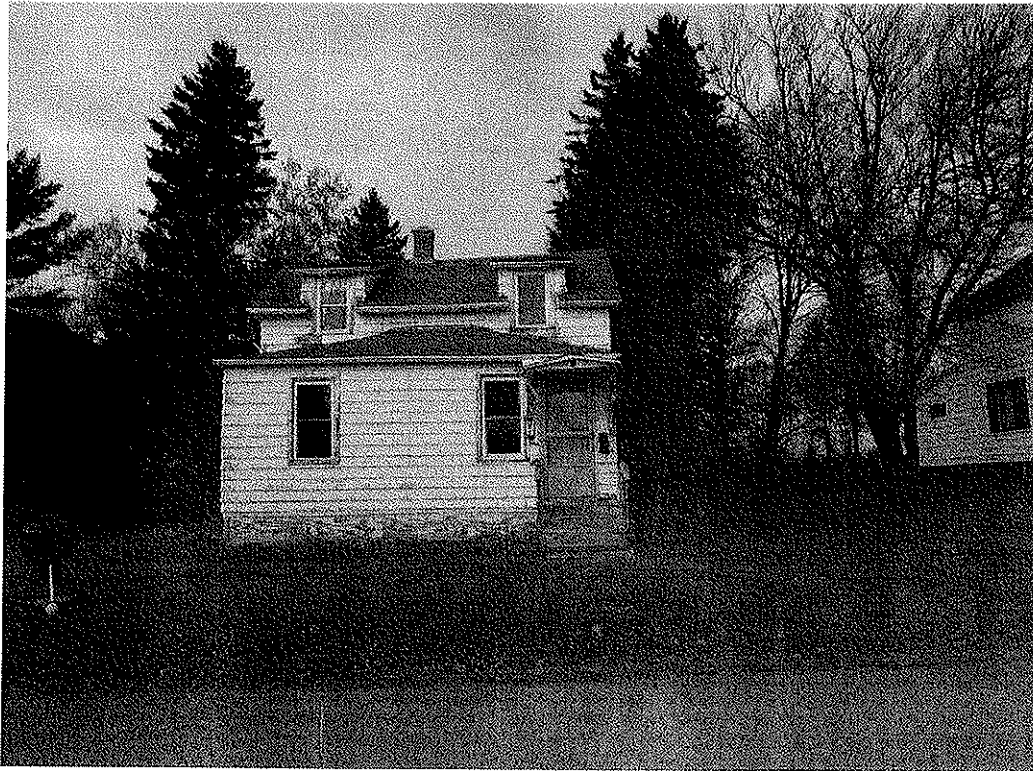
Presque Isle
Name: MARTIN, FERNAND J

Valuation Report

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Page 2
039-197-025
25 TURNER ST

Account: 471

Map/Lot:
Location:



Presque Isle
11:58 AM

**RE Account 471 Detail
as of 06/12/2020**

06/12/2020
Page 1

Name: MARTIN, FERNAND J

Location: 25 TURNER ST

Acreage: 0.24 Map/Lot: 039-197-025

Book Page: B3358P189

Land:	17,300
Building:	23,300
Exempt	0
Total:	40,600

2019-1 Period Due:

1) 1,071.28

Ref1: B3358P189

Mailing 5 JUDD STREET

Address: PRESQUE ISLE ME 04769

Year	Date	Reference	P C	Principal	Interest	Costs	Total
2019-1 R	07/10/19	Original		1,014.59	0.00	0.00	1,014.59
	5/11/2020	DEMAND	A 3	0.00	0.00	-9.80	-9.80
			Demand Fees				
		CURINT		0.00	-46.89	0.00	-46.89
		Total		1,014.59	46.89	9.80	1,071.28
2018-1 L	07/11/18	Original		1,048.29	0.00	0.00	1,048.29
	4/17/2019	DEMAND	A 3	0.00	0.00	-9.80	-9.80
			Demand Fees				
	05/24/19	Liened		1,048.29	44.43	71.40	1,164.12
		CURINT		0.00	-77.40	0.00	-77.40
		Total		1,048.29	121.83	71.40	1,241.52
2017-1 L *				0.00	0.00	0.00	0.00
2016-1 L *				0.00	0.00	0.00	0.00
2015-1 L *				0.00	0.00	0.00	0.00
2014-1 L *				0.00	0.00	0.00	0.00
2013-1 L *				0.00	0.00	0.00	0.00
2012-1 L *				0.00	0.00	0.00	0.00
2011-1 L *				0.00	0.00	0.00	0.00
2010-1 L *				0.00	0.00	0.00	0.00
2009-1 R				0.00	0.00	0.00	0.00
2008-1 R				0.00	0.00	0.00	0.00
2007-1 R				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
2005-1 R				0.00	0.00	0.00	0.00
Account Totals as of 06/12/2020				2,062.88	168.72	81.20	2,312.80

Per Diem

2019-1	0.1946
2018-1	0.2010
Total	0.3956

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Presque Isle
11:58 AM

**RE Account 471 Detail
as of 06/12/2020**

06/12/2020
Page 2

Name: MARTIN, FERNAND J

Location: 25 TURNER ST

Acreage: 0.24 Map/Lot: 039-197-025

Book Page: B3358P189

2019-1 Period Due:

1) 1,071.28

Land:	17,300
Building:	23,300
Exempt	0
Total:	40,600

Ref1: B3358P189

Mailing 5 JUDD STREET

Address: PRESQUE ISLE ME 04769

Year	Date	Reference	P C	Principal	Interest	Costs	Total
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Presque Isle
Name: MARTIN, FERNAND

Valuation Report

07/17/2019

Page 1

039-153-014

Account: 537 Card: 1 of 1

Map/Lot:

Location:

14 PARK ST

Neighborhood 29 Urban

Sale Data

Zoning/Use Urban Res. 2
Topography LevelRolling
Utilities All Public
Street Paved
Flood Map 7
Classification Old Multi-Family
Reference 1 B3165P288 -39153014
Reference 2
Tran/Land/Bldg 0 5 5

Sale Date 07/01/1998
Sale Price 72,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Other Non Valid

STREET CODE..... 153 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	12,750.00	12,492	100%		12,492
1.00	# -Lot Improvement	8,500.00	8,500	100%		8,500
Total Acres 0.48			Land Total			20,992

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,462 Sqft	Grade C 110	Base	154,322
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	20				
Bedrooms	8	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	22,759
Attic	Floor & Stairs			Attic	4,665
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-1,331
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	180,415
Functional Obsolescence						
Damage		None	Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
				25%	75%	90%
						30,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1900	1000	C 110	54,366	Fair	25%	100%	90%	12,233
Unfin Basement	1900	1000	C 110	9,571	Fair	25%	25%	90%	538
Open Frame Porch	1900	10	C 110	370	Fair	25%	75%	90%	62
Open Frame Porch	1900	155	C 110	2,061	Fair	25%	75%	90%	347
Open Frame Porch	2002	60	C 100	867	Avq.	95%	100%	90%	742
4,674 SFLA									
									Outbuilding Total
									13,922

Acpt Land

21,000

Accepted Bldg

44,400 Total

65,400

Account: 537

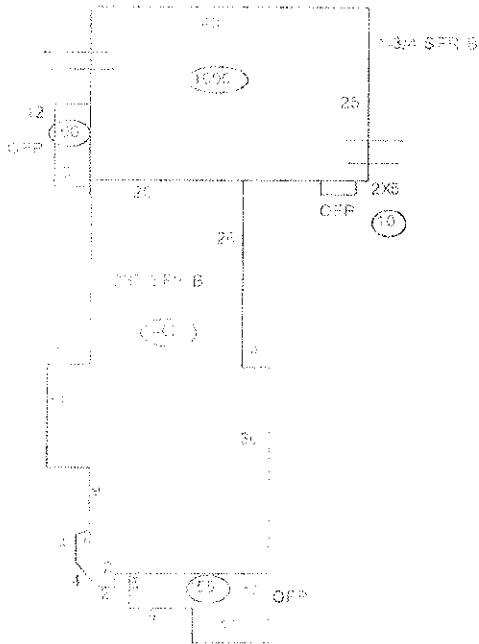
Map/Lot:
Location:



APPROXIMATE

FOOTPRINT (ROOMS)

TO BE DETERMINED



Presque Isle
11:41 AM

RE Account 537 Detail
as of 06/12/2020

06/12/2020
Page 1

Name: MARTIN, FERNAND

Location: 14 PARK ST

Acreage: 0.48 Map/Lot: 039-153-014

Book Page: B3165P288

2019-1 Period Due:

Land: 21,000

Building: 44,400

Exempt 0

Total: 65,400

Ref1: B3165P288

Mailing 5 JUDD STREET

Address: PRESQUE ISLE ME 04769

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2019-1 R	07/10/19	Original			1,634.35	0.00	0.00	1,634.35
	12/16/2019	CHGINT	1	I	0.00	-19.43	0.00	-19.43
	12/16/2019		A	P	1,634.35	19.43	0.00	1,653.78
		Total			0.00	0.00	0.00	0.00
2018-1 L	*				0.00	0.00	0.00	0.00
2017-1 L	*				0.00	0.00	0.00	0.00
2016-1 L	*				0.00	0.00	0.00	0.00
2015-1 L	*				0.00	0.00	0.00	0.00
2014-1 L	*				0.00	0.00	0.00	0.00
2013-1 L	*				0.00	0.00	0.00	0.00
2012-1 L	*				0.00	0.00	0.00	0.00
2011-1 L	*				0.00	0.00	0.00	0.00
2010-1 R					0.00	0.00	0.00	0.00
2009-1 R					0.00	0.00	0.00	0.00
2008-1 R					0.00	0.00	0.00	0.00
2007-1 R					0.00	0.00	0.00	0.00
2006-1 R					0.00	0.00	0.00	0.00
2005-1 R					0.00	0.00	0.00	0.00
Account Totals as of 06/12/2020					0.00	0.00	0.00	0.00

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Presque Isle
Name: MARTIN, FERNAND

Valuation Report

07/17/2019

Page 1

Map/Lot:

035-187-227

Account: 1386 Card: 1 of 1

Location:

227 STATE ST

Neighborhood 16 Urban

Sale Data

Zoning/Use Urban Res. 2
Topography LevelRolling
Utilities All Public
Street Paved
Flood Map 7
Classification Old Multi-Family
Reference 1 B3219P142 -35187227

Sale Date 12/01/1998
Sale Price 26,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 2
Tran/Land/Bldg 0 1 1
STREET CODE..... 187 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	23,900.00	12,187	100%		12,187
1.00	# -Lot Improvement	8,500.00	8,500	100%		8,500
Total Acres 0.13 Land Total						20,687

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,180 Sqft	Grade C 110	Base	118,996
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	8	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,552
Attic	Full Finished			Attic	14,894
FirePlaces	1			Fireplace	4,552
Insulation	Capped Only			Insulation	-1,692
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1899	0	Obsolete	Typical	Below Average	Typical	141,302
Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. % Value(Rcnld)						42,348
None None 37% 90% 90%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1899	375	C 110	19,523	Avq-	37%	90%	90%	5,852
Unfin Basement	1899	375	C 110	3,589	Avq-	37%	50%	90%	598
Open Frame Porch	1899	150	C 110	2,002	Avq-	37%	95%	90%	634
One Story Frame	1899	40	C 110	1,531	Avq-	37%	90%	90%	458
Unfin Basement	1899	40	C 110	382	Avq-	37%	95%	90%	121
Encl Frame Porch	1899	120	C 110	3,374	Avq-	37%	95%	90%	1,067
Open Frame Porch	1899	140	C 110	1,885	Avq-	37%	95%	90%	596
2,667 SFLA									
Outbuilding Total									9,326

Accpt Land

20,700

Accepted Bldg

51,700

Total

72,400

Presque Isle
Name: MARTIN, FERNAND

Valuation Report

07/17/2019
Page 2
035-187-227
227 STATE ST

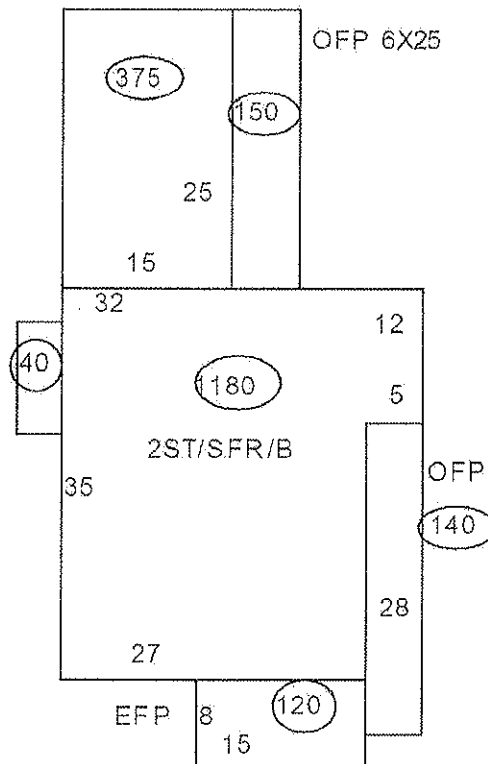
Account: 1386

Map/Lot:
Location:



1-1/2 SFR/1/2 BSMT

1SFR/B
4X10



Presque Isle
11:37 AM

**RE Account 1386 Detail
as of 06/12/2020**

06/12/2020
Page 1

Name: MARTIN, FERNAND

Location: 227 STATE ST

Acreage: 0.13 Map/Lot: 035-187-227

Book Page: B3219P142

2019-1 Period Due:

1) 1,902.70

Land: 20,700

Building: 51,700

Exempt 0

Total: 72,400

Ref1: B3219P142

Mailing 5 JUDD STREET

Address: PRESQUE ISLE ME 04769

Year	Date	Reference	P C	Principal	Interest	Costs	Total
2019-1 R	07/10/19	Original		1,809.28	0.00	0.00	1,809.28
	5/11/2020	DEMAND	A 3	0.00	0.00	-9.80	-9.80
			Demand Fees				
		CURINT		0.00	-83.62	0.00	-83.62
		Total		1,809.28	83.62	9.80	1,902.70
2018-1 L	07/11/18	Original		1,869.37	0.00	0.00	1,869.37
	4/17/2019	DEMAND	A 3	0.00	0.00	-9.80	-9.80
			Demand Fees				
	05/24/19	Liened		1,869.37	79.23	71.40	2,020.00
		CURINT		0.00	-138.03	0.00	-138.03
		Total		1,869.37	217.26	71.40	2,158.03
2017-1 L *				0.00	0.00	0.00	0.00
2016-1 L *				0.00	0.00	0.00	0.00
2015-1 L *				0.00	0.00	0.00	0.00
2014-1 L *				0.00	0.00	0.00	0.00
2013-1 L *				0.00	0.00	0.00	0.00
2012-1 L *				0.00	0.00	0.00	0.00
2011-1 L *				0.00	0.00	0.00	0.00
2010-1 R				0.00	0.00	0.00	0.00
2009-1 R				0.00	0.00	0.00	0.00
2008-1 R				0.00	0.00	0.00	0.00
2007-1 R				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
2005-1 R				0.00	0.00	0.00	0.00
Account Totals as of 06/12/2020				3,678.65	300.88	81.20	4,060.73

Per Diem

2019-1	0.3470
2018-1	0.3585
Total	0.7055

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Presque Isle
11:37 AM

**RE Account 1386 Detail
as of 06/12/2020**

06/12/2020
Page 2

Name: MARTIN, FERNAND

Location: 227 STATE ST

Acreage: 0.13 Map/Lot: 035-187-227

Book Page: B3219P142

2019-1 Period Due:

1) 1,902.70

Land: 20,700

Building: 51,700

Exempt 0

Total: 72,400

Ref1: B3219P142

Mailing 5 JUDD STREET

Address: PRESQUE ISLE ME 04769

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
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Presque Isle
Name: GOGAN, WALTER

Valuation Report

07/17/2019

Page 1

030-085-074

Account: 128 Card: 1 of 1

Map/Lot:

Location:

74 EXCHANGE ST

Neighborhood 25 Urban

Sale Data

Zoning/Use Urban Res. 1
Topography LevelRolling
Utilities All Public
Street Paved
Flood Map 7
Classification Residential
Reference 1 B5074P182 05222012 -30085074
Reference 2
Tran/Land/Bldg 1 1 1

Sale Date 05/22/2012
Sale Price 9,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

STREET CODE..... 85 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	11,150.00	4,986	100%		4,986
1.00	# -Lot Improvement	8,500.00	8,500	100%		8,500
Total Acres 0.10						13,486

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	768 Sqft	Grade D 100	Base	53,565
Exterior	Cement Fiber	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,015
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-253
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	Typical	Typical	Poor	Typical	43,297
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		20%	50%	100%
						Value(Rcnld)
						4,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1988	96	E 100	605	Poor	64%	50%	100%	194
Frame Shed	1990	54	E 100	438	Poor	70%	50%	100%	154
768 SFLA									348
Outbuilding Total									348

Acpt Land

13,500

Accepted Bldg

4,700

Total

18,200

Presque Isle
Name: GOGAN, WALTER

Valuation Report

07/17/2019

Page 2

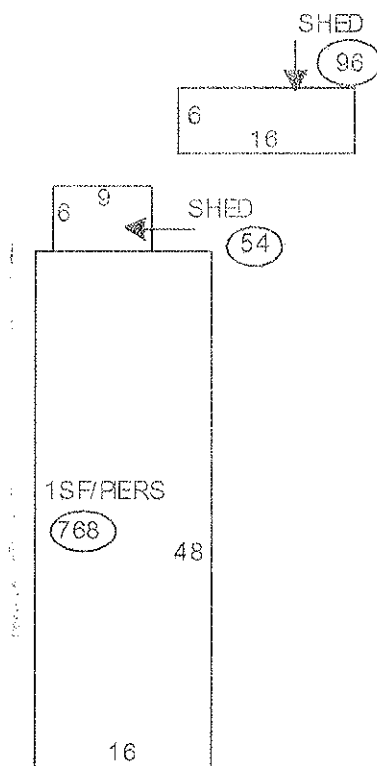
Account: 128

Map/Lot:

030-085-074

Location:

74 EXCHANGE ST



Presque Isle
12:22 PM

**RE Account 128 Detail
as of 06/12/2020**

06/12/2020
Page 1

Name: GOGAN, WALTER

Location: 74 EXCHANGE ST

Acreage: 0.1 Map/Lot: 030-085-074

Book Page: B5074P182

2019-1 Period Due:

1) 485.64

Land: 13,500
Building: 4,700
Exempt 0
Total: 18,200

Ref1: B5074P182 05222012

Mailing PO BOX 1827

Address: PRESQUE ISLE ME 04769

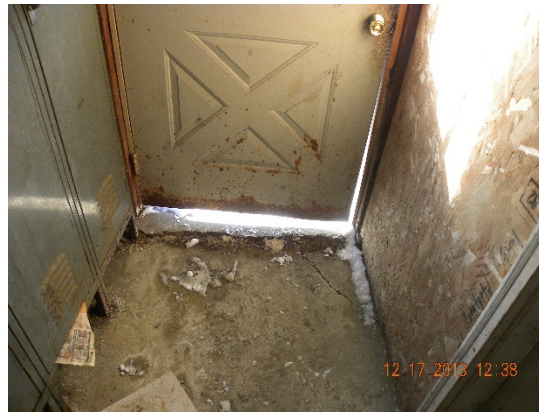
Year	Date	Reference	P C	Principal	Interest	Costs	Total
2019-1 R	07/10/19	Original		454.82	0.00	0.00	454.82
	5/11/2020	DEMAND	A 3	0.00	0.00	-9.80	-9.80
			Demand Fees				
		CURINT		0.00	-21.02	0.00	-21.02
		Total		454.82	21.02	9.80	485.64
2018-1 L *				0.00	0.00	0.00	0.00
2017-1 L *				0.00	0.00	0.00	0.00
2016-1 L *				0.00	0.00	0.00	0.00
2015-1 R				0.00	0.00	0.00	0.00
2014-1 R				0.00	0.00	0.00	0.00
2013-1 R				0.00	0.00	0.00	0.00
2012-1 R				0.00	0.00	0.00	0.00
2011-1 R				0.00	0.00	0.00	0.00
2010-1 R				0.00	0.00	0.00	0.00
2009-1 L *				0.00	0.00	0.00	0.00
2008-1 R				0.00	0.00	0.00	0.00
2007-1 L *				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
Account Totals as of 06/12/2020				454.82	21.02	9.80	485.64

Per Diem

2019-1	0.0872
Total	0.0872

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

23 Turner Street



23 Turner Street



25 Turner Street



14 Park Street



14 Park Street



227 State Street



227 State Street



74 Exchange Street



Maine Revised Statutes
Title 17: CRIMES
Chapter 91: NUISANCES

§2851. DANGEROUS BUILDINGS

The municipal officers in the case of a municipality or the county commissioners in the case of the unorganized or deorganized areas in their county may after notice pursuant to section 2857 and hearing adjudge a building to be a nuisance or dangerous, in accordance with subsection 2-A, and may make and record an order, in accordance with subsection 3, prescribing what disposal must be made of that building . The order may allow for delay of disposal if the owner or party in interest has demonstrated the ability and willingness to satisfactorily rehabilitate the building. If an appeal pursuant to section 2852 is not filed or, if an appeal pursuant to section 2852 is filed and the Superior Court does not order, stay or overturn the order to dispose of the building, the municipal officers or the county commissioners shall cause the nuisance to be abated or removed in compliance with the order. [2017, c. 136, §1 (AMD) .]

For the purposes of this subchapter, "building" means a building or structure or any portion of a building or structure or any wharf, pier, pilings or any portion of a wharf, pier or pilings thereof that is or was located on or extending from land within the boundaries of the municipality or the unorganized or deorganized area, as measured from low water mark, and "parties in interest" has the same meaning as in Title 14, section 6321. [2017, c. 136, §1 (NEW) .]

1. Notice.

[2017, c. 136, §1 (RP) .]

2. Notice; how published.

[2017, c. 136, §1 (RP) .]

2-A. Standard. To adjudge a building to be a nuisance or dangerous, the municipal officers or county commissioners must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.

[2017, c. 136, §1 (NEW) .]

3. Recording of the order. An order made by the municipal officers or county commissioners under this section must be recorded by the municipal or county clerk, who shall cause an attested copy to be served upon the owner and all parties in interest in the same way service of process is made in accordance with the Maine Rules of Civil Procedure. If the name or address cannot be ascertained, the clerk shall publish a copy of the order in the same manner as provided for notice in section 2857.

[2017, c. 136, §1 (AMD) .]

4. Proceedings in Superior Court. In addition to proceedings before the municipal officers or the county commissioners, the municipality or the county may seek an order of demolition by filing a complaint in the Superior Court situated in the county where the building is located. The complaint must identify the location of the property and set forth the reasons why the municipality or the county seeks its removal. Service of the complaint must be made upon the owner and parties in interest in accordance with the Maine Rules of Civil Procedure. After hearing before the court sitting without a jury, the court shall issue

an appropriate order and, if it requires removal of the building, it shall award costs as authorized by this subchapter to the municipality or the county. Appeal from a decision of the Superior Court is to the law court in accordance with the Maine Rules of Civil Procedure.

[2017, c. 136, §1 (AMD) .]

SECTION HISTORY

1965, c. 284, (RPR). 1967, c. 401, §1 (AMD). 1973, c. 143, §1 (AMD).
1979, c. 27, §§1-3 (AMD). 1997, c. 6, §1 (AMD). 2017, c. 136, §1 (AMD).

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PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 13

SUBJECT

NEW BUSINESS: Rental Ordinance

INFORMATION

- 1) Memo from Galen Weibley, dated July 1, 2020
- 2) Rental Maps
- 3) Rental Research

REQUESTED ACTION

Discussion only.



City of Presque Isle, Maine

The Office of
Director of Economic & Community Development
Galen Weibley
Email: gweibley@presqueisleme.us

MEMORANDUM

TO:	PI City Councilors and Manager
FROM:	Galen Weibley, Director of Economic & Community Development
DATE:	July 1, 2020
RE:	Residential Rental Ordinance Discussion

The city has been experiencing increase costs associated for demolishing unsafe buildings throughout Presque Isle. The city has spent over \$161,276.17 in demolition of properties and in litigation costs in an effort to combat blight within Presque Isle. It has been determined many of these properties serve as rental units to multiple residents especially for individuals with low income and/or mental illness.

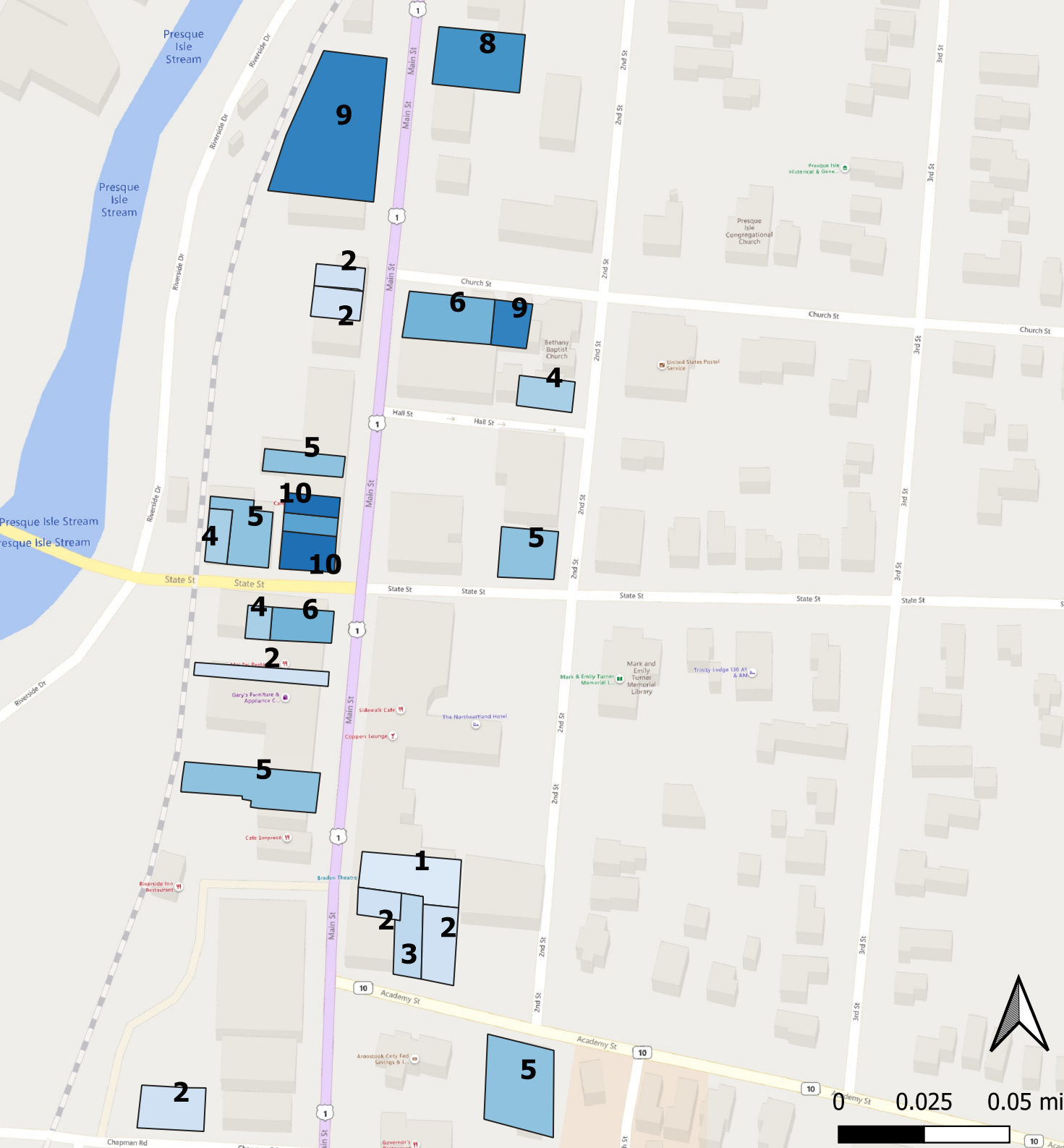
Based on the research data by the Downtown TIF District Housing Survey, there are 116 parcels containing 383 dwelling units to serve residents of downtown Presque Isle. This is approximately 56% of housing units available in the downtown area consisting of the streets of Main, North, Academy, State, Parsons, Industrial. Of these properties, approximately 51% are considered in Average conditions or worse. This is in comparison with owned properties in the downtown area at 47% average condition or worse.

DECD staff have researched other municipal ordinances pertaining to annual residential rentals to aid in discussion of if a rental ordinance should be explored by Presque Isle. Staff would also like to receive direction from councilors regarding what mechanics they would like included in a draft ordinance.

It is recommended a working group of DECD staff, two City Councilors, two Planning Board Members, and two Property Owners with rental units and one representative from the PI Housing Authority formulate a draft Rental Ordinance with the feedback offered by Council.

Enclosures

- *Spreadsheet of Possible Policy Options for a Rental Ordinance
- *Maps of Rental Properties in Downtown



Department of Economic & Community Development
City of Presque Isle

12 Second Street
Presque Isle, ME 04769
207-760-2727

Base Map Legend

Dwelling Units

NA

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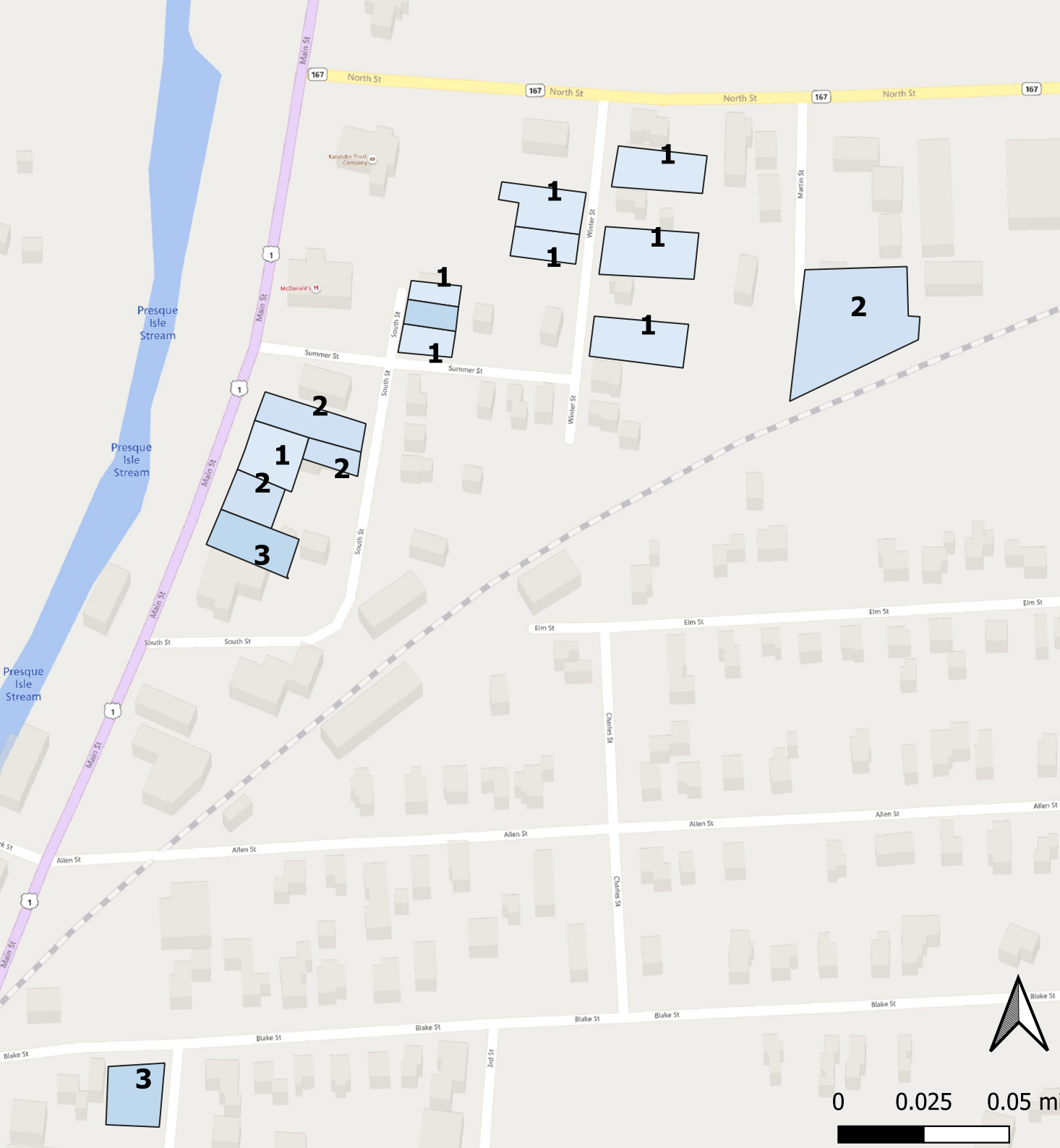
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Department of Economic & Community Development
City of Presque Isle

12 Second Street
Presque Isle, ME 04769
207-760-2727



Base Map Legend

Dwelling Units

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City of Presque Isle**

**12 Second Street
Presque Isle, ME 04769
207-760-2727**

Base Map Legend

Dwelling Units

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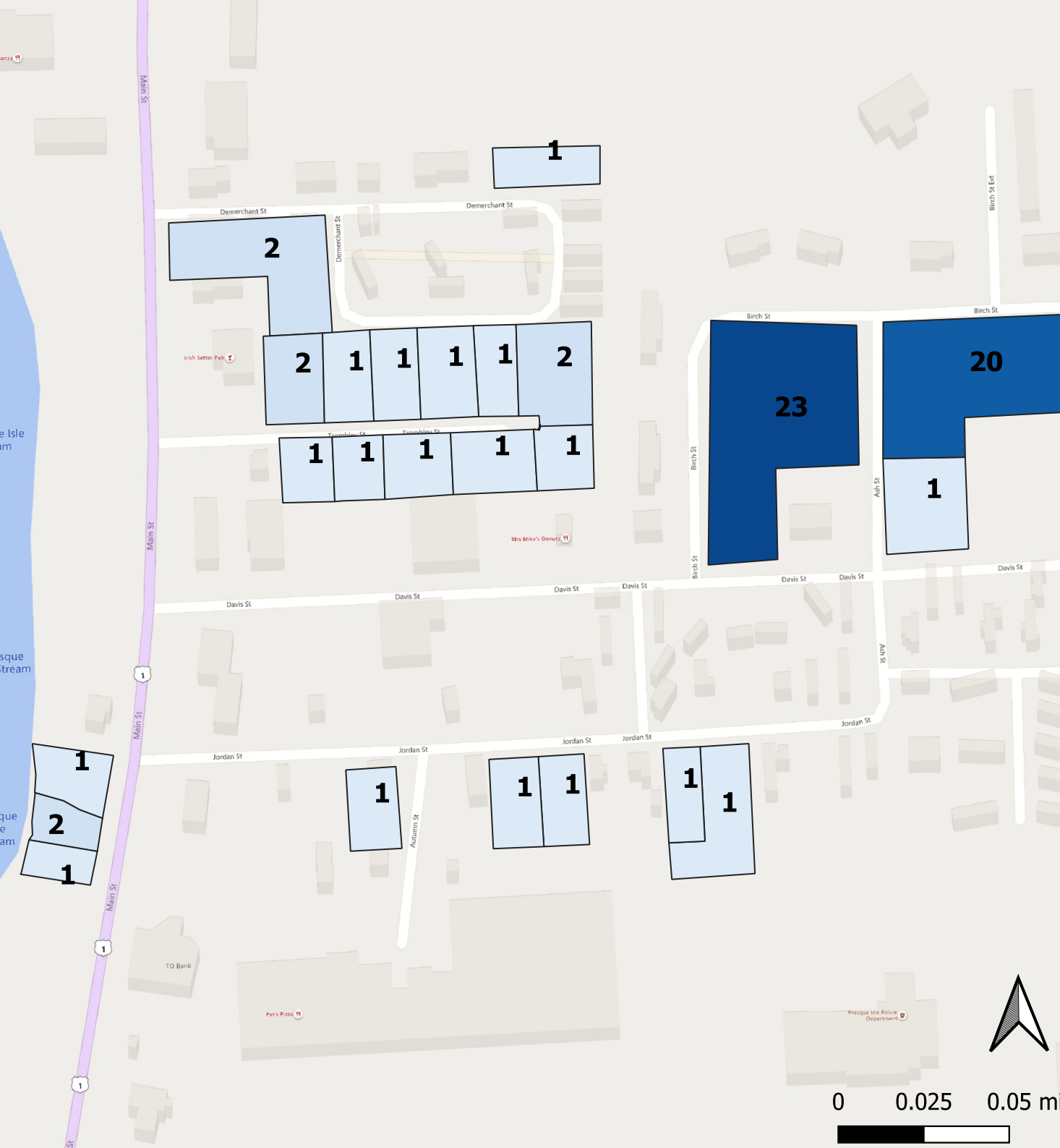
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City of Presque Isle

12 Second Street
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207-760-2727

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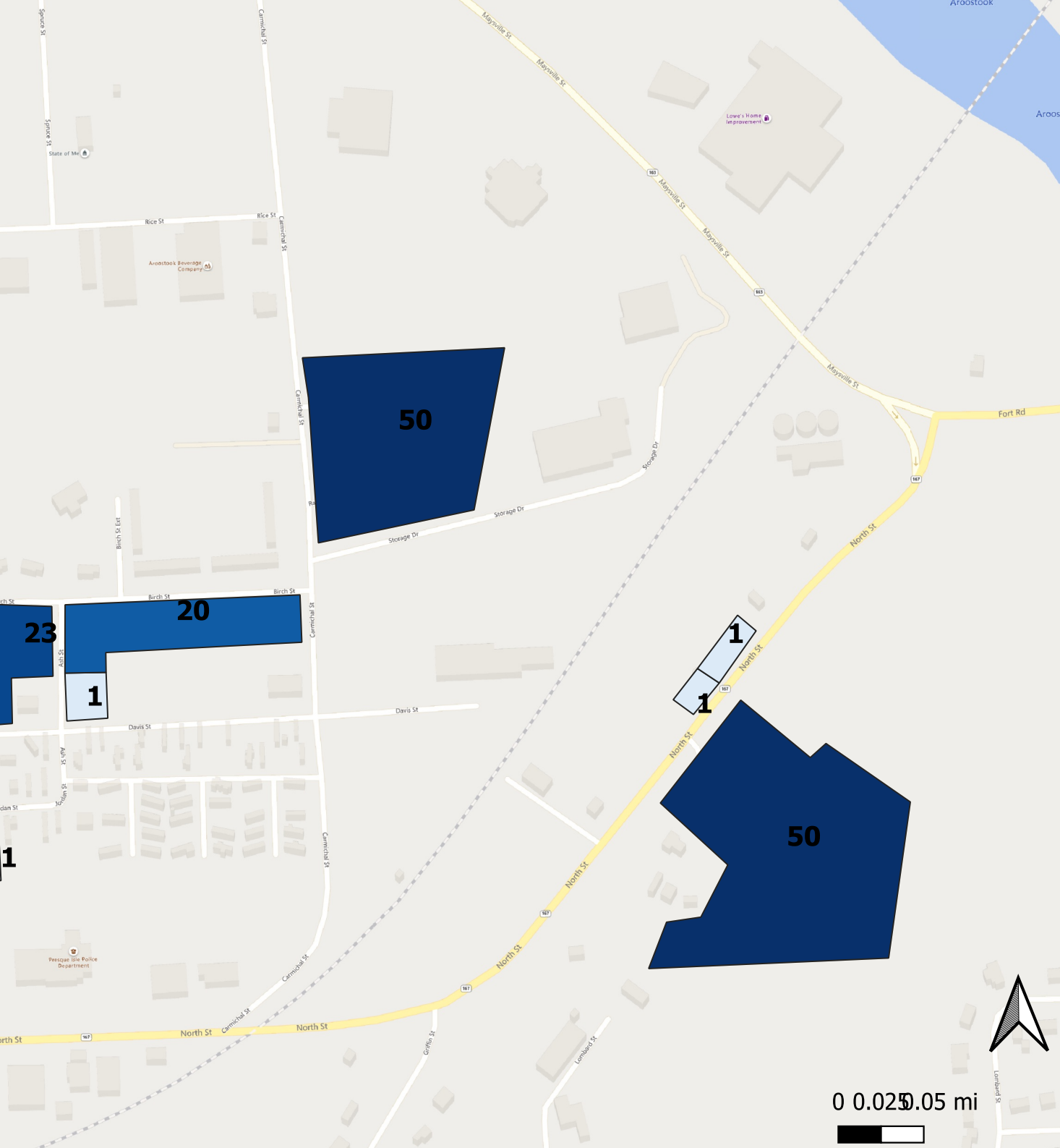
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City of Presque Isle

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Base Map Legend

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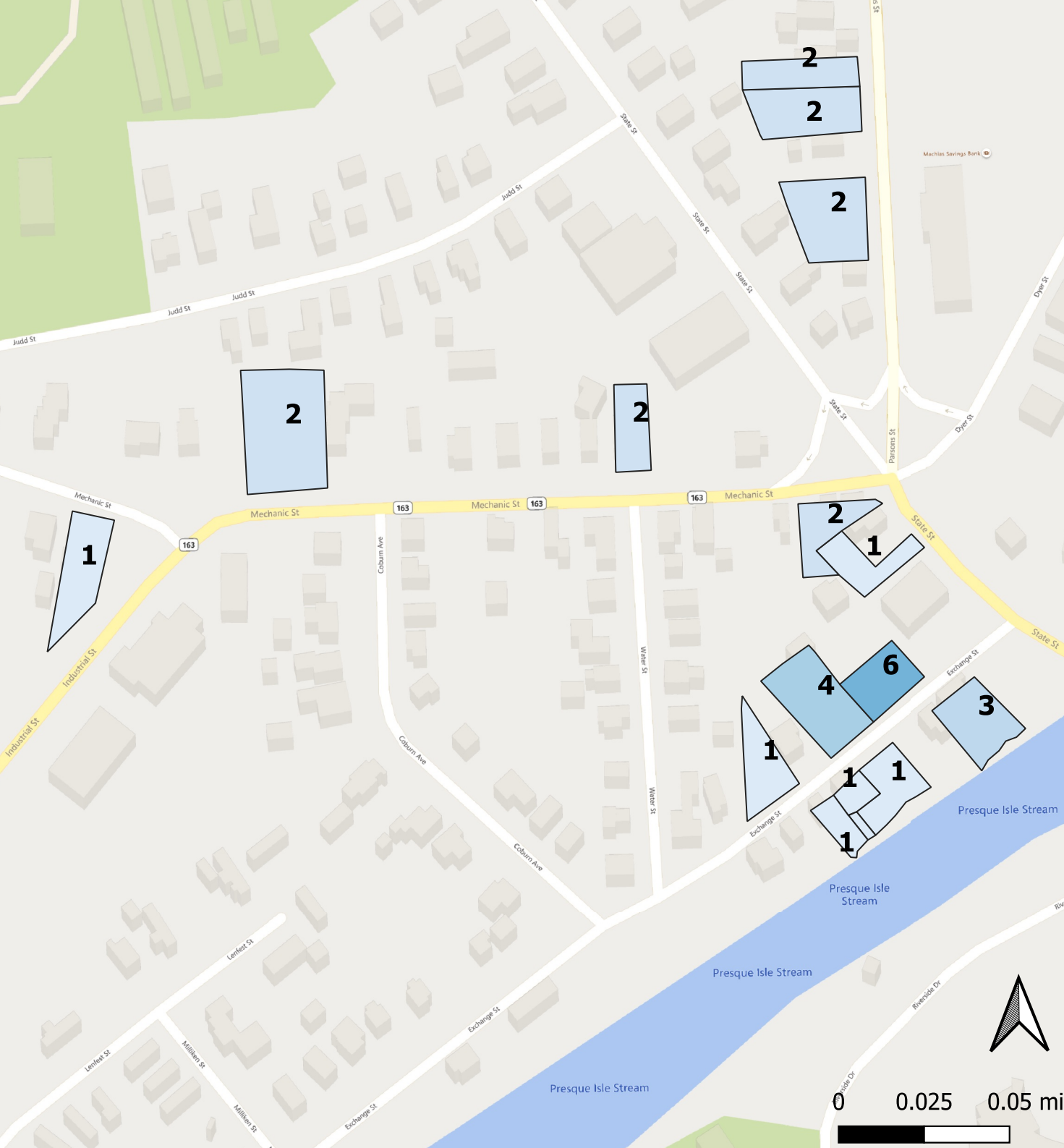
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City of Presque Isle**

**12 Second Street
Presque Isle, ME 04769
207-760-2727**



Base Map Legend

Dwelling Units

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**12 Second Street
Presque Isle, ME 04769
207-760-2727**



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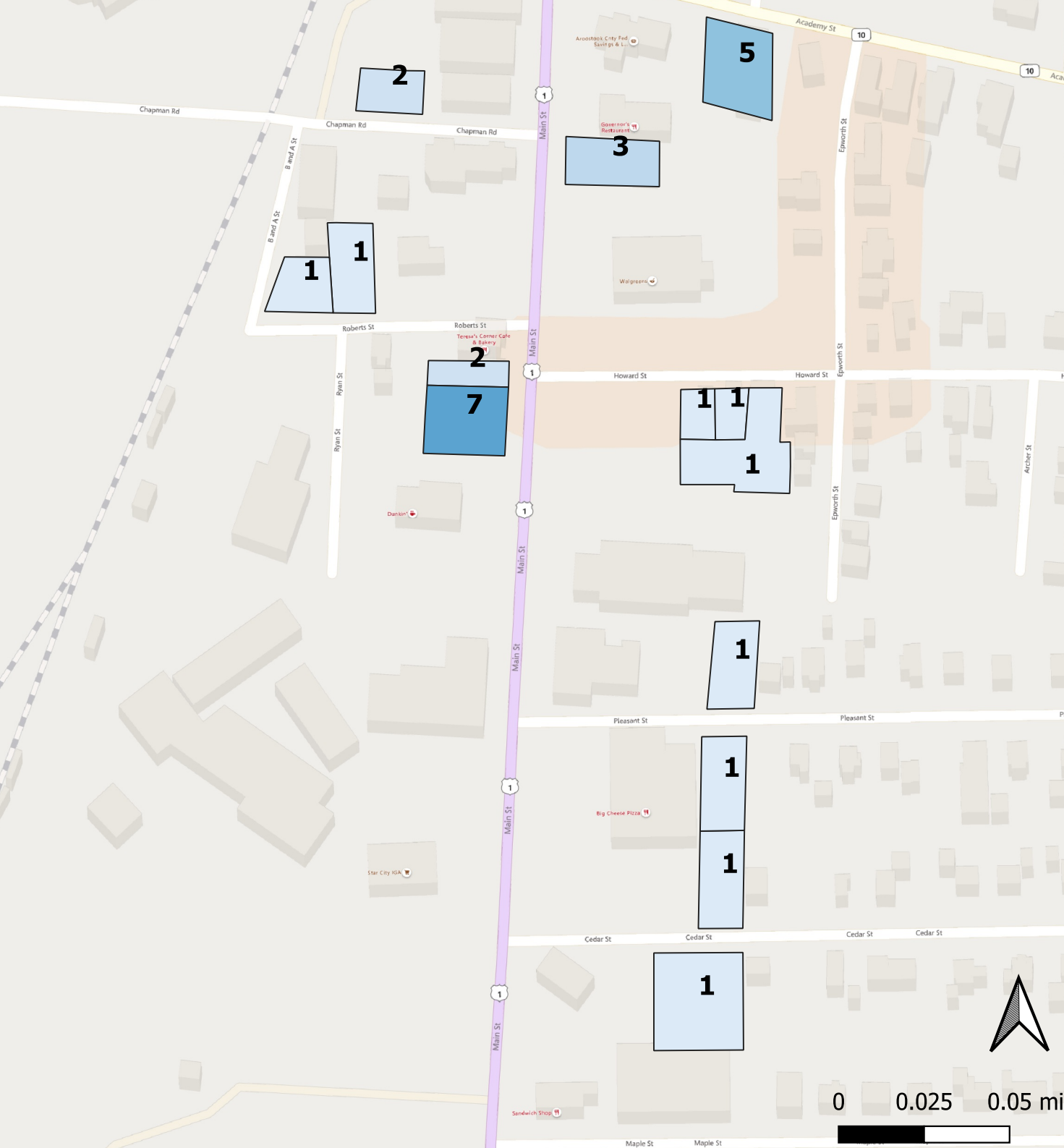
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City of Presque Isle**

**12 Second Street
Presque Isle, ME 04769
207-760-2727**

Base Map Legend

Dwelling Units

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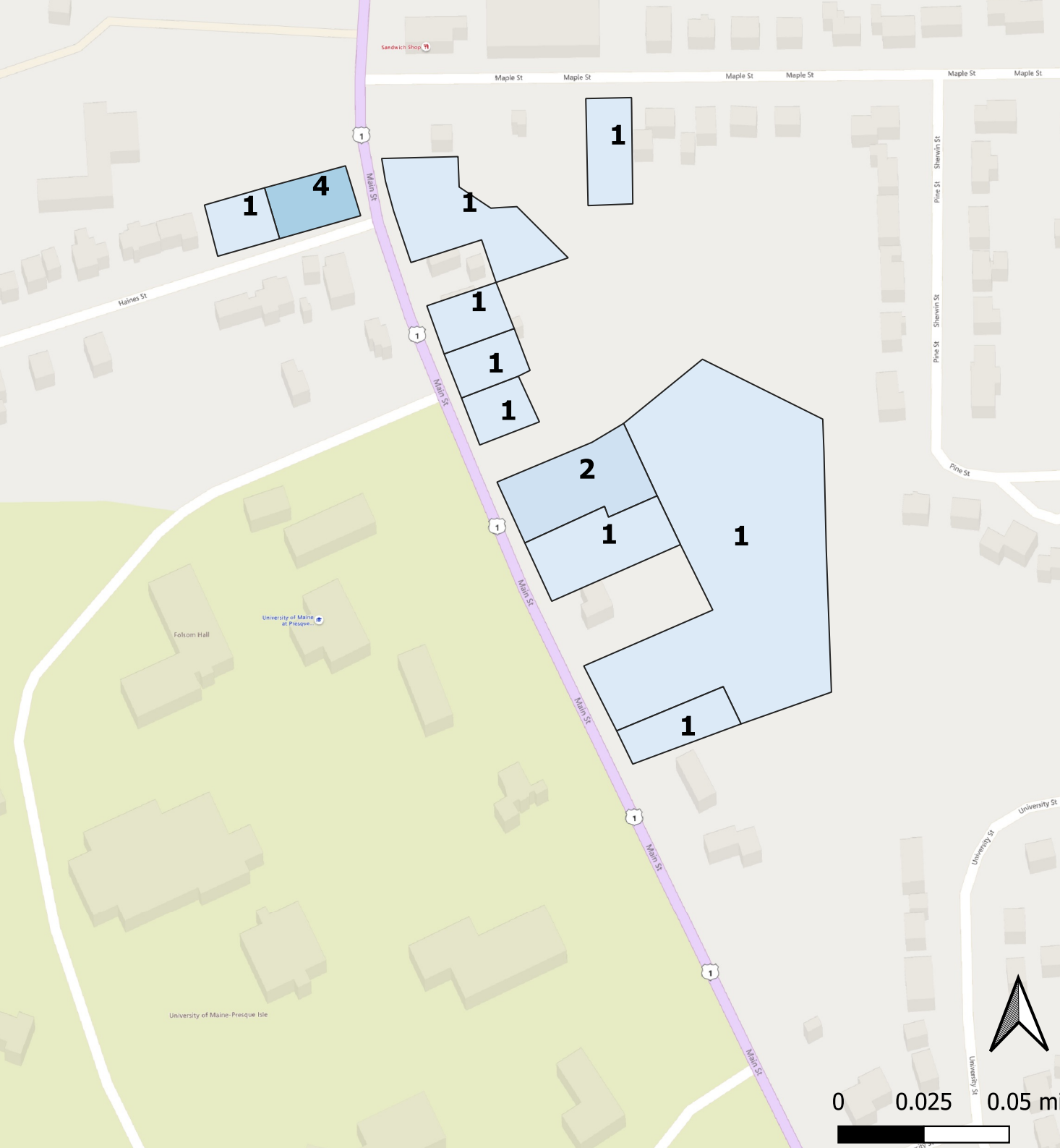
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Municipality Name	License Required?	Term Renewal	Renew Deadline	Cost	Inspected for	Special Conditions/Features	Fines for non-compliance
Lewiston, ME	No, Registration Certificate for Multi-Family Buildings	Annual	March 1 Each year	none	not inspected, but property owner must allow on-site inspections by code officer	Reg. Certificate must be posted on property also establishes an ad-hoc committee to provide education to landlord & tenants	\$50-\$200, not eligible for local, state or federal funds
Auburn, WA	Yes for non-owner occupied homes/buildings & appartments, no for owner occpied dwellings	Annual, renewal may require inspection	January 1 of each year	\$0-\$212 depends on building type and size	Inspections are required for Non-Owner Occupied homes with more than one lease & for state licensed facilities	City offers a free 8-hour Multi-family Manager Training course for managers and owners of multi-family housing to learn about crime precention, and community improvement. Also has a non-transferrable clause for licenses issued	<\$1,0000 or imprisonment not exceeding 90 Days
Sanford, ME	Yes, for non-owner occupied homes & buildings and Section 8	Annual	December 31 of each year	A. \$100 for single family B. \$200 for two family C. \$300 for three familyD. \$400 for four to seven family E. \$500 for eight plus family F. \$100 plus \$100 per dwelling unit up to \$500 for mixed use properties	Inspected for health and safety standards (National Codes)	“Good Neighbor” Credit Program - Properties that are licensed on-time and pass an inspection in compliance with the program are eligible for a fee reduction of 50% per property in the second year. These properties will be inspected less frequently. Rental housing containing owner-occupied units may deduct \$100 per owner-occupied unit.	Civil penalty and up to \$500 per property in addition to fee for licensing
Dallastown, PA	Yes for any dwelling unit being rented out	Annual	January 31 of each year	\$100 per unit (includes inspection). Each reinspection \$50.00	Inspected for trash, rodents, property maintenance (no holes in exterior), code compliance	Licenses may be transferred if sold to new peroperty owner for remainder of year. Creates a separate appeals board from ZBA to hear rental violation appeals as needed.	\$50-\$1,000 costs of prosecution and if in payment default, no more than 30 days in prision
Old Orchard Beach	An annual fee is required but no requirements found	Annual	January 1 of each year	\$25.00 per unit	Not available	N/A	Not specified

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # 14

SUBJECT

NEW BUSINESS: 5 Year Crash Data

INFORMATION

- 1) 5 Year Crash Stats
- 2) Presentation at meeting

REQUESTED ACTION

Discussion only.

			5 Year Results for Presque Isle																												
Location & Intersection Type			Day of Week							Codes				Winter					3 Seasons					Winter							
Intersection Name	Type		Su	M	Tu	W	Th	F	Sa	TTL	PI	H/R	Ped	Bike	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Winter Total	3 Seasons Total	Possible Issue		
Main @ CFCU @ Wal Mart	Intersection	7	11	13	10	11	28	8	87	6	2				13	9	3	1	7	7	4	6	8	10	6	13	54	33	Winter Issue		
Main @ Maysville @ Connector	Intersection	2	13	13	11	11	21	6	77	8	1				10	12	5	5	3	5	4	8	1	6	6	12	51	26	Winter Issue		
Main @ State	Intersection	4	9	7	14	9	18	6	67	3	4				14	3	4	4	4	3	10	4	1	2	7	5	10	43	24	Winter Issue	
Main @ Academy	Intersection	4	7	3	6	7	5	4	38	1	1				3	2	5	1	1	6	4	6	3	2	2	3	17	21	Other Issue		
5-Way Intersection (State, Parsons, Dyer, Industrial)	Intersection	4	6	6	4	3	9	5	36	2	2	1			5	4	4	1	1	4	2	2	3	4	3	4	24	13	Winter Issue		
Main @ Park @ Allen	Intersection	6	3	6	7	6	3	2	33	4					4	1	7	2	5	2	2		1	4	3	6	25	12	Winter Issue		
Main @ Braden Theater	Business Egress	1	5	5	2	5	7	3	28		5					2	1	1	3	2	3	4		1	3	8	15	13	Winter Issue		
Main @ North	Intersection	1	1	10	2	3	8	2	27	3					6	4	1	2	4	1	2	2		1	2	2	16	11	Winter Issue		
Main @ Chapman	Intersection	1	6	5	3	4	4		24	3	1				5			1	1	3	1		2	4	3	1	2	12	11	Winter Issue	
Parsons @ Central @ Harris	Intersection	1	5	2	3	6	2	1	20	2	2				2	3	2	1			3	2	2	1		6	3	16	9	Winter Issue	
Main @ Davis	Intersection		1	4	5	3	3	3	19	3	1				3	3	1	1	1	1	2		2	2	2		11	8	Winter Issue		
Main @ Hall	Intersection	1	3	3	3	2	5	1	18	1	1				3	2	2			1	2	1		1	2	2	13	5	Winter Issue		
Second @ US Post Office	Business Egress		5	2	4	3	2	2	18		1				1	3	4				1	1	1	1	2	3	14	4	Winter Issue		
Main @ Summer	Intersection		2	1	3	4	6	1	17	2	1				2	2		2	1			1	1	1	2	3	2	11	6	Winter Issue	
State @ Riverside	Intersection	2	1	2	3	3	3	3	17	1	1	1			3				3	1		1	1	1	2	4	1	10	7	Winter Issue	
Main @ Arby's	Business Egress		1	1	1	3	6	4	16	4								2	1	1	1	1	4		1	6	2	9	9	Other Issue	
Main @ Riverside	Intersection	1	3	2	3	5	1	1	16						1	2	3	1	2	1				1		4	1	11	5	Winter Issue	
Main @ Ryan	Intersection	2		2	5	2	4	1	16	2		1			1	1	2	2			1		2	1		2	4	10	6	Winter Issue	
Main @ ACM Ent @ Cavendish	Business Egress		5	3	2	2		2	15		1				6	2				1			2		1	1	2	12	3	Winter Issue	
Main @ Robert	Intersection	1		4	2	4		3	14		1				2	3					1		2		3	2	2	12	3	Winter Issue	
Main @ Blake	Intersection	1	2	3	1	3	3	1	13	2		1			3	2	2						1	1	3	2		12	2	Winter Issue	
Main @ Bonanza	Business Egress		2	1	3	3	3		13	1	1				1		1	1	3			1	2			1	2	5	7	Other Issue	
Main @ Cedar	Intersection		2	4	3	3		1	13	3	2				4	1	1			1	1		1	1		2		9	4	Winter Issue	
Main @ Northeastland Hotel	Business Egress	1	4	1	2	4	1		13		3				1	1	2			1			2	1	1	2	2	9	4	Winter Issue	
Main @ Dwigths	Business Egress		1	4	1	6	1		12		6				1	1	1			1	1	2		1	2	1	1	7	5	Winter Issue	
Main @ Howard	Intersection	2	2	1	3	1	2	1	12	2	1				1	2	1							3		2	3	9	3	Winter Issue	
Main @ Maple	Intersection	1	2	2	2	2	2	1	12		1				1		3	1			1	1		1	1		2	7	4	Winter Issue	
Main @ Rice	Intersection		3	2	3	3		1	12	1	1				1	2	1	2			1	2			1	1	1	7	5	Winter Issue	
Main @ Church	Intersection		1	4	3	1		2	11	2					1	2	3						1		1	2	2	11	1	Winter Issue	
Main @ PIICC	Business Egress	4			2	1	2	2	11						2		1			1	1		1	1		3	7	4	Winter Issue		
State Rd @ Connector @ Parsons	Intersection	1		3	3	1		3	11	1						2			1	2	1	1	1			2	1	5	6	Other Issue	
Main @ Irving Mainway	Business Egress	1	2	3	3	1			10	1					2	1				2				2	1	1	1	6	4	Winter Issue	
Maysville @ Carmichael	Intersection		2	1	1	3	1	1	9							2	1	2						2		1	2	8	2	Winter Issue	
Industrial @ Elizabeth	Intersection		1	3	2	1			8	2					2	1		2						3				6	2	Winter Issue	
Main @ McDonald's	Business Egress		3	1	1	1	2		8	1							2					1		2	1	1	5	3	Winter Issue		
Main @ UMPI	Business Egress	2	1	1	1	1	2		8		1				1	2					1		1				3	6	2	Winter Issue	
Second @ State	Intersection	1	1	2	3			1	8	1					1		1	2			1	1		1	1		3	5	Other Issue		
Main @ Daigle Oil	Business Egress		1	1	1	4			7						2	1	1	1						1			1	6	1	Winter Issue	
Main @ Jordan	Intersection		1	1	1	1	1	2	7								1				2	1	1			2		3	4	Other Issue	
Maysville @ Lowes	Business Egress	2		2			1	2	7						1	1					1					2	2	6	1	Winter Issue	
North @ Maysville	Intersection	1	2	1		1		1	6								1			1							1	2	4	Other Issue	
Parsons @ Park	Intersection	1		1		2	1	1	6	1								1				1			1		2	3	3	Other Issue	
Second @ City Hall	Business Egress		1	1		2	2		6		1				2		1							1	1			4	1	Winter Issue	
State Rd @ Skyway	Intersection		1	1	1	1	3		6						1	2	3							1				6	1	Winter Issue	
Carmichael @ Jordan	Intersection					3	1	1	5	2					2		1													0	Winter Issue
Main @ Burger King	Business Egress	1		1	1	1			5		1				1	1										2	1	5	0	Winter Issue	
Chapman @ B&A Street	Intersection		2	1				1	4						3						1							3	1	Winter Issue	
Main @ King Morton's Hall of Music	Business Egress		1		1			1	1	4		1								1			1					2	2	Other Issue	
Maysville @ Spruce	Intersection			1	1	1			1	4					1	1											2	4	0	Winter Issue	
Riverside @ Chapman	Intersection	1	1					2	1	4									2							1	1	2	2	Other Issue	
Second @ Mark & Emily Turner Memorial Library	Business Egress		1	1		2			4								1	1					1				1	2	2	Other Issue	
State @ Whitney Alley	Intersection		3			1	1		4	1	1				1	2					2					1		3	2	Winter Issue	
Industrial @ Mechanic	Intersection					2	1		3								1										2	3	2	Winter Issue	
Main @ Haines	Intersection	2			1				3	1												1	1	1				0	3	Other Issue	
Main @ Subway	Business Egress			1				1	1	3						1						1				1		2	1	Winter Issue	
North @ Carmichael	Intersection		1		1			1	3										1							1		1	1	Other Issue	
Parsons @ Central	Intersection		1		1			1	3						2	1												3	0	Winter Issue	
Second @ Academy	Intersection				1	2			3		1				1		2														

Intersection Name	Type	Su	M	Tu	W	Th	F	Sa	TTL	PI	H/R	Ped	Bike	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Winter Total	3 Seasons Total	Possible Issue
Exchange & Water	Intersection					1			1					1		1										1	0	Winter Issue
Carmichael @ Rice	Intersection					1			1							1								1		2	0	Winter Issue
Main @ Harding Law Office	Business Egress		1						1					1		1										1	0	Winter Issue
Main @ Mavor Optical (Family Eye)	Business Egress			1					1					1												1	0	Winter Issue
Main @ Pleasant	Intersection					1			1																1	1	0	Winter Issue
North @ Griffin	Intersection							1	1									1								0	1	Other Issue
										69	47	5	2	133	89	77	47	52	69	44	63	54	73	94	125	591	329	Winter Issue

PRESQUE ISLE CITY COUNCIL MEETING

For:

July 1, 2020

AGENDA ITEM # EXECUTIVE SESSION

SUBJECT

EXECUTIVE SESSION: Pursuant to 1 M.R.S.A. § 405(6)(E) to discuss Negotiations

INFORMATION

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to enter into Executive Session pursuant to 1 M.R.S.A. § 405(6)(E) to discuss Negotiations matter.

PRESQUE ISLE CITY COUNCIL ANNOUNCEMENTS

Wednesday, July 1, 2020

- We still have Board/Committee openings if anyone has any interest in joining a Board or Committee please see the City Clerk or apply online.
- The next regularly scheduled meeting of the Presque Isle City Council is on Wednesday, August 5th, 2020 at 6:00 PM in the Council Chambers at City Hall.