



**Presque Isle City Council Meeting
Wednesday, September 2nd, 2020
6:00 PM
Presque Isle Council Chambers**

AGENDA

Roll Call

Pledge of Allegiance

Public Hearing

1. Approval of a Marijuana License to Chad Junkins d/b/a Northern Euphoria LLC, with location of 11 Davis Street
2. A hearing to condemn a dangerous buildings pursuant to M.R.S.A. Title 17§ 2851 owned by:
 - Fernand Martin: 23 Turner Street
 - 25 Turner Street
 - 14 Park Street
 - 227 State Street
 - Walter Gogan: 74 Exchange Street

Citizen Comments

Consent Agenda

3. Approve Minutes from August 5, 2020
4. Approve 2020 Warrants #30 - #33, totaling \$1,656,444.03
5. Approve Transfer Deed
6. Approve Appointment to the Presque Isle Planning Board

Old Business

7. City Hall Update
8. Downtown TIF

New Business

9. Traffic Concerns
10. Greenmark IT – Technology Upgrades
11. Schedule a Public Hearing for changes to Chapter 59A – Adult Use and Medical Marijuana Businesses Ordinance
12. Five Year Fee Schedule
13. Capital Improvement Plan

Manager's Report

Announcements

Executive Session

Pursuant to 1 M.R.S.A. § 405(6)(A) to discuss Negotiations
Pursuant to 1 M.R.S.A. § 405(6)(A) to discuss Negotiations
Pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate

Adjournment

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

MEMORANDUM

TO:	Honorable City Council
FROM:	Martin Puckett, City Manager
DATE:	August 27, 2020
RE:	September 2nd Council Meeting starting at 6pm, City Council Chambers

Agenda

Roll Call

Pledge of Allegiance

Public Hearings:

1. Approval of a Marijuana License to Chad Junkins d/b/a Northern Euphoria LLC, with location of 11 Davis Street: Staff and Planning Board has reviewed application and is recommending approval.
2. A hearing to condemn a dangerous buildings pursuant to M.R.S.A. Title 17§ 2851: George Howe, Code Enforcement officer will discuss each property individually and offer recommendations. Narrative of process is included.

Fernand Martin: 23 Turner Street
25 Turner Street
14 Park Street
227 State Street
Walter Gogan: 74 Exchange Street

Citizen Comment

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

3. Approve Minutes from August 5, 2020
4. Approve 2020 Warrants
5. Approve Transfer Deed: Approval for City manager to sign deed for Alan Trombley for 60' of land at 64 Chapman Road.
6. Approve Appointment to the Presque Isle Planning Board: Due to a recent resignation, there is a vacancy. Jayne Farrin (previously served on city boards) has volunteered to serve.

Old Business

7. City Hall Update: Committee continues to meet regularly on design work and layout.

8. Downtown TIF: After months of input from various groups, the plan is ready for final review. After any changes are discussed and council is comfortable with the project list and plan, a motion for a public hearing at next council meeting is required.

New Business

9. Traffic Concerns: A working group has been discussing traffic concerns throughout the city and suggesting multiple approaches of enforcement, data collection, outreach, signage and public awareness.
10. Greenmark IT – Technology Upgrades: Eric Warren will present a plan for various IT upgrades to implement in the upcoming months and changes to the capital improvement plan.
11. Schedule a Public Hearing for changes to Chapter 59A – Adult Use and Medical Marijuana Businesses Ordinance: Multiple changes are needed to reflect modifications in the State laws, expand on definitions and improve clarifications for administrative purposes: Staff request a public hearing for next council meeting.
12. Five Year Fee Schedule: Each year, prior to the budget process, we review the fee schedule to see if any changes are needed. For discussion.
13. Capital Improvement Plan: The plan will be distributed and later reviewed during the budget process, starting next month.

Manager's Report

Announcements

Executive Session

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

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

Pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate

Adjournment

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 1

SUBJECT

PUBLIC HEARING: Approval of a Marijuana License to Chad Junkins, d/b/a Northern Euphoria LLC, with location to 11 Davis Street (Single Hearing)

INFORMATION

- 1) Memo from George Howe, dated August 25, 2020
- 2) Application
- 3) Public Hearing Notice

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to approve a Marijuana License to Chad Junkins, d/b/a Northern Euphoria LLC, with location to 11 Davis 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:	August 25, 2020
RE:	Recommendations on Medical Marijuana Cultivation Facility

The Presque Isle Code Office has reviewed all documents concerning an application submitted on August 6, 2020 by owner, Chad Junkins, d/b/a Northern Euphoria, LLC to operate a Medical Marijuana Cultivation Facility located at 11 Davis Street.

In addition, all documents were reviewed by Department Heads on August 19, 2020 and all concerns were corrected by the owner.

An inspection was performed at 11 Davis Street by the Code Office and was found to be adequate for the use intended. An additional inspection will be performed on the site and a Certificate of Occupancy issued before opening to do business as Northern Euphoria, LLC.

This application was also reviewed and approved by the Presque Isle Planning Board on August 20, 2020 as required by the Ordinance. Therefore, this application substantially meets the standards of Chapter 59A of Presque Isle's Adult Use and Medical Marijuana Business Ordinance.

RECOMMENDED: Motion made by: _____ Seconded by: _____
to issue a license to Chad Junkins operating as Northern Euphoria, LLC to operate a Medical Marijuana Cultivation Facility at 11 Davis Street.



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: [panderson@presqueisleme.us](mailto: panderson@presqueisleme.us) or [ghowe@presqueisleme.us](mailto: ghowe@presqueisleme.us)

APPLICATION FOR ADULT USE AND MEDICAL MARIJUANA BUSINESS

PLEASE FILL-OUT APPLICATION COMPLETELY

Date: 6 Aug 2020

Permit No: 3-2020

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) Chad Jenkins

Physical Location (number of street or road): 11 Davis St Presque Isle Me

Mailing Address (if different from above): _____

Home Phone: 207-554-8797 Work Phone: _____ Cell Phone: 207-554-9081

E-Mail: withinh78@hotmail.com

2. Contractor: Bernie Maples Phone: 762-2944 Cell Phone: _____

3. Zone RB Map No. 044 Street No. 11 Lot No. 057 Lot Size. .85 Acre(s)

4. Existing use of Property: Here we grow - Storage

5. Marijuana Business Classification: Care giver - Medical Cultivation

6. Maine License Certification #: CGR27895

7. Registered Business Name to be used: Northern Euphoria LLC

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) Northern Euphoria LLC

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 2357 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 complete. 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.**"

Northern Euphoria LLC
Signature of Applicant

6 Aug 2020
Date

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"/>	<input type="text"/>
All Owners / Partners Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Contractor Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
License Type Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Me License Certified:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Criminal History Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Right, Title, Interest Verified:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Photo's Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Driver's License Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Sketch Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
City Map Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Standards

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

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

Date Application Received: _____ Date CEO / Planning Bd. Review: _____ Approved _____ Denied _____

Reason for Denial: _____

CEO Signature: _____

NOTICE OF PUBLIC HEARING CITY OF PRESQUE ISLE LEGAL NOTICE

NOTICE IS HEREBY given that the Presque Isle City Council will hold a **PUBLIC HEARING** on **September 2, 2020 at 6:00 PM** in the City Council Chambers, City Hall at 12 Second Street, to consider a **Medical Marijuana Cultivation License** from:

**Chad Junkins d/b/a Northern Euphoria, LLC
11 Davis 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:

September 2, 2020

AGENDA ITEM # 2

SUBJECT

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

Fernand Martin – 23 Turner Street

25 Turner Street

14 Park Street

227 State Street

Walter Gagon – 74 Exchange Street

INFORMATION

- 1) Memo from George Howe, dated August 12, 2020
- 2) Condemned Properties Narrative
- 3) Pictures
- 4) 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 Stratton
DATE:	August 12, 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 **Fernand Martin** located at 23 Turner Street, 25 Turner Street, 14 Park Street and 227 State Street, and **Walter Gogan** located at 74 Exchange 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: _____

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

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
					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						Value(Rcnld)
Damage						11,374

Economic Obsolescence		Phys. %		Func. %		Econ. %		Value
None		20%		71%		100%		Rcnld
Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Canopy	1980	12	C 100	909	Poor	42%	50%	100%
2S Frame Garage	1987	728	C 100	13,933	Poor	61%	100%	100%
One Story Frame	1987	252	D 100	6,982	Poor	61%	75%	100%
One Story Frame	1987	200	D 100	5,542	Poor	61%	75%	100%
Outbuilding Total								14,420

Accpt Land

17,300

Accepted Bldg

25,800

Total

43,100

Presque Isle
Name: MARTIN, FERNAND J

Valuation Report

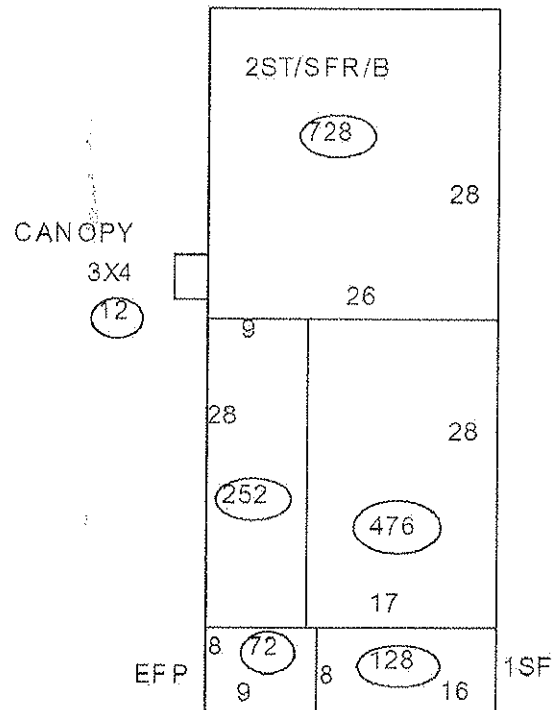
07/17/2019
Page 2
039-197-023
23 TURNER ST

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

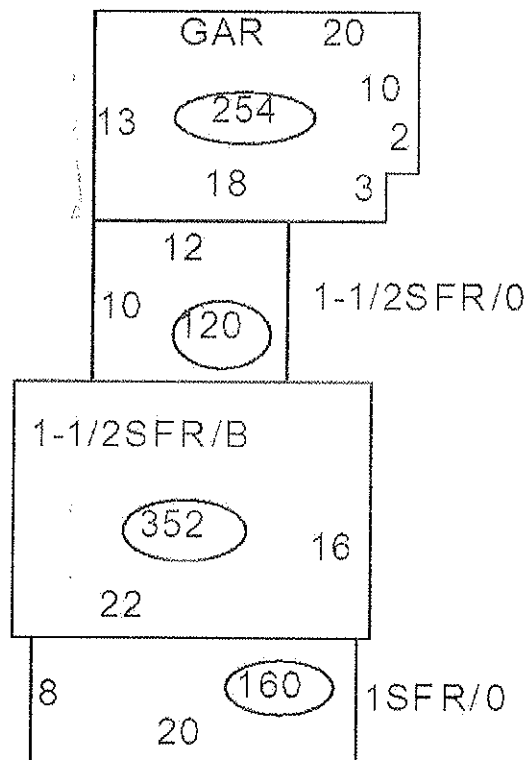
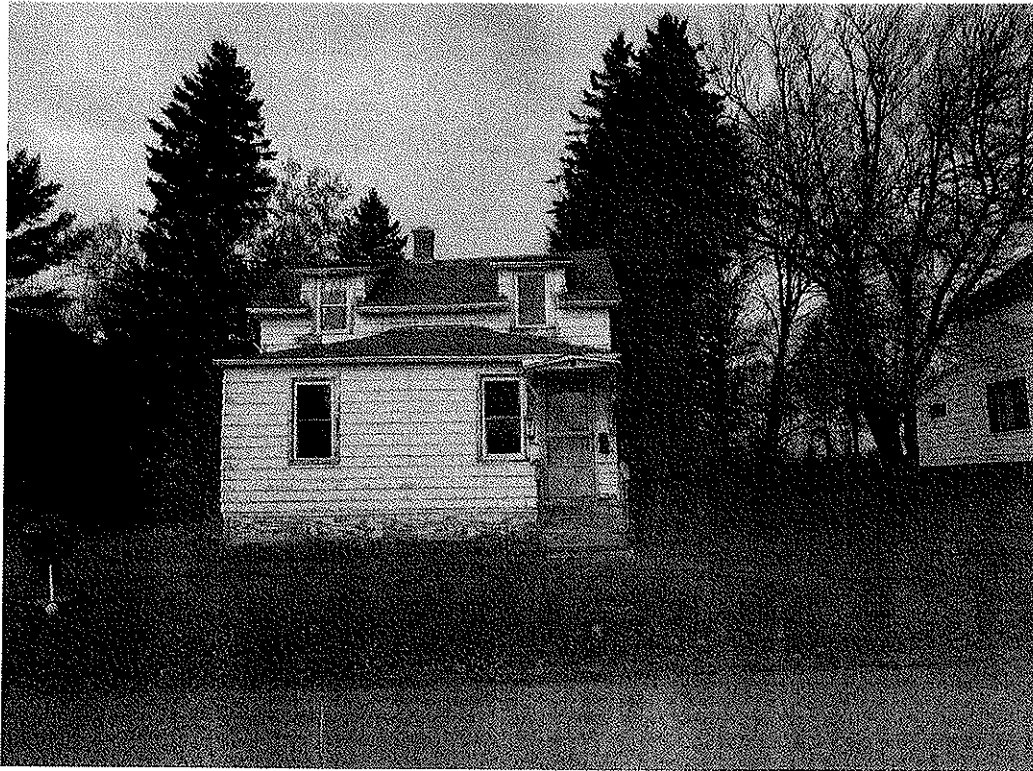
Presque Isle
Name: MARTIN, FERNAND J

Valuation Report

07/17/2019
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				Phys. %	Econ. %	Value(Rcnld)
Damage		None		25%	75%	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

Presque Isle
Name: MARTIN, FERNAND

Valuation Report

07/17/2019

Page 2

Account: 537

Map/Lot:

039-153-014

Location:

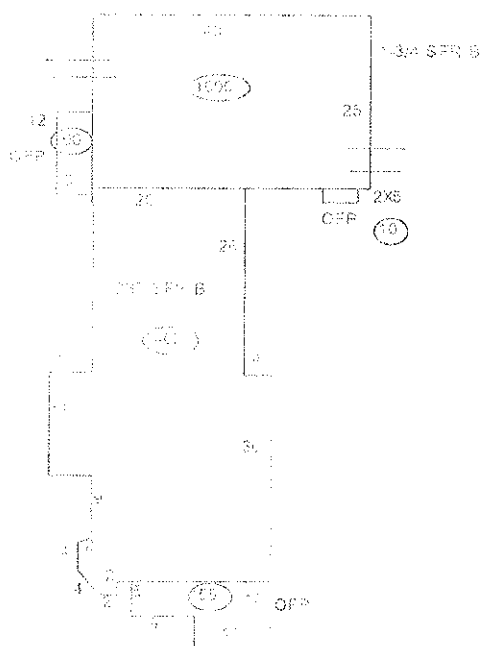
14 PARK ST



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

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

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						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						Value(Rcnld)
None		None		Phys. %	Func. %	42,348
				37%	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

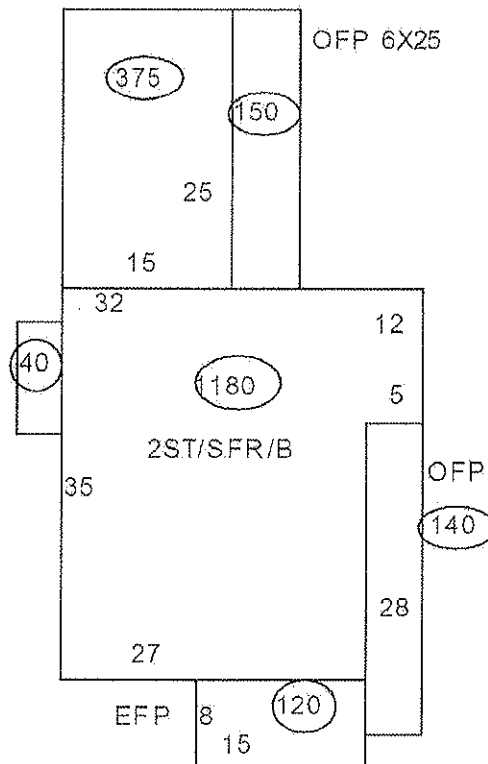
Account: 1386

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						
None		None		Phys. %	Value(Rcnld)	
				20%	4,330	
Economic Obsolescence						
				50%		
				100%		
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					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

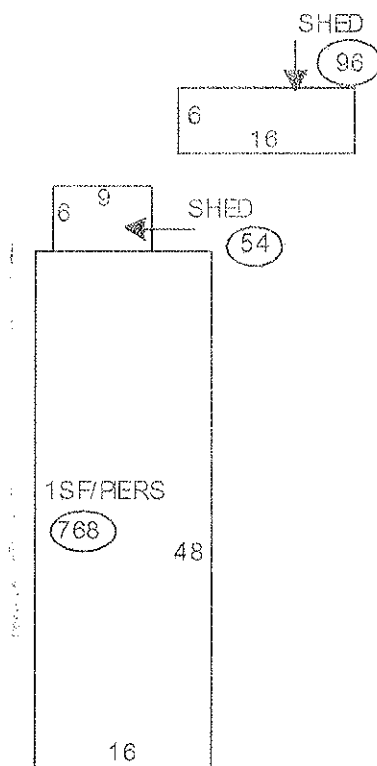
Account: 128

Map/Lot:

Location:

030-085-074

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

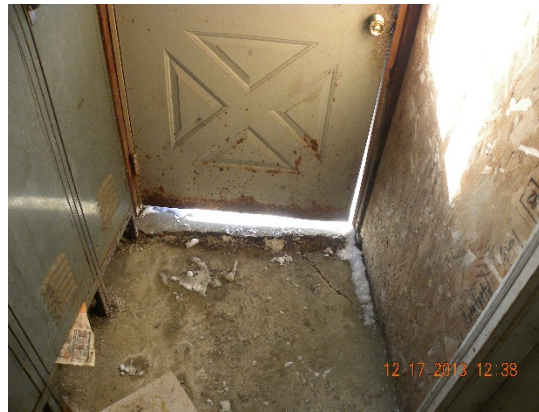
Year	Date	Reference	P C	Principal	Interest	Costs	Total
2019-1 R	07/10/19	Original		454.82	0.00	0.00	454.82
	5/11/2020	DEMAND	A 3	0.00	0.00	-9.80	-9.80
			Demand Fees				
		CURINT		0.00	-21.02	0.00	-21.02
		Total		454.82	21.02	9.80	485.64
2018-1 L *				0.00	0.00	0.00	0.00
2017-1 L *				0.00	0.00	0.00	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:

September 2, 2020

AGENDA ITEM # 3

SUBJECT

CONSENT AGENDA: 2020 Minutes

INFORMATION

1) August 5, 2020 Minutes

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to approve minutes from August 5, 2020.



Presque Isle City Council Meeting

August 5, 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, and J. Willette.

Absent: Councilors D. Cyr and R. Smith.

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

Pledge of Allegiance

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

Citizen Comments

There were no Citizen Comments.

Public Hearing

1. Approval for a Marijuana License to Steve and April Rusnack, d/b/a Full Bloom Cannabis with a location of 483 Main Street (Single Hearing)

Chairman K. Freeman opened the Public Hearing at 6:01 PM. The Rusnacks introduced themselves to the Council and attendees and spoke briefly about their pending business venture.

BE IT RESOLVED by Councilor J. Willette, seconded by Councilor C. Green to approve a Marijuana License to Steve and April Rusnack, d/b/a Full Bloom Cannabis with a location of 483 Main Street.

Vote: 5 – 0

Councilor D. Cyr arrived at 6:03 PM.

Consent Agenda

2. Approve Minutes from July 1, 2020
3. Approve 2020 Warrants #25 - #29 totaling \$2,048,649.53
4. Approve Appointment to the Presque Isle Downtown Revitalization Committee
5. Approve Return of Votes Cast for Primary and Referendum election held on July 14, 2020

BE IT RESOLVED by C. Green, seconded by Councilor J. Shaw to approve the Consent Agenda (with one edit of the July 1, 2020 Minutes) in its entirety.

Vote: 6 - 0

Old Business

6. City Hall Update

Discussion only. City Manager Puckett updated the Council on the progress of the City Hall Project. Deputy Chairman M. Chasse also spoke about the project, emphasizing a control of the project budget and maximizing project efficiency.

New Business

7. Annual Tax Commitment

Assessor Lewis Cousins presented his assessment of the options available to the Council and explained that though municipal valuation is up overall, the increase in Homestead Exemption has removed some of the taxable valuation. The options are a mil rate of between 0.02522 and 0.02540, depending on the Overlay the Council desires.

Councilors discussed various options, holding fast to the idea that raising the mil rate is not what they care to do. City Manager Puckett presented some current year spending reductions which would help lower the mil rate.

BE IT RESOLVED by Deputy Chairman M. Chasse, seconded by Councilor J. Willette to approve the 2020 Budget Adjustments as presented above (see Addendum #1) which will decrease the Municipal Appropriation (Expenses) from \$14,451,011 to \$14,251,011.

Vote: 6 – 0

BE IT RESOLVED by Councilor C. Green and seconded by Chairman K. Freeman that the City Council authorize the Tax Collector to collect payments of year 2020 taxes in advance.

BE IT RESOLVED by Councilor C. Green and seconded by Chairman K. Freeman that the Tax Commitment Date for 2020 is August 05, 2020.

BE IT RESOLVED by Councilor C. Green and seconded by Chairman K. Freeman that the 2020 taxes are due and payable on August 05, 2020.

BE IT RESOLVED by Councilor C. Green and seconded by Chairman K. Freeman that interest to be paid by the City of Presque Isle shall be at the rate of 3.00 percent per annum on reimbursements due to overpayment (abatement) of taxes.

BE IT RESOLVED by Councilor C. Green and seconded by Chairman K. Freeman that interest on unpaid taxes shall be at the rate of 7.00 percent per annum. Interest on unpaid taxes will begin to accrue on October 15, 2020.

BE IT RESOLVED by Councilor C. Green and seconded by Chairman K. Freeman that abatements shall be appropriated from the 2020 overlay.

BE IT RESOLVED by Councilor C. Green and seconded by Chairman K. Freeman that the mill rate for 2020 to be assessed against all taxable real and personal property shall be 0.02495 mils.

Vote: 5 – 1

Councilor C. Green against.

8. Downtown TIF District

Economic and Community Development Director G. Weibley presented the Council with a draft plan of the proposed Downtown TIF.

9. EV Charging Station

Economic and Community Development Director G. Weibley presented the Council with a potential donation of an EV Charging Station for Presque Isle. A potential site for

the charging station(s) is by the Farmer's Market Pavilion. There will be further discussion at a future meeting of the Council.

Manager's Report

City Manager Puckett reports that the Council will need to set a date for a Public Hearing to make minor yet necessary changes to the Marijuana Ordinance at the next meeting.

City Manager Puckett also commended the recreation opportunities being supported by the Park and Rec Department despite the challenges Covid-19 has presented.

Announcements

The next regular meeting of the Presque Isle City council will be held September 2, 2020 at 6:00 PM in Council Chambers at Presque Isle City Hall.

Executive Session

BE IT RESOLVED by Chairman K. Freeman, seconded by Deputy Chairman M. Chasse to enter into Executive Session pursuant to 1 M.R.S.A. § 405(6)(D) to discuss a Negotiations matter.

Vote: 6 - 0

Councilors exited Executive Session at 7:30 PM.

BE IT RESOLVED by Deputy Chairman M. Chasse, seconded by Councilor J. Willette to award the Hangar contract to PMN Construction with bond.

Vote: 6 - 0

BE IT RESOLVED by Councilor C. Green, seconded by Councilor J. Willette to enter into Executive Session at 7:33 PM pursuant to 1 M.R.S.A. § 405(6)(D) to discuss a Negotiations matter.

Vote: 6 - 0

Councilors exited Executive Session at 8:17 PM.

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor J. Willette to allocate up to \$20,000 for yellow paper assessment of properties.

Vote: 6 - 0

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor C. Green to enter into Executive Session at 8:17 PM pursuant to 1 M.R.S.A. § 405(6)(D) to discuss a Negotiations matter.

Vote: 6 - 0

Councilors exited Executive Session at 8:39 PM. Deputy Chairman M. Chasse had exited the meeting prior to the end of this session.

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor C. Green to accept a proposal to grant 60' of property to the lot at 64 Chapman Road in receipt of work performed at the recreation fields.

Vote: 5 - 0

Adjournment

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor C. Green to Adjourn the meeting at 8:39 PM.

Vote 5 - 0

Attested by: _____
Thomas C. King, City Clerk



City of Presque Isle, Maine

Finance Department

From the desk of:

Bradley Turner

Email: bturner@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
FROM:	Bradley Turner, Finance Director
DATE:	08/05/2020
RE:	Budget Adjustments

Adjustments to the 2020 City Budget as follows:

Remove Deputy Chief Position:

E 008 01 01 ; Deputy Chief Salary.....	(\$70,000.00)
E 014 02 01 ; Deputy Chief 401a/457.....	(\$7,000.00)
E 014 02 08 ; Deputy Chief Social Security.....	(\$4,340.00)
E 014 02 07 ; Deputy Chief Medicare.....	(\$1,015.00)
E 014 02 05 ; Deputy Chief Work Comp.....	(\$1355.90)
E 014 02 06 ; Deputy Chief Unemployment.....	(\$155.00)
E 014 02 04 ; Deputy Chief Health Insurance.....	(\$8701.46)
E 014 02 12 ; Deputy Chief HRA.....	(\$630.00)
TOTAL....	(\$93,197.36)

Remove Admin Asst to Public Services/Payables Clerk:

E 012 01 01 : Admin Asst Salary.....	(\$14,182.53)
E 003 01 01 ; Payables Clerk Salary.....	(\$14,182.53)
E 014 02 01 ; Admin Asst 401a/457.....	(\$1918.35)
E 014 02 08 ; Admin Asst Social Security.....	(\$1,699.11)
E 014 02 07 ; Admin Asst Medicare.....	(\$397.38)
E 014 02 05 ; Admin Asst Work Comp.....	(\$64.13)
E 014 02 04 ; Admin Asst Health Insurance.....	(\$8693.47)
E 014 02 12 ; Admin Asst HRA.....	(\$882.00)
TOTAL....	(42,019.50)

Reduce 401a/457 for employees on MainePers

E 014 02 01 ; 401a/457 reduction.....	(\$64,783.14)
---------------------------------------	---------------

TOTAL ADJUSTMENT TO THE 2020 BUDGET.....(\$200,000.00)

2020 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

Municipality: _____

PRESQUE ISLE

Data entry fields

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

- | | | |
|--|------|---|
| 1. Total taxable valuation of real estate | 1 | \$476,135,700
<small>(must match MVR Page 1, line 6)</small> |
| 2. Total taxable valuation of personal property | 2 | \$42,818,500
<small>(must match MVR Page 1, line 10)</small> |
| 3. Total taxable valuation of real estate and personal property (Line 1 plus line 2) | 3 | \$518,954,200
<small>(must match MVR Page 1, line 11)</small> |
| 4. (a) Total exempt value for all homestead exemptions granted | 4(a) | \$47,818,000
<small>(must match MVR Page 1, line 14f)</small> |
| (b) Homestead exemption reimbursement value | 4(b) | \$33,472,600 |
| 5. (a) Total exempt value of all BETE qualified property | 5(a) | \$36,431,700
<small>(must match MVR Page 2, line 15c)</small> |
| (b) Enhanced BETE exemption reimbursement value | 5(b) | \$20,815,141 |
| 6. Total valuation base (Line 3 plus line 4(b) plus line 5(b)) | 6 | \$573,241,941 |

ASSESSMENTS

- | | | |
|--|----|---|
| 7. County tax | 7 | \$792,561.00 |
| 8. Municipal appropriation | 8 | \$14,251,011.00 |
| 9. TIF financing plan amount | 9 | \$111,901.00
<small>(must match MVR Page 2, line 16c + 16d)</small> |
| 10. Local education appropriation (Local share/contribution)
<small>(Adjusted to municipal fiscal year)</small> | 10 | \$6,281,135.00 |
| 11. Total appropriations (Add lines 7 through 10) | 11 | \$21,436,608.00 |

ALLOWABLE DEDUCTIONS

- | | | |
|---|----|------------------------|
| 12. Anticipated state municipal revenue sharing | 12 | \$1,200,000.00 |
| 13. Other revenues: All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do Not Include any Homestead or BETE Reimbursement) | 13 | \$5,982,883.00 |
| 14. Total deductions (Line 12 plus line 13) | 14 | \$7,182,883.00 |
| 15. Net to be raised by local property tax rate (Line 11 minus line 14) | 15 | \$14,253,725.00 |

- | | | |
|--|---|---|
| 16. \$14,253,725.00
<small>(Amount from line 15)</small> x 1.05 | = | \$14,966,411.25 Maximum Allowable Tax |
| 17. \$14,253,725.00
<small>(Amount from line 15)</small> ÷ \$573,241,941
<small>(Amount from line 6)</small> | = | 0.02487 Minimum Tax Rate |
| 18. \$14,966,411.25
<small>(Amount from line 16)</small> ÷ \$573,241,941
<small>(Amount from line 6)</small> | = | 0.02611 Maximum Tax Rate |
| 19. \$518,954,200.00
<small>(Amount from line 3)</small> x 0.02495
<small>(Selected Rate)</small> | = | \$12,947,907.29 Tax for Commitment
<small>(Enter on MVR Page 1, line 13)</small> |
| 20. \$14,253,725.00
<small>(Amount from line 15)</small> x 0.05 | = | \$712,686.25 Maximum Overlay |
| 21. \$33,472,600
<small>(Amount from line 4b)</small> x 0.02495
<small>(Selected Rate)</small> | = | \$835,141.37 Homestead Reimbursement
<small>(Enter on line 8, Assessment Warrant)</small> |
| 22. \$20,815,141
<small>(Amount from line 5b)</small> x 0.02495
<small>(Selected Rate)</small> | = | \$519,337.78 BETE Reimbursement
<small>(Enter on line 9, Assessment Warrant)</small> |
| 23. \$14,302,386.44
<small>(Line 19 plus lines 21 and 22)</small> - \$14,253,725.00
<small>(Amount from line 15)</small> | = | \$48,661.44 Overlay
<small>(Enter on line 5, Assessment Warrant)</small> |

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 4

SUBJECT

CONSENT AGENDA: 2020 Warrants #30 - #33, totaling
\$ 1,656,444.03

INFORMATION

1) Warrant #30	\$ 99,525.55
2) Warrant #31	\$ 540,173.74
3) Warrant #32	\$ 931,800.62
4) Warrant #33	\$ 84,944.12

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by
Councilor _____ to approve 2020 Warrant #30 - #33,
totaling \$ 1,656,444.03.

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 5

SUBJECT

CONSENT AGENDA: Approve Transfer Deed

INFORMATION

Information provided at meeting.

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to authorize the City Manager to transfer the deed.

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 6

SUBJECT

CONSENT AGENDA: Approve Appointment to Planning
Board

INFORMATION

1) Memo from Galen Weibley, dated August 20, 2020

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to appoint Jayne Farrin to the Presque Isle Planning Board (expires 12/31/2021).



City of Presque Isle, Maine

From the desk of:
Galen Weibley

Email: gweibley@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
CC:	Martin Puckett, City Manager; Tom King, City Clerk Chelsea Stratton
DATE:	August 20, 2020
RE:	Appointment to the Planning Board

Copies of applications for appointment to the Planning Board are enclosed for your review and consideration. The Director of Economic & Community Development has interviewed both applicants and find both candidates to be qualified to serve. It is recommended at the October Council meeting that the city amend the Planning Board Ordinance to allow for two alternates. Given the limited opportunity, staff recommend appointing Jayne R. Farrin for her willingness to attend the Planning Board training. Please state the following:

I move the City Council appoint Jayne R. Farrin to the vacant planning board seat.

Motion made by: _____ Seconded by: _____

City of Presque Isle

Application for Appointment to City Board/Commission/Committee

Full Name: **Jayne R. Farrin**

Street Address: **53 Hillside Street, Presque Isle, Maine 04769**

Mailing Address (if different): **same**

Telephone Number: **207-554-6594** (daytime) _____ (evening)

Email Address: **jayne.farrin@gmail.com**

Length of time as a Presque Isle Resident: **27 years**

I wish to be considered for appointment to the:

Planning Board

(Name of Board/Commission/Committee)

Check one or both: ☒ **X** Full Membership Status ☐ Associate Membership Status

Educational Background: **BS Social Science Area - 1977 - UMF**
with graduate classes in Public Administration

Employment History: **24 years of municipal experience with the last 13 with the City of Caribou.**

Community Service: **PI Board of Assessment Review & Planning Board**

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

I have served on two city boards. Once I returned to

Date: **08/15/2020**

Signature: _____

full-time work in 2007, I felt that I wasn't able to continue to volunteer on any boards. On August 3rd I retired and now have the time to serve my community.

Thank you for your interest in serving the City of Presque Isle.
Please return form to: City Clerk's Office, 12 Second St., Presque Isle, ME 04769

FOR USE BY CITY CLERK'S OFFICE:

Date application received: _____

Received by: _____

Application submitted to: City Council Chairperson City Manager other

Date application submitted to above office: _____

Date appointed by Council: _____

Date applicant notified by City Clerk's Office: _____

Date applicant sworn in: _____

Term to begin: _____

Term to expire: _____

Length of term: _____

If filling a vacancy, please note:

If no openings available at time of application, please note:

City of Presque Isle

Application for Appointment to City Board/Commission/Committee

Full Name: Craig Dahlberg

Street Address: 427 Houlton Rd. Presque Isle

Mailing Address (if different): _____

Telephone Number: 493-5734 (daytime) 832-1716 (evening)

Email Address: Csdahlberg@Roadrunner.com

Length of time as a Presque Isle Resident: 2 yrs

I wish to be considered for appointment to the:

Planning Board
(Name of Board/Commission/Committee)

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

Educational Background: University of Pittsburgh
Public Admin.

Employment History: The County PCU (starting comm. loan dept)

Community Service: Town of Friendship Investment Committee
Town of Friendship Board of Appeals

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

I currently own multiple investment properties
Have lent to many commercial borrowers of all types.

Date: 7/15/2020

Signature: CSDA

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, 04769

Galen Weibley

From: Olivia Engstrom <oliviahengstrom@gmail.com>
Sent: Tuesday, August 11, 2020 9:08 AM
To: Galen Weibley

Good Morning Galen-

First, I'd like to begin by thanking you for the opportunity to join the city planning board. I regret to inform you that I quickly realized that the county did not have much to offer someone like myself with my degree and experience. I have packed up and moved back to southern Maine where I will continue to chase my dreams. I apologize for this inconvenience. Wishing you all the best, I believe you will do and bring great things to the county.

Best regards,

Olivia

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 7

SUBJECT

OLD BUSINESS: City Hall Update

INFORMATION

Information will be provided at the meeting verbally.

REQUESTED ACTION

Discussion only.

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 8

SUBJECT

OLD BUSINESS: Downtown TIF District

INFORMATION

- 1) Memo from Galen Weibley, dated August 20, 2020
- 2) Downtown Redevelopment Project List
- 3) Draft Downtown TIF

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to schedule a public hearing on October 7, 2020 for Downtown TIF and Downtown Redevelopment Plan.



City of Presque Isle, Maine

From the desk of:

Galen Weibley

Email: gweibley@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
CC:	Martin Puckett, City Manager; Tom King, City Clerk Chelsea Stratton
DATE:	August 20, 2020
RE:	Downtown TIF Application & Redevelopment Plan

Enclosed is a copy of the Downtown TIF Application Project list and the draft Downtown Redevelopment supplied during the August 5th meeting. Council may discuss the project list and plan and make changes during the council meeting. After council approves items for a public hearing no more changes can be made without republishing in the paper for another hearing. Once the council is satisfied with the draft, please state the following:

I move we send the Downtown TIF Application and Downtown Redevelopment Plan for Public Hearing at our October 7th City Council Meeting.

Motion made by: _____ Seconded by: _____

TABLE 1
City of Presque Isle's Project Costs

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>1. <u>Façade Grant Program for Downtown Storefront Aesthetics</u>: Fund costs associated with establishing a permanent economic development grant program for downtown storefront façade improvements to promote economic development.</p>	\$300,000	30-A M.R.S.A. § 5225(1)(C)(1), (3)	Pages 14 & 24
<p>2. <u>All-Purpose ATV, Snowmobile, Bike Trail & Bridge Construction and Maintenance</u>: Fund costs associated with planning, design, construction, maintenance, grooming, and improvement to new or existing recreational trails that have significant potential to promote economic activity.</p>	\$1,000,000	30-A M.R.S.A. § 5225(1)(C)(6)	Pages 13 & 23
<p>3. <u>Downtown Event Programming</u>: Fund costs associated with economic development events and programming designed to promote the Downtown area.</p>	\$30,000	30-A M.R.S.A. § 5225(1)(C)(1)	Pages 14 & 15

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>4. <u>Sidewalk and Streetscape Improvements:</u> Costs associated with improving and maintaining sidewalks in Downtown area. Improve the streetscapes in the Downtown area, including but not limited to streetlight replacement, for the purpose of drawing attention to the Downtown area, attracting businesses and patrons.</p>	\$864,500	30-A M.R.S.A. § 5225(1)(A)(1); (B)(1)	Pages 17, 18, 22 & 23
<p>5. <u>Loan and/or Grant Program to Promote Certain Improvements to Major Residential Rental Downtown Properties</u> : Establish a credit program for licensed landlords of non-owner-occupied rental units in the District to recoup costs associated with capital improvements, including, but not limited to, weatherization improvements, through a permanent revolving loan fund and/or a grant program.</p>	\$200,000	30-A M.R.S.A. § 5225(1)(A)(1), (1)(C)(3)	Pages 10 & 23
<p>6. <u>Riverside Drive Redevelopment & Arts/Cultural District:</u> Fund all costs associated with redeveloping Riverside Drive from a vehicular road into a pedestrian promenade with retail shopping opportunities designed to promote economic activity.</p>	\$350,000	30-A M.R.S.A. § 5225(1)(A)(1)	Pages 12, 14, & 22-23

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
7. <u>Downtown Marketing:</u> Fund costs associated with marketing materials to promote the Downtown area in order to attract investors, businesses, and customers.	\$150,000	30-A M.R.S.A. § 5225(1)(C)(1)	Page 11 & 15
8. <u>Demolishing Blighted Properties:</u> Fund costs associated with the demolition of blighted properties in the Downtown area.	\$200,000	30-A M.R.S.A. § 5225(1)(A)(1), (2), (3), (4), (5)	Pages 10 & 23
9. <u>Downtown WiFi Program:</u> Fund costs associated with providing WiFi services to foster economic development.	\$15,000	30-A M.R.S.A. § 5225(1)(A)(1); (1)(C)(1)	Pages 19 & 22-23
10. <u>Economic Development Studies and Design Work:</u> Fund costs associated with studies and design work relating to economic development planning efforts, including but not limited to reimagining elderly community living from an economic development perspective within the District.	\$30,000	30-A M.R.S.A. § 5225(1)(A)(7); (1)(C)(1)	Page 10 & 22

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>11. <u>5-Point Intersection Improvement and Other Road Improvements</u>: Fund costs to improve and maintain roads and streets that form the transportation routes within the District or directly related to or made necessary by the creation of the District, including, but not limited, to the 5-Point Intersection as a match with other potentially available funds. These costs include, but are not limited, to engineering and design work, construction, and culvert repair.</p>	\$400,000	30-A M.R.S.A. § 5225(1)(A)(1), (4); (1)(B)(1)	Pages 12 & 23
<p>12. <u>Stormwater Infrastructure Improvements</u>: Fund costs related to improving stormwater infrastructure within the District or directly related to or made necessary by the District.</p>	\$500,000	30-A M.R.S.A. § 5225(1)(A)(1); (1)(B)(1); (1)(C)(2)	Pages 16, 20, & 23
<p>13. <u>Professional Services and Administrative Costs</u>: Fund professional service and administrative costs associated with the District and the implementation of the Development Program.</p>	\$600,000	30-A M.R.S.A. § 5225(1)(A)(4), (5)	Pages 11 & 25

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>14. <u>Economic Development Costs:</u> Fund costs of municipal economic development budget items (including, but not limited, to appropriate prorated staff salaries, economic development planning efforts including the development of economic development planning documents).</p>	\$450,000	30-A M.R.S.A. § 5225(1)(C)(1)	Pages 11 & 25
<p>15. <u>Uniform Downtown Signage:</u> Fund costs associated with the design and purchase of new signage in the Downtown area, including directional, wayfinding, and interpretive signs.</p>	\$50,000	30-A M.R.S.A. § 5225(1)(C)(1)	Pages 20 & 22
<p>16. <u>Water Tourism/Business Activation Improvements and Programming*</u>: Fund costs associated with establishing a new capital project on public property for a City-owned water tubing or other floatation transportation system designed to attract residents and tourists to the Downtown area in the summer and integrate into the other public transportation infrastructure. The City intends to offer to the private sector the opportunity to offer shuttle services for drop off locations, rental shops and other ancillary businesses offering tourist amenities.</p>	\$20,000	30-A M.R.S.A. § 5225(1)(A)(1), (1)(C)(1)	Pages 13 & 24

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>17. <u>Outdoor Unleashed Dog Center*</u>: Tourism-focused downtown amenity where dog owners can bring their unleashed pets for a unique exercise experience. This project is intended to be built specifically to enable dog-friendly marketing of the City for tourism. The City is home to the only dog-friendly hotel in the County. With the installation of the dog center, the City can also market and support local businesses in creating a dog-friendly downtown, the hotel will be able to advertise the amenity to its guests and the City will strengthen its economic position as a dog and family friendly outdoor destination. The City is also exploring potential partnership opportunities with the American Kennel Club (AKC) & Canadian Kennel Club (CKC) for the installation of an agility trial course and/or a unique dog diving pond launch, as a way of helping to market the region and attract tourists for competitions that are growing in popularity. During non-competition days, the course could be open for training which will increase the economic activity and sales of competition related supplies and hotel stays for visitors.</p>	\$10,000	30-A M.R.S.A. § 5225(1)(A)(1), (1)(C)(1)	Pages 13 & 22

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
18. <u>GIS Mapping for Economic Development Planning:</u> Fund costs associated with establishing and maintaining a Geographic Information System (GIS) mapping program to support ongoing maintenance and upgrade of infrastructure, including hardware, software, licensing, maintenance, training, and technical support. GIS provides critical support to existing and future development in all potential future tax increment financing districts.	\$150,000	30-A M.R.S.A. § 5225(1)(C)(1)	Pages 16, 19, & 23
Total	\$5,319,500		

* Please note that for projects 16 and 17, the City acknowledges the following rule regarding prohibited uses of TIF revenues in Title 30-A MRSA Section 5225(2): “...*the commissioner may not approve as a project cost the cost of facilities, buildings or portions of buildings used predominantly for the general conduct of government or for public recreational purposes, including, but not limited to, city halls and other headquarters of government where the governing body meets regularly, courthouses, jails and other state and local government office buildings, recreation centers, athletic fields and swimming pools.*” As such, the City understands that such if such facilities are funded with TIF Revenues, they must be economic development projects and programs that are not used predominantly for public recreational purposes.



Downtown Redevelopment Plan 2020



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Acknowledgements

The Presque Isle Downtown Redevelopment Plan Contributing Members

- ✧ ***Mike Chasse***
- ✧ ***Clint Deschene***
- ✧ ***Ward Gerow***
- ✧ ***Pete Hallowell***
- ✧ ***Brandon McDonald***
- ✧ ***Sean Nordenhold***
- ✧ ***Travis Ouellette***
- ✧ ***David Perry***
- ✧ ***Floyd Rockholt***
- ✧ ***Bruce Roope***
- ✧ ***Jake Shaw***

The City of Presque Isle Contributing Staff

- ✧ ***Penny Anderson***
- ✧ ***Lewis Cousins***
- ✧ ***Chris Beaulieu***
- ✧ ***Dana Fowler***
- ✧ ***George Howe***
- ✧ ***Laurie Kelly***
- ✧ ***Martin Puckett***
- ✧ ***Galen Weibley***

University of Maine Presque Isle (UMPI) GIS Department

- ✧ ***Dr. Chunzeng Wang***

Executive Summary

This redevelopment plan was created to identify public infrastructure and aesthetic improvement projects for Presque Isle's Downtown areas while also addressing the challenges of revitalization efforts in Maine. The focus area for this plan centers around the Downtown areas of Presque Isle specifically the major transportation arterials of Main Street, Maysville Street, Chapman Road, State Road, Parsons Street, Industrial Street, and other minor arterial roadways that converge into the downtown.

The Downtown Redevelopment Plan is an updated version from the 2009 edition that combines components of updated data from the proposed 2019 Comprehensive Plan and addresses new challenges facing economic development for 2020 and beyond. Areas discussed include residential housing, commercial space, zoning uses, parking, transportation, recreation, historic/cultural features, economic overview, public infrastructure and pedestrian safety.

Work was completed in a collaborative approach between the Presque Isle Downtown Revitalization Committee, Presque Isle Planning Board, and Presque Isle City Departments to reenergize redevelopment efforts within the downtown areas. Many of the productive conversations occurred over the course of two years in addressing the challenges of revitalizing the city's Downtown area while working on the City's proposed 2019 Comprehensive Plan.

The Downtown areas consist of 201 parcels containing 2,610,194 square feet of commercial space available. Based upon a U.S. trends of average retail floor space, it is estimated Presque Isle is positioned to expanding its role as a retail and service hub for Aroostook County and the surrounding New Brunswick & Quebec markets by developing marketing strategies to promote migration of new residents and private investment.

There are 102 residential parcels containing 571 dwelling units within the Downtown areas. The City has been experiencing an increase use of public funds to demolish blighted properties especially within the Downtown areas and is exploring opportunities to revitalize blighted properties using a multiprong approach of encouraging private investment in combination with rental and property maintenance educational efforts.

Branding insights about Downtown Presque Isle include the historic buildings, the intense traffic and visibility, and the potential for an entertainment/restaurant cluster. Several branding/slogan ideas have been implemented by the Downtown Revitalization Committee and the city is proactively exploring new public projects to utilize the Presque Isle Stream as an epicenter for arts, culture, and outdoor recreation.

Updated goals will be implemented using the Main Street 4-Point approach of Design, Economic Vitality, Organization and Promotion over a time line of short (less than 5 years), intermediate (completed in ten years), and long (completed within 30 years).

Introduction

Origin of Goals & Policy Vision

Presque Isle's Downtown district serves as the city's center for social, civic, and cultural activity since the city's incorporation in 1859. This designation has been challenged as early as the 1980's with an increase in blighted properties and outward migration.

In early 2006, a group of Presque Isle citizens formed the Presque Isle Downtown Revitalization Committee (PIDRC). This committee developed by-laws and is a publicly charged body appointed and partially funded by the City of Presque Isle. The PIDRC also recognizes and utilizes the four-point Main Street approach to revitalization: organization, economic restructuring, design, and promotion. This has its initial origins in the City's 2009 Downtown Revitalization Plan.

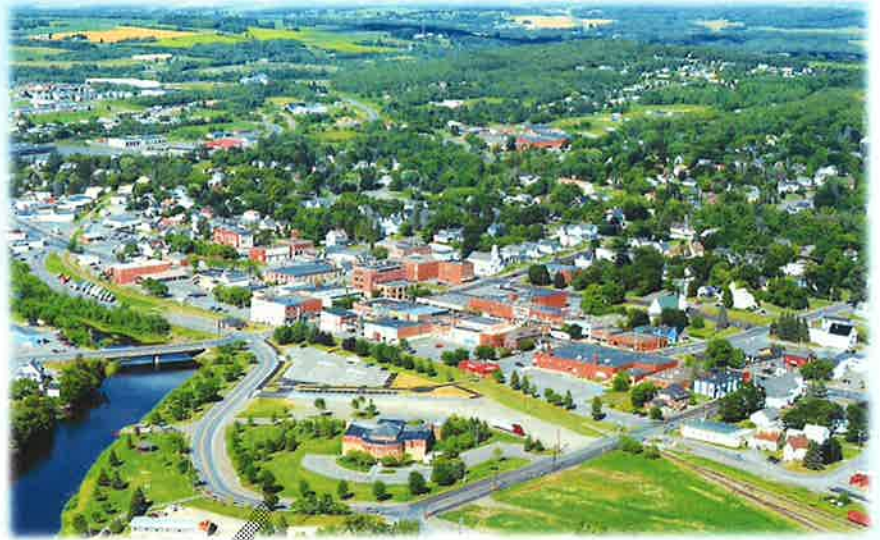
The PIDRC was later tasked to assist with addressing revitalization vision for Presque Isle's Downtown by contributing heavily to the proposed 2019 Comprehensive Plan which highlighted the need to:

- ★ Establish an economic development program that restores the Downtown as the heart and soul of community life.
- ★ Stimulate the Downtown area to be the crucial economic health and civic pride center of the entire community.
- ★ The development of private & public partnering is needed for a successful downtown redevelopment effort, which may and likely will mean a focused public investment strategy for the Main Street growth area.
- ★ Encourage economic growth & development within the context of historic preservation which is appropriate to today's marketplace.
- ★ Focus new growth efforts by first "filling-in" existing developed blighted properties within the designated Downtown.

Public Participation

Through collaborative efforts, Presque Isle's Planning Board and City Council approved sending the proposed 2019 Comprehensive Plan for state review. It was during this time that the city desired to update the city's Downtown Redevelopment Plans that address the many changes in the local economy as well as updates to community projects.

City of Presque Isle staff began the endeavor of initially drafting the preliminary updates with rigorous revisions made through public participation at Planning Board and City Council meetings. The final plan was finally approved by City Council on **October 7, 2020.**

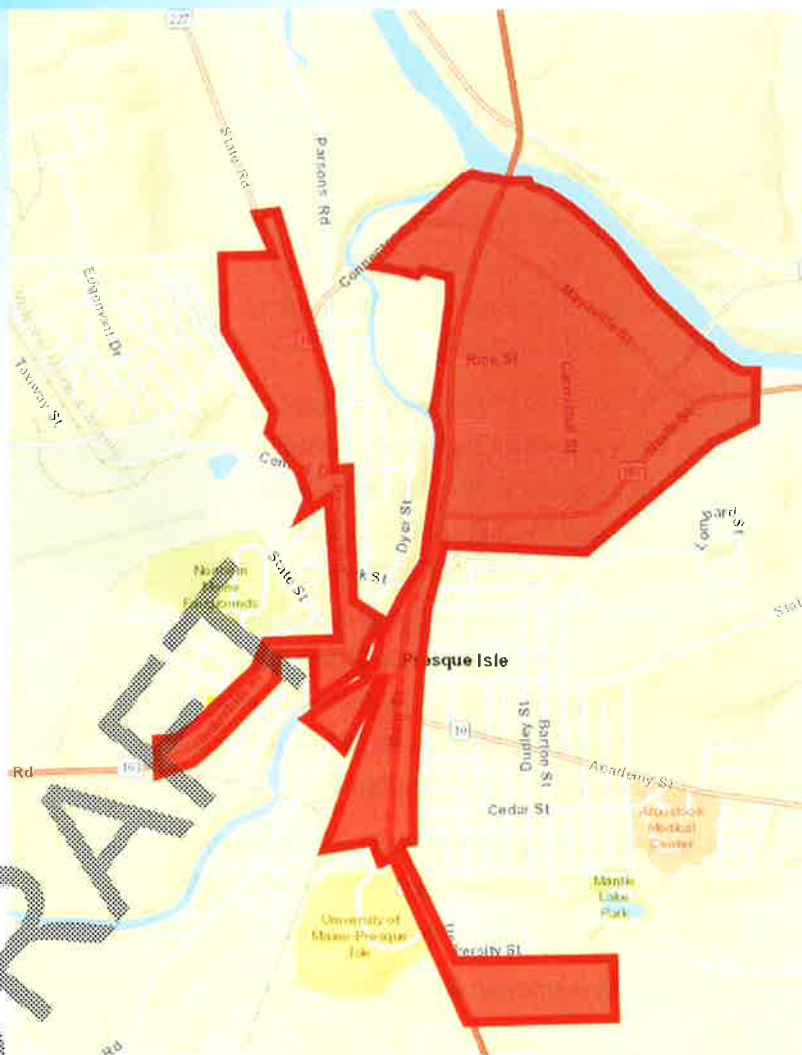


Downtown Assessment

About Presque Isle's Downtown

Presque Isle's Downtown district is centrally located within the city's defined Urban Compact Area as designated by Maine Department of Transportation. The area consists of major arterial and collector roadways that form the heart of the community. These roads include:

- ★ Main Street
- ★ Chapman Rd
- ★ Maysville Street
- ★ North Street
- ★ Rice Street
- ★ State Road & Street
- ★ Industrial Street
- ★ Second Street
- ★ Parsons Street
- ★ Riverside Drive
- ★ Green Hill Drive
- ★ Mechanic Street
- ★ And portions of minor collector roadways



Most commercial, social, and retail, services are located within this geographical area. The composition of properties within the Downtown area are diverse and well suited for mixed business and commercial use given the compact size of parcels and location near primary residential neighborhoods. Parcels in the northern Downtown area are generally larger and occupy many of the city's larger commercial space where adequate parking is required. Because of the factors mentioned above, the zoning within the Downtown Area consists of Business, Downtown Retail, Urban Residential and Residential Office zones.

Downtown Vision

Inspired by the proposed 2019 Comprehensive and 2009 Downtown Revitalization Master Plans

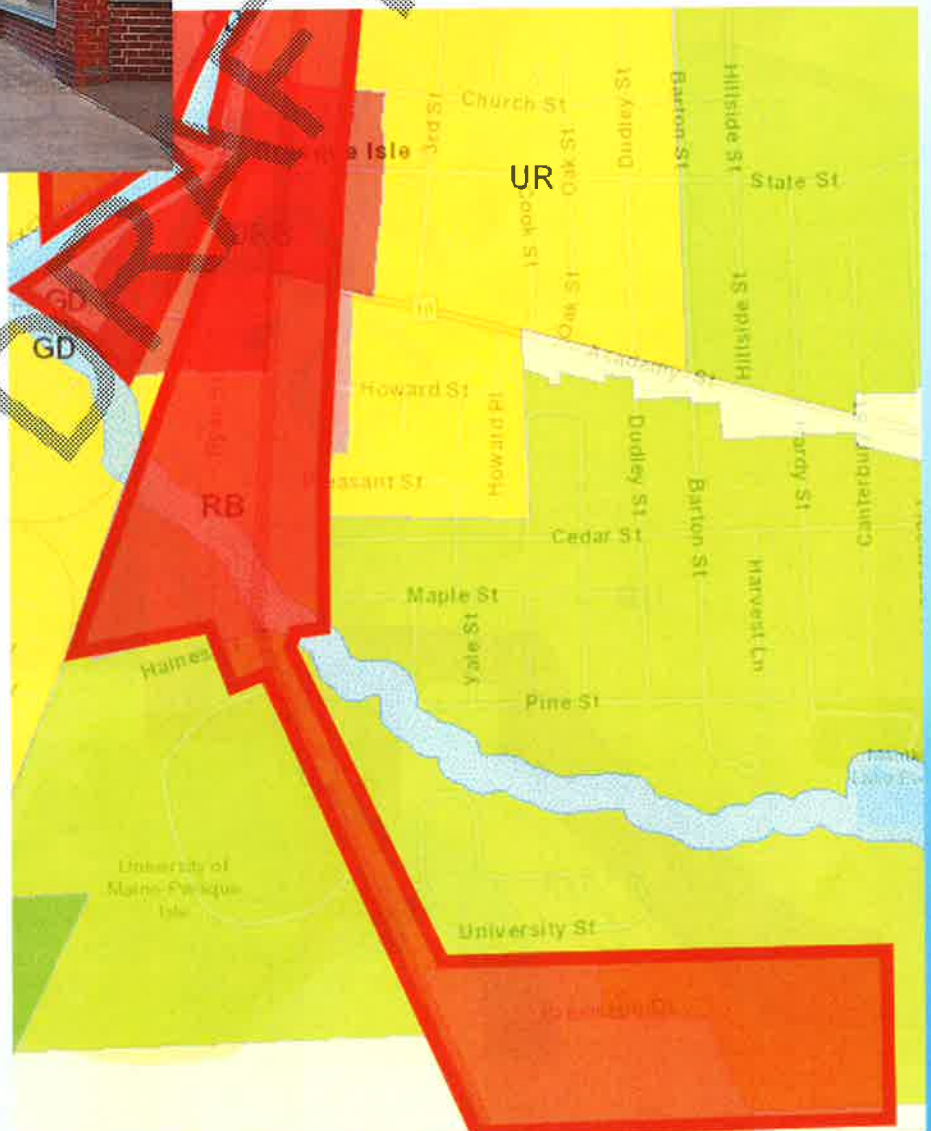
Presque Isle's Downtown is historically enriched as being a major center for services and commerce for a rural agricultural community. Many of the buildings within the Downtown still offer important cultural, retail, and recreational services to the surrounding central Aroostook County towns and unincorporated territories. It is the City's vision to revitalize the downtown into the primary destination for residents and visitors of Aroostook County by not only incorporating our agricultural and service-based economies but also welcoming our growing outdoor recreation sector into our historic downtown.

Zoning Study of the Downtown Areas

The Downtown Plan highlights important sections of the downtown based on geographic location, history, and importance to the overall economy of Presque Isle.

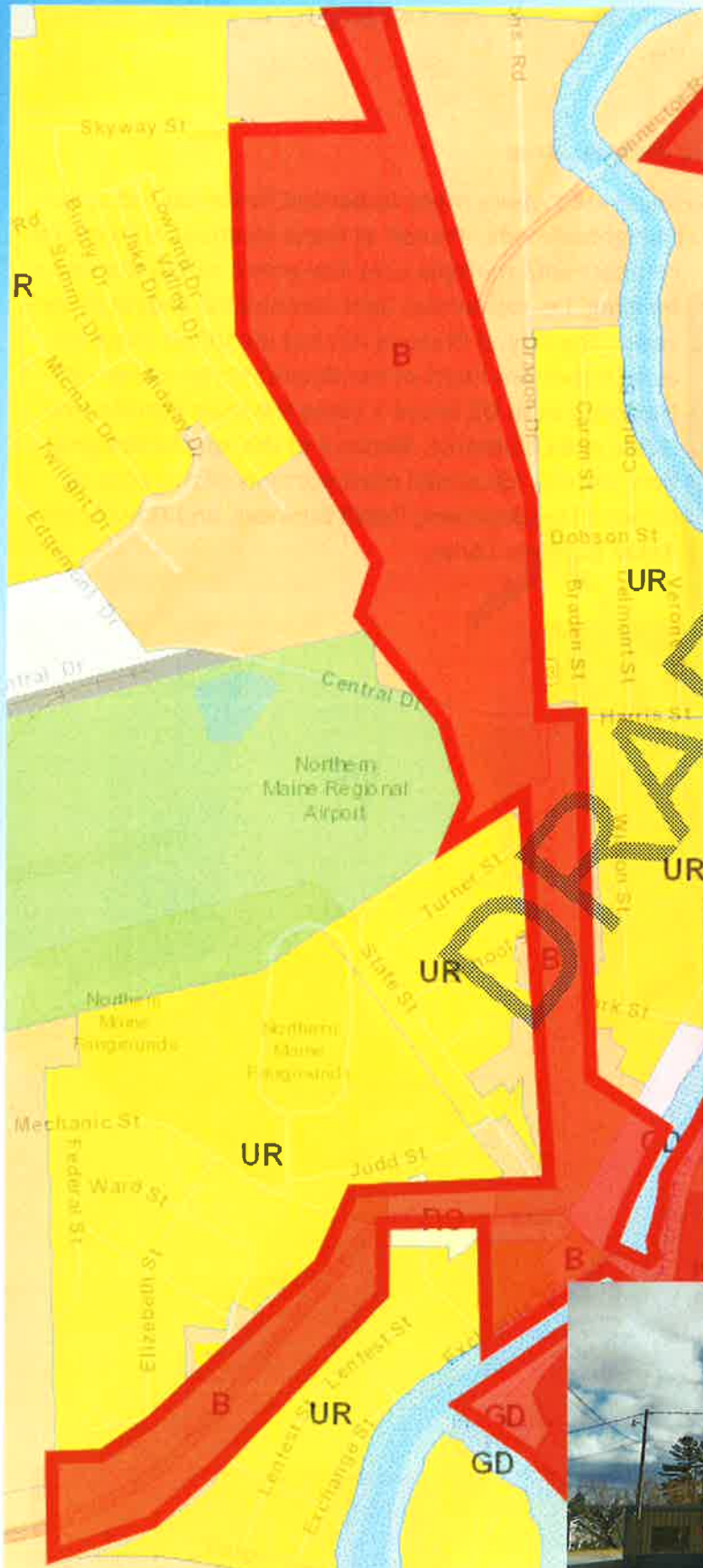
Downtown Business Area

The first area to study consists of the downtown business area where many important historical and cultural features are located around supporting residential neighborhoods. Parcels at these locations are general compact with multiple uses integrated within the same building, i.e. residential, light commercial and retail services. The City of Presque Isle has identified this area as an important heart of the downtown given the central location to US Route 1 being the main corridor for traffic and commerce. Because of this special designation, the city has zoned most portions of this area as General Development, Retail Business, and Downtown Retail Business Zones.



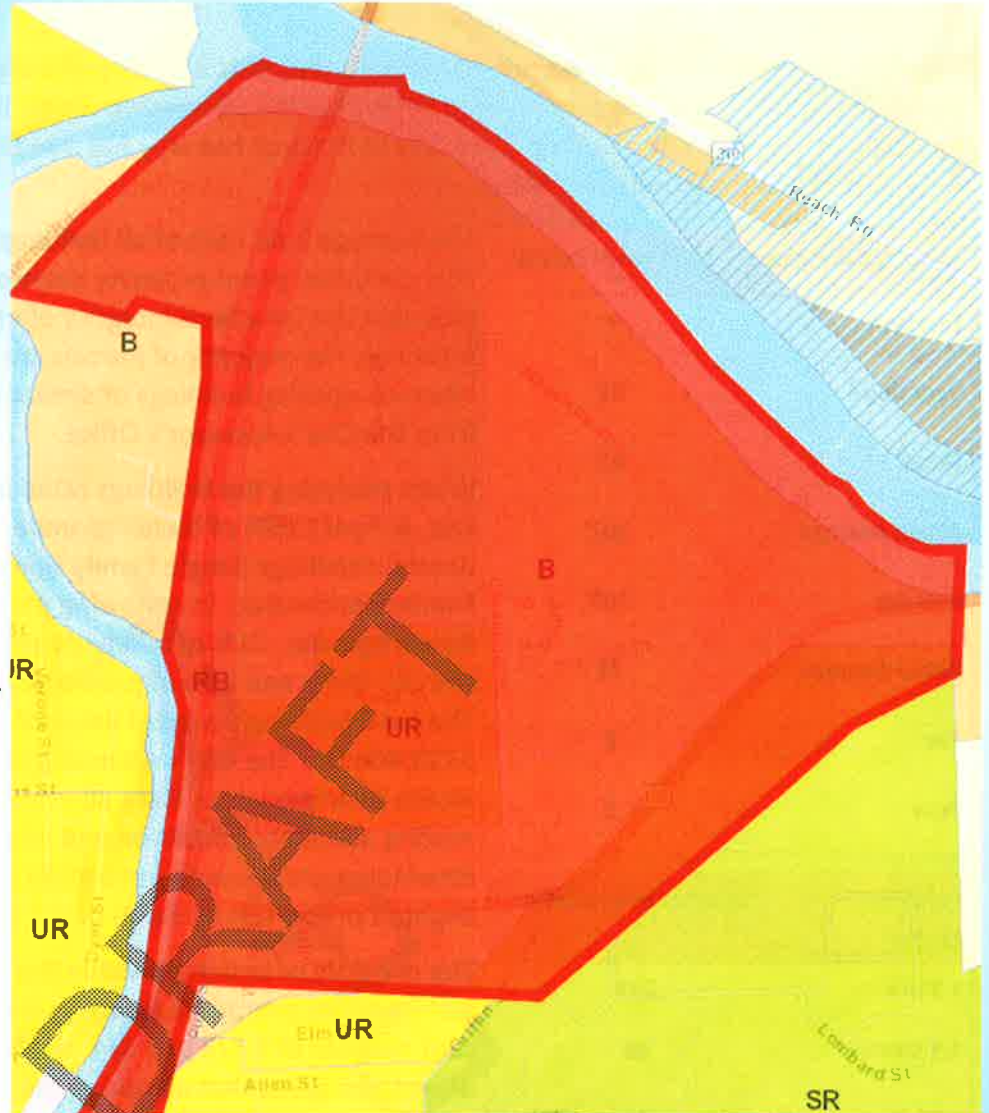
Downtown Industrial Area

The next area to study serves as an important conduit for the economic region centered based on this area's close proximity to distribution and manufacturing businesses with supporting Urban Residential neighborhoods abutting around. Parcels within these zones are generally larger with single uses given the importance of buffering sound, light and odor impact on residential neighborhoods. The City of Presque Isle has identified this area as an important scaffolding to commerce given the close proximity of employees to commute with ease to employers located in the business and residential office zones.



Downtown Retail Area

The final area to study serves as an important center for retail and support services for Central Aroostook County. Parcels within this area are larger with single uses given the importance of buffering sound, light and odor impact on residential neighborhoods. US. Route 1 and Route 163 intersect in this vital region of Presque Isle's Downtown. Many employers that provide residents with jobs are located within this area. The City of Presque Isle has identified this area as a critical part of the County's economy and has designated most area as Business and Retail Business zones.



Housing & Building Conditions in the Downtown Areas

In Downtown Presque Isle there are 102 parcels that host a variety of buildings that offer both commercial and residential uses on the same property. Within the Downtown areas, there are 571 multi-family residential and single family dwellings. The City of Presque Isle only has one Elderly Housing (55+ Community) available within the downtown areas.

Building Condition	Number of Parcels
Excellent	4
Very Good	32
Good	62
Above Average	102
Average	165
Below Average	25
Fair	6
Poor	5

The average built date of all buildings within the downtown is 1946. This condition poses property maintenance significant challenges to maintain the structural integrity of older buildings. Despite the age of buildings, the majority of parcels are of average condition or better when comparing buildings of similar age according to data collected from the City's Assessor's Office.

When analyzing the buildings rated below average (Below Average, Fair, & Poor), 69% of buildings under these categories fall under residential dwellings (Single Family Homes, Mobile Homes, or Multi-Family Residential). In reviewing ownership of below average condition properties, 21% of buildings are owned by landowners outside the city limits and 62% of properties are defined as residential rentals. The total building assessed value of these properties is currently \$720,400.00. The City's Assessing Department performed a scenario where building values were all increased to Good condition by promoting adequate education and incentive programming within the downtown areas would potentially increase the tax value of these blighted properties by 383% or \$ 3,994,736 in new taxable revenue.

Building Height	Number of Buildings
1 Story	221
1.5 Stories	38
1.75 Stories	44
2 Stories	89
2.5 Stories	1
3 Stories	7
4 Stories	2

The majority of buildings within the downtown are no taller than 1-story with an average building year of 1966. There are also a significant number of 1 1/2 to 1 3/4 single-family dwellings within the downtown areas that comprise the residential population.



Given the facts of building condition, the city should explore:

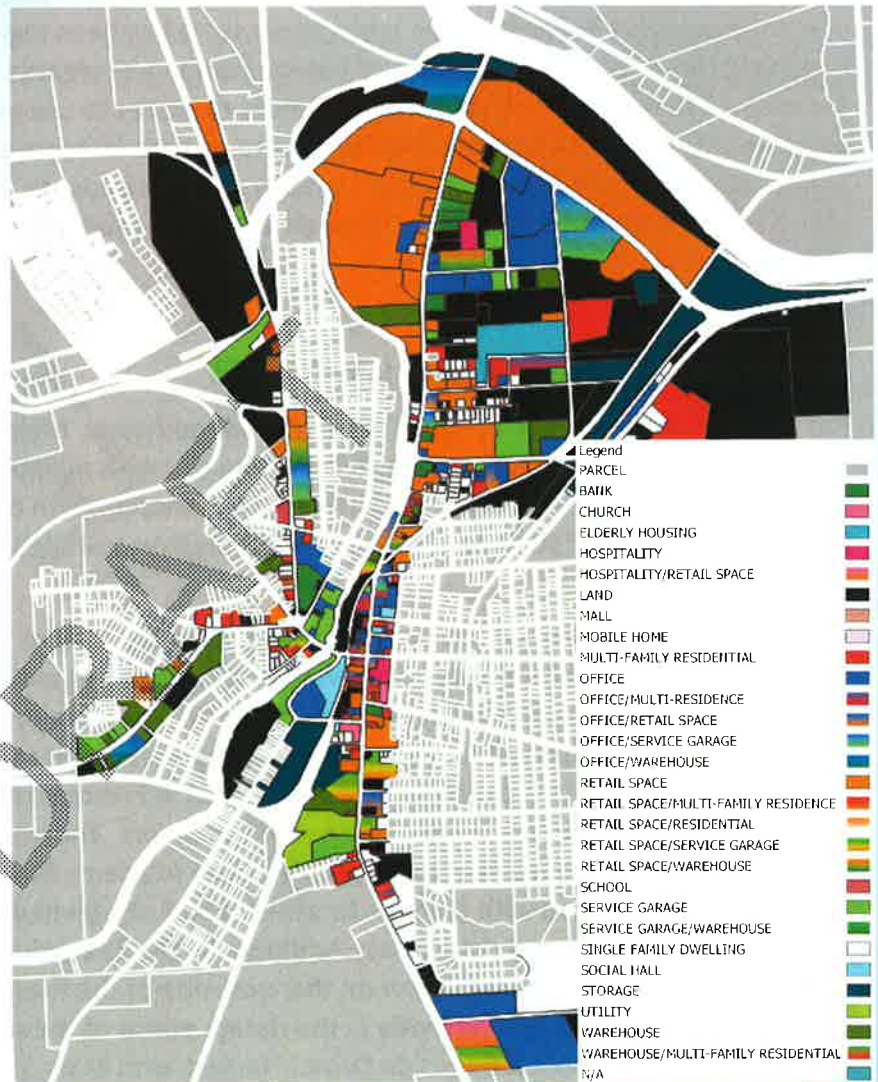
- ✪ Establish a Downtown Tax Incremental Financing District to financially support marketing and reinvestment in downtown areas
- ✪ Explore a Rental/Property Maintenance Ordinance to maintain and improve property conditions
- ✪ Consider a Forgiveness Credit Program where major renovation improvements in neighborhood appearances do not experience significant tax increases
- ✪ Design a new Elderly Community Village especially near Rice & Carmichael Streets that will support residents with pedestrian friendly access

Commercial Space in the Downtown Areas

Presque Isle's Downtown Commercial land composition is comprised predominantly of Retail Space (17%), followed by Office (8%), Mixed-Uses (7%), Storage (7%), Service Garage (4%), and Warehouse facilities (3%). The city is blessed to also have a significant amount of undeveloped land available for new development once fill-in has been accomplished. Given recent trends in working from home, Presque Isle is situated to expand its designation as the economic and service hub for Aroostook County should migration occur to northern Maine.

There is currently 201 parcels containing 2,610,194 square feet of commercial space (Banks, Hospitality, Mixed-Use, Office, Retail, Service Garage, & Warehouse) available within Presque Isle's Downtown areas. Of these properties, 38% are rentals and 62% owned by the business or sole proprietor.

The total square footage for retail space within the downtown is 1,349,842 sq. ft. As a general rule of thumb, the average sq. footage per capita is 24.5 sq. feet. Since many surrounding communities rely on Presque Isle as a major service destination, the city has 25.42 sq. ft. per capita when calculating the city's 25-mile market population. Given recent trends and decline of brick & mortar stores and expansion of online sales, the city should target a goal of filling-in vacant retail spaces especially at the Aroostook Centre Mall. This will require the city to aggressively market the opportunities available for businesses to open within the community.



Given the facts of commercial space availability, the city should explore:

- ✦ Rigorous promotion of Presque Isle's Economic Development programming and promotion to attract new investment to fill-in vacant retail properties
- ✦ Reform the city's Development Fund to encourage lending to small-businesses for property ownership
- ✦ Preparing development and design standards to help guide downtown development in more specific and appropriate ways by using Form Based Codes

Parking & Transportation within the Downtown Area

Parking

Presque Isle is fortunate to have over 21,000 parking spaces both public and business spaces available within the downtown area to accommodate vehicle parking within the downtown area. During conversations focused on parking, there was concern about addressing the lack of parking close to essential services within the downtown given the limited mobility of an aging population.

Given the rural nature of Aroostook County, car travel is now essential to commute, shop, or drive to important medical or service related appointments. It has been highlighted by the city and community at large that this reliance on one form of transportation has created a barrier for economic and social mobility for area residents who lack the financial means or ability to use personal vehicle for transportation. As such, the city has been part of conversations to explore increase transportation options into the downtown area to allow for economic and social mobility of area residents. The city has not explored linking transportation for residents and businesses through an airport shuttle service.

5-Point Parsons Street Intersection

Transportation Infrastructure

Presque Isle has a mixture of city & state-owned roadways. Maintenance is generally under the responsibility of the city with maintenance agreements by the Maine Department of Transportation to help fund the costs of state road repairs within the Presque Isle Urban Compact area.

Transportation concerns within the downtown areas are unique with their own set of challenges. One primary concern is regarding the rapid degradation of Main Street (U.S. Route 1). Since major repair efforts were completed four years ago, Main Street's road conditions are at the point of repair which is concerning given that the average lifespan of roads in Presque Isle are twelve years. Attention should be given to study why the sudden decline in road condition. There are also concerns with commercial truck traffic turning onto Main Street and egressing onto Academy Street within the Downtown area. Multiple incidents have occurred with damage to vehicles and city-owned property from commercial trucks unable to make the sharp left and right turns. Additionally the five-point intersection at Mechanic Street is in need of improvement to aid in traffic flow on the west side of the Presque Isle Stream and to better utilize the Presque Isle by-pass that is currently in the design phase of the second connector. Another trouble intersection is at Blake Street & Riverside Drive intersect with Main Street. The area at Riverside Drive is troublesome for lack of sight clearance in a busy intersection and need to cross railroad tracks onto Main Street during peak hours. At present state, the benefit of this section of Riverside Drive to the city is minimum as it currently serves as a thoroughfare for commuter traffic and commercial truck parking spot.

It is recommended the city should complete the following project goals regarding transportation of the downtown:

- ✪ Develop transportation programming for the downtown area for visitors and residents using the city Airport
- ✪ Explore traffic solutions for the five-point Mechanic Street intersection and designate a commercial truck route to alleviate congestion into the Downtown Retail Business Area
- ✪ Discontinue Riverside Drive north of State Street intersecting with Main Street to aid in development of Riverside Art & Cultural District



Recreation within the Downtown Area

The City's Recreational Offerings

Presque Isle currently offers many opportunities for residents and visitors to take part in recreation within the Downtown area. The city currently offers three city-owned parks, a bike loop, and 6.34 miles of pedestrian sidewalks. In 2020, Presque Isle is exploring opportunities to expand recreational trail access along the Presque Isle Stream, expansion of a new bike loop, and to connect recreational trails from Mantle Lake Park to A.R. Gould Northern Lights Hospital property to allow residents to connect with nature in new ways.

In coordinating with the city's Recreation Department, it was discovered that there is no inventory list of all recreational amenities owned by the city (i.e. benches, pavilions, picnic tables, trails, etc.) with a corresponding maintenance schedule to increase the lifespan of current assets and to plan for recreational programming.

Market Trends & Underutilized Assets

Recreational tourism serves as an important economic driver for the City's Downtown businesses. Many businesses offer recreational repair services and supplies for visitors and residents of Presque Isle. When completing an assessment of recreational offerings, DECD staff noticed a lack of new programming linked to the Presque Isle stream. This dammed tributary offers deep slow moving waters that can offer tremendous opportunities in paddle boarding, kayaking, water tubing, and ice skating in the winter. In addition, according to the latest 2019 figures collected by Aroostook County Tourism, snowmobilers and ATV provide hundreds of millions of direct spending across the state including within the local economy. One challenge facing Presque Isle is a lack of direct access to the Downtown Retail Business area for snowmobilers to shop, rest, or eat. This could be remedied by constructing all purpose bridge over the Presque Isle Stream for the purpose of capturing more of this important market share for the downtown.



Another area to explore is increased programming and marketing of pet-friendly vacationing to the city. Market trends state that 68% of U.S. Households (85 million families) own a pet and spend a combined \$95.7 billion in the U.S. economy. Many people consider their pets as part of their vacation plans, which is confirmed with statistics by the city's airline provider (United Airlines) which transported 138,000 animals in 2017. The city should utilize its strength of housing Aroostook County's only pet-friendly hotel by developing pet-friendly programming and marketing plan complete with a city-owned unleashed dog center.

As such, the city should explore innovative ways to tie recreation into Downtown life including:

- ✧ Establish a City Recreational Inventory & Maintenance Plan for Department Operations
- ✧ Building an ATV/Snowmobile bridge to offer access to the downtown area
- ✧ Design new water recreational programming along the Presque Isle Stream
- ✧ Designate pet-friendly recreation opportunities within the downtown
- ✧ Initiate new age-friendly urban trails and wellness programs
- ✧ Expand recreational trail offerings by exploring private-public partnerships

Historic & Cultural Features within the Downtown Area

The Downtown Area hosts a range of historic properties some even qualifying for the National Registry of Historic Places. Two properties are currently listed on the NRHP including the Presque Isle National Bank and the city's Post Office. In addition, Presque Isle was recently awarded a Distinctive Designation as part of the National Trust for Historic Preservation for the Maysville Museum and 1875 Vera Estey House Museum.



In addition, Presque Isle offers a wide range of cultural activities for area residents. Recently the city renovated the City's library which has expanded service and their inventory of books for all ages. In addition, the city built a new community center to enrich the lives of families and senior citizen residents with new opportunities to grow and learn while living in Presque Isle. The City has also expanded new cultural programs to increase a sense of community within the downtown by offering a summer concert series, a downtown farmers market and multiple parades through the downtown area.

The City of Presque Isle highlighted the importance in preserving the city's historic and cultural features as part of the proposed 2019 Comprehensive Plan. With an increase trend in cultural and historic tourism, the city envisions revitalization of the downtown area that exemplifies the charm of Presque Isle while also looking towards the future by expanding cultural programming and street aesthetics of our downtown area by:

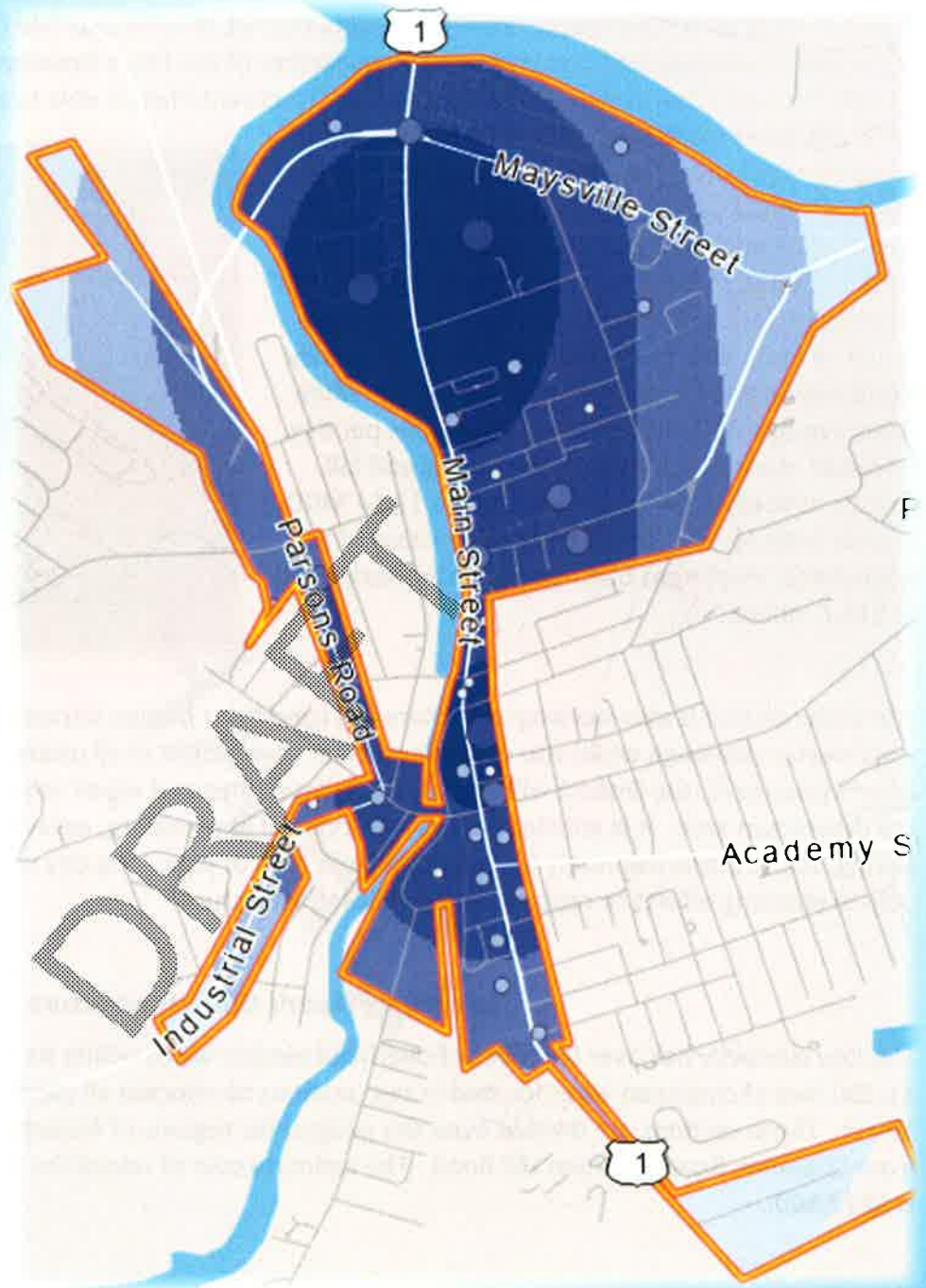
- ✪ Continue the beautification redesign efforts for the Downtown Revitalization Plan of 2009
- ✪ Increase Downtown promotion and marketing operations
- ✪ Redevelop a robust facade program for historic building preservation
- ✪ Establish a Riverside Drive Arts & Cultural District

Employment within the Downtown Area

The Downtown Area offers a variety of economic activity for the City of Presque Isle. Each of the three areas of the Downtown offer varying employment opportunities for residents and the surrounding communities.

Job Demographics

There are currently 2,685 jobs within the Downtown area with a majority of the positions are in the industries of retail trade, finance & insurance, education services, health care & social services and accommodation & food services. 29.8% of jobs pay less than \$1,250 per month, 42.9% of jobs are between \$1,251-\$3,333 per month and 27.2% of jobs pay over \$3,333 per month. Sex of Employees scale more to female at 54.1% compared with male counterparts at 45.9%. Educational levels of workers vary with 25.4% with a high school degree, 27.2% with some college or associate degree, 16.8% with bachelor's degree or advance degree, and 25% educational attainment not available (for workers younger than 29 years old).



With this demographic information regarding the workforce within the Downtown area, Presque Isle should explore:

- ★ Develop a marketing strategy to discover ancillary businesses opportunities to support employment market (i.e. retail and food services)
- ★ Partner with educational institutions to develop certification programs
- ★ Create new programs and events to attract young workers to socialize after work

Public Infrastructure Assessment of Downtown Presque Isle

Wastewater & Sewer Infrastructure

In conjunction with the Presque Isle Public Utility District, the Presque Isle Department of Economic & Community Development assessed current capacities of the City's Downtown public infrastructure capabilities. Currently, the Public Utility Wastewater Treatment Plant is able to process 5.2 million gallons per day (MGD) and can store up to 3,000,000 gallons in three storage tanks. The district is working on expanding capacity to 9.6 MGD as the plant is out of compliance with their DEP Discharge Permit. This issue has been present for some time however, with changes in environmental regulations, all flows are required to receive secondary treatment. Normally this is not an issue in the summer and winter when flows average 800,000 to 1,000,000 gallons per day. However, during high flows in the spring and fall, gallons needed to be processed peak to 13-14 MGD. Project costs for the design and construction of the wastewater treatment plant upgrades are estimated at \$15.6 million.



The utility district is also working to explore the conditions of pipe infrastructure to help in mitigating wastewater challenge while also obtaining a clear assessment of all underground water infrastructure. After assessment, the District will establish a maintenance and repair schedule of dilapidated pipes within the downtown area. It is anticipated that the costs of engineering, excavating, pipe repair/installation, paving, etc. are approximately \$1,000,000.00 per mile of pipe. The city should take proactive measures to help in planning efforts to replace poor public infrastructure.

Telephone/Electric Line Infrastructure

The City currently has over 8.5 miles of overhead electric wires within its downtown with approximately 11,100 feet of overhead wires located in two sections to relocate all electric and telephone wires off Main Street. These sections are divided from the geographic regions of Aroostook River to Park Street and from Chapman Road to Green Hill Road. The estimate cost of relocation for both sections to be complete is \$832,500.

It is recommended the City of Presque Isle adopt the following goals for public infrastructure improvement:

- ❶ Coordinate with Public Utility District to complete a mapped assessment of all wastewater and storm-water infrastructure within the downtown areas
- ❷ Develop a maintenance schedule with the Utility District to plan coordinated projects that will improve wastewater operations and move telephone/electric lines underground at the same time

Sidewalks & Pedestrian Safety

According to the 2008 Presque Isle Curb Survey & Map project, the city has over 29,123 feet of sidewalk throughout the downtown areas. 84% of sidewalk composition is asphalt followed by concrete at 16%. 76% of the sidewalks are in good condition, 8% are in fair condition, 15% are in poor condition, and 1% have no condition assigned as the sidewalk portions were under construction at the time of the survey. Based on the data, areas of improvement include the sidewalks of Second Street, Chapman Road, Main Street, Dyer Street and Intersection of Academy Street onto Main. According to the U.S. Department of Transportation's ***Guide for Maintaining Pedestrian Facilities for Enhanced Safety***, USDOT estimates the lifespan of concrete sidewalks at approximately 80 years and 40 years for asphalt sidewalks. Actual lifespans vary depending on weather conditions, base of soils, and how the sidewalks were constructed.

The Presque Isle Police Department tabulated incident report data over the past five years to assist in strategic planning of pedestrian safety improvement projects. According to the data, there were 902 incidents within the downtown areas. Specific high volume pedestrian incidents were centered on the Main Street intersections at Walmart, Maysville/Connector Roads, State Street, Academy Street, Park Street, North Street & Chapman Road. The top pedestrian safety issues are highest among 5-way intersection of Mechanic, Parsons, Dyer, & State, followed by the intersections of State & Riverside, Main & Ryan, Main & Blake, and Bradley Carwash business egress onto North Street. The city should also explore the bike collision cases with vehicles at Main & Cedar Streets, and State & Whitney Alley to prevent future incidents.

It is recommended the City of Presque Isle adopt the following goals for public safety improvement:

- ✪ Utilize Downtown TIF revenues to fund improved conditions of sidewalk and pedestrian safety that are in compliance with U.S. DOT & Maine DOT guidelines
- ✪ Establish a maintenance and replacement plan for sidewalks in fair & poor conditions



Electric Poles and Light Fixtures

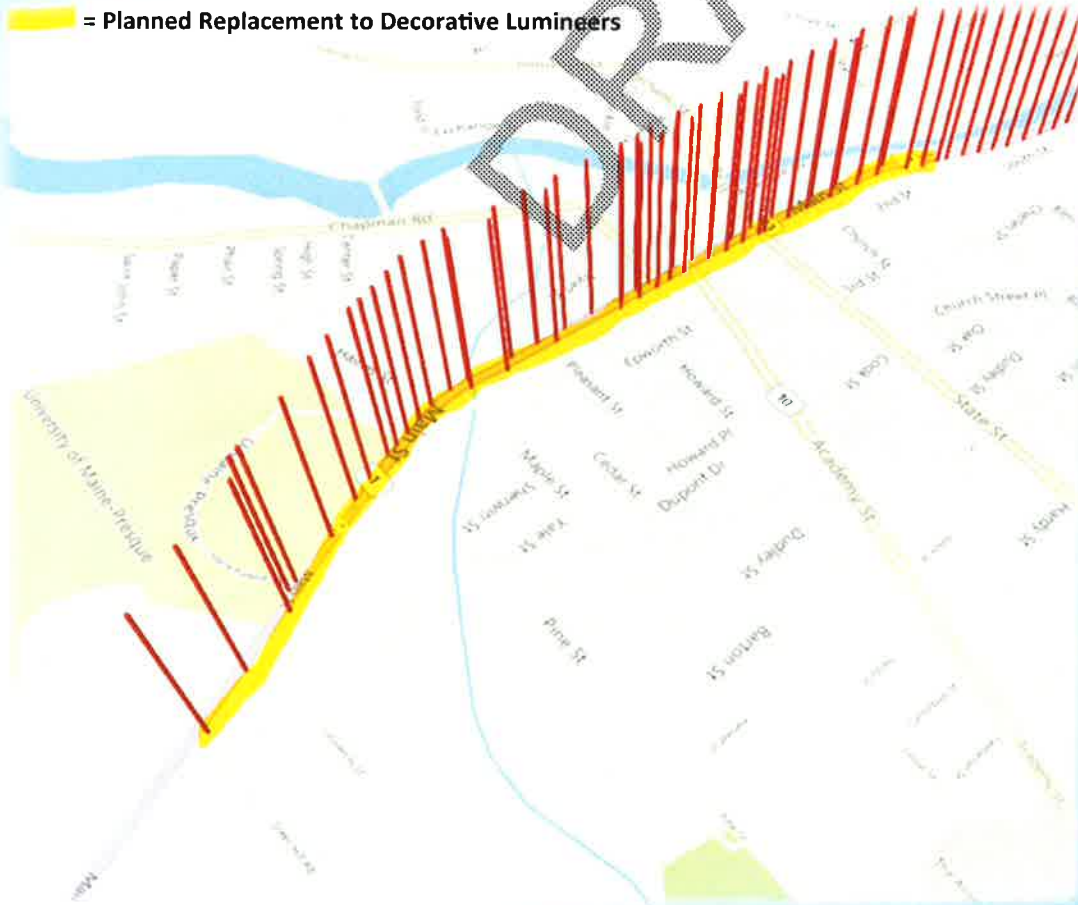
The City of Presque Isle's light poles and fixtures were surveyed in partnership with the University of Maine Presque Isle's GIS Department in 2018. This data was analyzed to determine the current light assets of the downtown and how best to improve the aesthetics of the downtown area for the future. There are 325 light poles throughout the downtown areas. In reviewing the composition of pole material, the majority (78%) are comprised of wood with the remainder (22%) metal. The Electric Power Research Institute estimates the longevity of pressurized wood poles at 40-50 years. The age of the poles were not cataloged during survey work and it remains to be seen if any entity has data on this. In analyzing the light fixtures of the downtown area the majority of luminaires are cobra head (contemporary) style lighting at 96% compared with decorative (aesthetic) lighting at less than 2%. All decorative lighting is located in the Downtown Retail Business Area where downtown revitalization efforts have been focused in the 1980's to present. There are 52 cobra head luminaires within this area which if relocated will enhance the city's downtown historic charm.

One challenge in relocating luminaire fixtures and electric lines on Main Street in the Downtown Retail Business Area is the uncertainty of current electric lines underground. The City's Public Work's Department mentions past conversations with Emera regarding the location of underground electric lines on Main Street.

Presque Isle should consider to improve lighting of the downtown:

- ★ Installation of decorative lighting in the Downtown Retail Business Area on Main Street from Chapman Road to Park Street

 = Planned Replacement to Decorative Luminaires



Internet Infrastructure in Downtown Areas

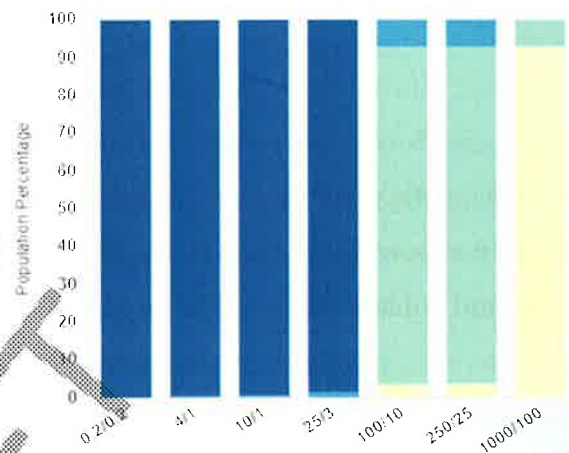
Presque Isle's internet capabilities are currently a mix of broadband fiber and wireless infrastructure. According to the Federal Communication Commission, Presque Isle has approximately 7.32% of residents with access to internet speeds of 1 Gigabyte/100 megabytes per second (mbps) upload and download speeds. These services are offered by Pioneer Communications, where 51.1 miles of gigabyte-capable fiber throughout the City of Presque Isle. Most of these lines are located on Main Street, Maysville, North, Parsons, Mechanic, State and Dyer Streets. The majority of residents (96.66%) have access to speeds 250 mbps/25mbps download and upload speeds. This is by and large because of the offerings by Spectrum Cable which offers high-speed internet through cable fiber that run through many areas of the city. While the city has data regarding speeds from the federal level, internet congestion continues to be a challenge for residents and businesses. This is an issue nationwide but one of importance for the city to explore as economic revitalization will be connected to strong broadband coverage and infrastructure.

Number of Fixed Residential Broadband Providers



Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other
Speed ≥ 1000/100 Mbps
Date June 2019 (latest public release)



Conceptual Downtown Free WiFi Coverage Area

It is recommended the City of Presque Isle adopt the following goals for improving internet capabilities within the downtown areas:

- ✦ Study internet coverages and speeds at a micro-level to determine where improvements can be made
- ✦ Develop a Downtown free WiFi program with a sign-in webpage for promoting the Downtown brand and events
- ✦ Begin studying and coordinating efforts of planning 5G projects with cellular providers in the downtown



Strategy for Revitalization

SWOT Analysis of Downtown Areas

When assessing a vision for revitalization of the City's Downtown Areas, it is important to consider the Strengths, Weaknesses, Opportunities, & Threats from the survey results of the previous pages. Below is a SWOT analysis listing the Committee has highlighted from the survey data:

Strengths

- ★ Strategic location as economic & service hub for Aroostook County
- ★ Increase offerings in recreational amenities & community events
- ★ City diligently planning new projects that benefit downtown areas
- ★ Historical Downtown Main Street Aesthetics
- ★ Updated public infrastructure for size of city

Weaknesses

- ★ Poor building conditions in certain areas
- ★ Sidewalks are in need of improvement
- ★ Lack of city brand and identity recognized within the state & country
- ★ Trend of more properties being taken off the tax-rolls
- ★ Declining population that is aging

Opportunities

- ★ Establish a Downtown TIF District to support implementation of vision
- ★ Increase promotion of downtown programming/marketing
- ★ Potential for new growth given market trends working from home
- ★ For new elderly community village within the downtown
- ★ Establish 10-year strategic plans for city departments and utilities that bring cohesiveness in addressing community challenges in a uniformed approach

Threats

- ★ Change in policy focus by governing body or management
- ★ Unavailable economic redevelopment funding by Federal, State, & Local Governments
- ★ Public opinion/support no longer focused on revitalization efforts

Main Street 4-Point Approach

Presque Isle has adopted a Main Street 4-Point approach in addressing economic revitalization efforts as part of the City's proposed 2019 Comprehensive Plan. The goals over the next ten years using the Main Street 4-Point approach include:

Design

Supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.

Short Term (within 5 years)

- ★ Continue the beautification redesign efforts for the Downtown Revitalization Plan of 2009
 1. Make pedestrian crosswalks more prominent in width and surface texture
 2. Add pedestrian islands at street centerline with bollards or pole-mounted lights at each end
 3. Add pole-mounted pedestrian-scale lighting on Main Street
 4. Add wall-mounted pedestrian-scale lighting in rear parking lots east of the railroad tracks
 5. Add pedestrian crossing lights and signage on Main Street
 6. Add decorative bollards to enhance pedestrian crossing at the railroad tracks
 7. Update street furniture and banners
 8. Add/replace trees on Main Street
- ★ Preparing development and design standards to help guide downtown development in more specific and appropriate ways by using Form Based Codes
- ★ Develop a Downtown free WiFi program with a sign-in webpage for promoting the Downtown brand and events

Intermediate Term (Complete within 10 years)

- ★ Further develop the Riverside parking lot area by enhancing the pedestrian walkways and group areas
- ★ Establish a Riverside Drive Arts & Cultural District
- ★ Create a designated truck route upon completion of the by-pass to reroute commercial trucking from downtown areas through Maysville Street

Long Term (Complete within 30 years)

- ★ Explore constructing a parking garage to serve the needs of this mixed-use Downtown Retail Business Area .
- ★ Design a new Elderly Community Village near Rice & Carmichael Streets that will support residents with pedestrian friendly access to local businesses
- ★ Installation of decorative lighting in the Downtown Retail Business Area on Main Street from Chapman Road to Park Street

Economic Vitality

Focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.

Short Term (within 5 years)

- ✱ Establish a Downtown Tax Incremental Financing District to financially support marketing and reinvestment in downtown areas
- ✱ Partner with educational institutions to develop certification programs
- ✱ Coordinate with Public Utility District to complete a mapped assessment of all wastewater and storm-water infrastructure within the downtown areas
- ✱ Study internet coverages and speeds at a micro-level to determine where improvements can be made
- ✱ Establish a maintenance and replacement plan for sidewalks in fair & poor conditions
- ✱ Create a written City Recreational Inventory & Maintenance Plan for department operations

Intermediate Term (Complete within 10 years)

- ✱ Utilize Downtown TIF revenues to fund improved conditions of sidewalk and pedestrian safety that are in compliance with U.S. DOT & Maine DOT guidelines
- ✱ Develop a maintenance schedule with the Utility District to plan coordinated projects that will improve wastewater operations and move telephone/electric lines underground at the same time
- ✱ Develop transportation programming for the downtown area for visitors and residents using the city Airport
- ✱ Consider a Forgiveness Credit Program where major renovation improvements in neighborhood appearances do not experience significant tax increases
- ✱ Repurpose Peace Park as a dog-friendly park

Long Term (Complete within 30 years)

- ✱ Discontinue Riverside Drive north of State Street intersecting with Main Street to aid in development of Riverside Art & Cultural District
- ✱ Explore traffic solutions for the five-point Mechanic Street intersection and designate a commercial truck route to alleviate congestion into the Downtown Retail Business Area
- ✱ Building an ATV/Snowmobile bridge to offer access to the downtown area
- ✱ Initiate new age-friendly urban trails and wellness programs
- ✱ Expand recreational trail offerings by exploring private-public partnerships

Organization

Involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district

Short Term (within 5 years)

- ★ Revise Downtown TIF District Policies to allow greater flexibility for the diverse downtown areas
- ★ Explore a Rental/Property Maintenance Ordinance to maintain and improve property conditions
- ★ Redevelop a robust facade program for historic building preservation
- ★ Establish a City Recreational Inventory & Maintenance Plan for Department Operations
- ★ Create new water recreational programming along the Presque Isle Stream

Intermediate Term (Complete within 10 years)

- ★ Reform the City's Development Fund to encourage lending to small-businesses for property ownership
- ★ Study internet coverages and speeds at a micro-level to determine where improvements can be made
- ★ Complete traffic counts of city-owned collector streets & roads

Long Term (Complete within 30 years)

- ★ Begin studying and coordinating efforts of planning 5G projects with cellular providers in the downtown
- ★ Coordinate with Public Utility District to complete a mapped assessment of all wastewater and storm-water infrastructure within the downtown areas
- ★ Develop a maintenance schedule with the Utility District to plan coordinated projects that will improve wastewater operations and move telephone/electric lines underground at the same time



Promotion

*Positions the **downtown or commercial district** as the center of the community and hub of economic activity, while creating a positive image that showcases a community's unique characteristics.*

Short Term (within 5 years)

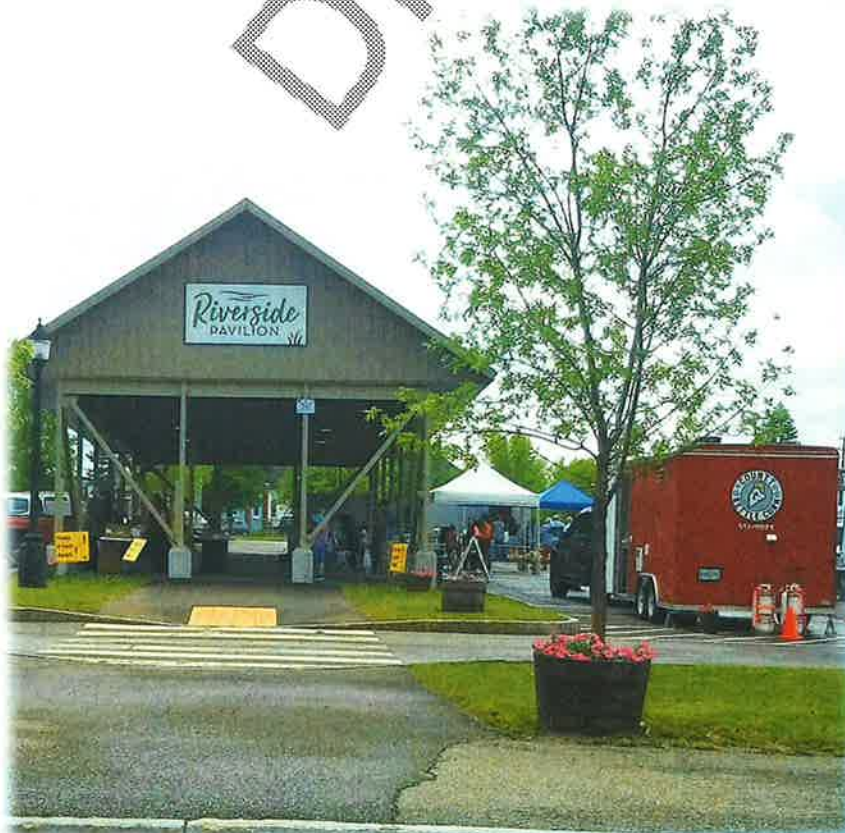
- ✦ Design a promotional strategy for the downtown brand that is easily recognizable at state & national level
- ✦ Increase Downtown promotion and marketing operations to create new programs and events to attract young employees to socialize after work

Intermediate Term (Complete within 10 years)

- ✦ Develop and implement a marketing strategy to discover ancillary businesses opportunities to support employment market
- ✦ Create 4-season event programming that highlights Presque Isle as a tourism destination for arts, culture, & recreation
- ✦ Continue progress made at the Farmer's Market Pavilion area to expand the operations and usage

Long Term (Complete within 30 years)

- ✦ Rigorous promotion of Presque Isle's Economic Development programming and promotion to attract new investment to fill-in vacant retail properties
- ✦ Develop and improve signage to Downtown Presque Isle that is uniform and inviting for visitors to the area



Projects

The City's Capital Improvement Program Analysis for Downtown Presque Isle

The City of Presque Isle has adopted an annual Capital Improvement Program to provide economic revitalization within the Downtown Area. In total, the city anticipates spending \$ 6,285,720.00 for the next five years in projects that will benefit downtown Presque Isle. Most of the revenue sources to accomplish these projects are estimated to be paid for through General Fund appropriations.

The city's share of funding these projects include:

- ★Technology Upgrades for City Hall Operations (\$ 73,500.00)
- ★City Hall Renovations (\$ 250,000.00)
- ★Planning/Consultant Services (\$ 30,000.00)
- ★A Downtown Area Master & Municipal Comprehensive Plans (\$ 187,000.00)
- ★Update Sidewalks, & Public Facilities in Downtown (\$ 800,000.00)
- ★Replace Fire Tanker One (\$ 400,000.00)
- ★Replace Ambulances Program (\$ 375,000.00)
- ★Replace Police Cruisers Program (\$ 301,500.00)
- ★Public Safety Building Maintenance Program (\$ 150,000.00)
- ★Recreation Vehicle & Equipment Replacement (\$ 161,000.00)
- ★The Forum Improvement Program (\$ 557,000.00)
- ★General Park Improvement Program (\$ 145,000.00)
- ★Bike Path Repaving Program (\$61,000.00)
- ★Paving Maintenance Program (\$ 1, 269,670.00)
- ★Public Works Equipment Replacement Program (\$ 1,525,050.00)

For a detailed listing of program features, please visit the appendix in the back of this plan. The majority of capital expenditures relating to the Capital Improvement Program for the City are towards public infrastructure improvements and public safety operations. Given that the majority of economic activity and transportation thoroughfares are located within Presque Isle's Downtown areas, it is anticipated the bulk of these projected programs are justified in revitalizing the downtown for the benefit the businesses and residents that reside in the Downtown Business, Retail and Industrial Areas. The majority of funding is intended to be from the City's General Fund, however there are revenues planned from the State, miscellaneous grants, and from another Tax Increment Financing District (BLD TIF).

TABLE 1
City of Presque Isle's Project Costs

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>1. <u>Façade Grant Program for Downtown Storefront Aesthetics</u>: Fund costs associated with establishing a permanent economic development grant program for downtown storefront façade improvements to promote economic development.</p>	\$300,000	30-A M.R.S.A. § 5225(1)(C)(1), (3)	Pages 14 & 24
<p>2. <u>All-Purpose ATV, Snowmobile, Bike Trail & Bridge Construction and Maintenance</u>: Fund costs associated with planning, design, construction, maintenance, grooming, and improvement to new or existing recreational trails that have significant potential to promote economic activity.</p>	\$1,000,000	30-A M.R.S.A. § 5225(1)(C)(6)	Pages 13 & 23
<p>3. <u>Downtown Event Programming</u>: Fund costs associated with economic development events and programming designed to promote the Downtown area.</p>	\$30,000	30-A M.R.S.A. § 5225(1)(C)(1)	Pages 14 & 15

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>4. <u>Sidewalk and Streetscape Improvements:</u> Costs associated with improving and maintaining sidewalks in Downtown area. Improve the streetscapes in the Downtown area, including but not limited to streetlight replacement, for the purpose of drawing attention to the Downtown area, attracting businesses and patrons.</p>	\$864,500	30-A M.R.S.A. § 5225(1)(A)(1); (B)(1)	Pages 17, 18, 22 & 23
<p>5. <u>Loan and/or Grant Program to Promote Certain Improvements to Major Residential Rental Downtown Properties :</u> Establish a credit program for licensed landlords of non-owner-occupied rental units in the District to recoup costs associated with capital improvements, including, but not limited to, weatherization improvements, through a permanent revolving loan fund and/or a grant program.</p>	\$200,000	30-A M.R.S.A. § 5225(1)(A)(1), (1)(C)(3)	Pages 10 & 23
<p>6. <u>Riverside Drive Redevelopment & Arts/Cultural District:</u> Fund all costs associated with redeveloping Riverside Drive from a vehicular road into a pedestrian promenade with retail shopping opportunities designed to promote economic activity.</p>	\$350,000	30-A M.R.S.A. § 5225(1)(A)(1)	Pages 12, 14, & 22-23

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
7. <u>Downtown Marketing:</u> Fund costs associated with marketing materials to promote the Downtown area in order to attract investors, businesses, and customers.	\$150,000	30-A M.R.S.A. § 5225(1)(C)(1)	Page 11 & 15
8. <u>Demolishing Blighted Properties:</u> Fund costs associated with the demolition of blighted properties in the Downtown area.	\$200,000	30-A M.R.S.A. § 5225(1)(A)(1), (2), (3), (4), (5)	Pages 10 & 23
9. <u>Downtown WiFi Program:</u> Fund costs associated with providing WiFi services to foster economic development.	\$15,000	30-A M.R.S.A. § 5225(1)(A)(1); (1)(C)(1)	Pages 19 & 22-23
10. <u>Economic Development Studies and Design Work:</u> Fund costs associated with studies and design work relating to economic development planning efforts, including but not limited to reimagining elderly community living from an economic development perspective within the District.	\$30,000	30-A M.R.S.A. § 5225(1)(A)(7); (1)(C)(1)	Page 10 & 22

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>11. <u>5-Point Intersection Improvement and Other Road Improvements:</u> Fund costs to improve and maintain roads and streets that form the transportation routes within the District or directly related to or made necessary by the creation of the District, including, but not limited, to the 5-Point Intersection as a match with other potentially available funds. These costs include, but are not limited, to engineering and design work, construction, and culvert repair.</p>	\$400,000	30-A M.R.S.A. § 5225(1)(A)(1), (4); (1)(B)(1)	Pages 12 & 23
<p>12. <u>Stormwater Infrastructure Improvements:</u> Fund costs related to improving stormwater infrastructure within the District or directly related to or made necessary by the District.</p>	\$500,000	30-A M.R.S.A. § 5225(1)(A)(1); (1)(B)(1); (1)(C)(2)	Pages 16, 20, & 23
<p>13. <u>Professional Services and Administrative Costs:</u> Fund professional service and administrative costs associated with the District and the implementation of the Development Program.</p>	\$600,000	30-A M.R.S.A. § 5225(1)(A)(4), (5)	Pages 11 & 25

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>14. <u>Economic Development Costs:</u> Fund costs of municipal economic development budget items (including, but not limited, to appropriate prorated staff salaries, economic development planning efforts including the development of economic development planning documents).</p>	\$450,000	30-A M.R.S.A. § 5225(1)(C)(1)	Pages 11 & 25
<p>15. <u>Uniform Downtown Signage:</u> Fund costs associated with the design and purchase of new signage in the Downtown area, including directional, wayfinding, and interpretive signs.</p>	\$50,000	30-A M.R.S.A. § 5225(1)(C)(1)	Pages 20 & 22
<p>16. <u>Water Tourism/Business Activation Improvements and Programming*</u>: Fund costs associated with establishing a new capital project on public property for a City-owned water tubing or other floatation transportation system designed to attract residents and tourists to the Downtown area in the summer and integrate into the other public transportation infrastructure. The City intends to offer to the private sector the opportunity to offer shuttle services for drop off locations, rental shops and other ancillary businesses offering tourist amenities.</p>	\$20,000	30-A M.R.S.A. § 5225(1)(A)(1), (1)(C)(1)	Pages 13 & 24

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
<p>17. <u>Outdoor Unleashed Dog Center*</u>: Tourism-focused downtown amenity where dog owners can bring their unleashed pets for a unique exercise experience. This project is intended to be built specifically to enable dog-friendly marketing of the City for tourism. The City is home to the only dog-friendly hotel in the County. With the installation of the dog center, the City can also market and support local businesses in creating a dog-friendly downtown, the hotel will be able to advertise the amenity to its guests and the City will strengthen its economic position as a dog and family friendly outdoor destination. The City is also exploring potential partnership opportunities with the American Kennel Club (AKC) & Canadian Kennel Club (CKC) for the installation of an agility trial course and/or a unique dog diving pond launch, as a way of helping to market the region and attract tourists for competitions that are growing in popularity. During non-competition days, the course could be open for training which will increase the economic activity and sales of competition related supplies and hotel stays for visitors.</p>	\$10,000	30-A M.R.S.A. § 5225(1)(A)(1), (1)(C)(1)	Pages 13 & 22

Project	Cost Estimate	Statutory Citation	Reference to Downtown Redevelopment Plan
18. <u>GIS Mapping for Economic Development Planning:</u> Fund costs associated with establishing and maintaining a Geographic Information System (GIS) mapping program to support ongoing maintenance and upgrade of infrastructure, including hardware, software, licensing, maintenance, training, and technical support. GIS provides critical support to existing and future development in all potential future tax increment financing districts.	\$150,000	30-A M.R.S.A. § 5225(1)(C)(1)	Pages 16, 19, & 23
Total	\$5,319,500		

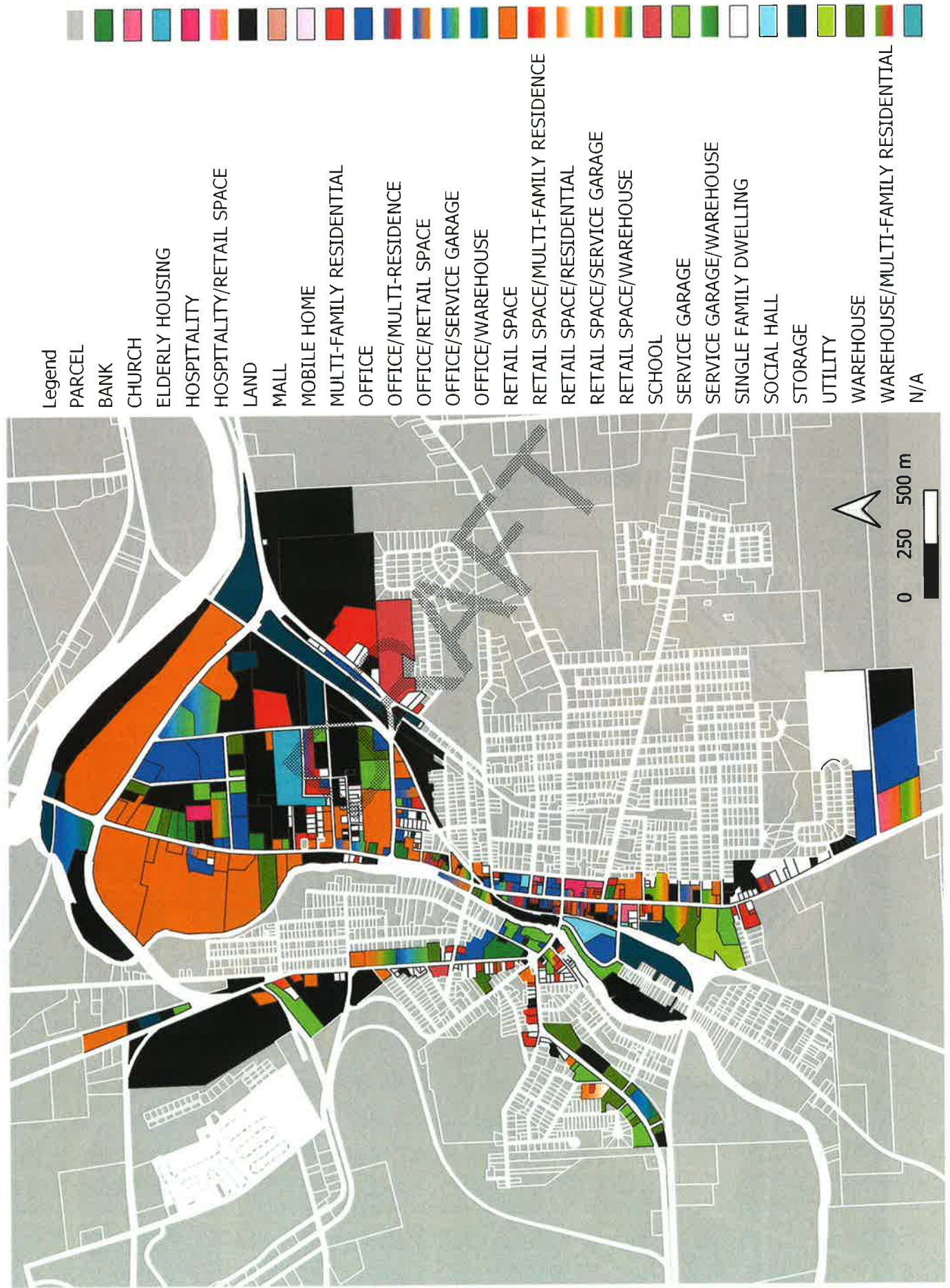
* Please note that for projects 16 and 17, the City acknowledges the following rule regarding prohibited uses of TIF revenues in Title 30-A MRSA Section 5225(2): “...the commissioner may not approve as a project cost the cost of facilities, buildings or portions of buildings used predominantly for the general conduct of government or for public recreational purposes, including, but not limited to, city halls and other headquarters of government where the governing body meets regularly, courthouses, jails and other state and local government office buildings, recreation centers, athletic fields and swimming pools.” As such, the City understands that such if such facilities are funded with TIF Revenues, they must be economic development projects and programs that are not used predominantly for public recreational purposes.

Appendix Contents

1. Zoning Map of Downtown
2. Parcel Use Type Breakdown
3. Commercial Space Map
4. Building Condition Map
5. Employment Demographics Map
6. Outdoor Recreation Map
7. Water & Sewer Utilities Map
8. Cable Fiber Map
9. Internet Coverage Map
10. Sidewalk & Curbing Map
11. Map of Parking Lots in Downtown
12. 2008 Downtown Sidewalk Survey
13. U.S. DOT Guide for Maintaining Pedestrian Facilities
14. City of Presque Isle Capital Improvements Project Descriptions
15. City of Presque Isle Sign Ordinance
16. Luminaire & Post Survey Results
17. Incident Report
18. Minutes from Downtown Steering Committee

Parcel Use Type Breakdown

Business Type	# of Parcels	% Locally Owned	% Total Assessment	% of Acreage
Banks	7	29%	3%	1%
Church	3	100%	1%	0%
Elderly Housing	1	100%	2%	2%
Hospitality	2	50%	4%	0%
Land	95	53%	3%	36%
Mobile Home	6	100%	0%	0%
Multi-Family Residential	44	52%	6%	4%
Office	43	65%	16%	8%
Retail	50	62%	30%	17%
School	2	100%	1%	2%
Service Garage	23	74%	5%	4%
Single Family Dwelling	125	76%	7%	8%
Social Hall/Government	3	100%	1%	1%
Storage	16	63%	1%	7%
Utility	1	0%	0%	0%
Warehouse	18	44%	4%	3%
Hospitality/Retail	1	0%	1%	1%
Office/Multi-Family Residential	15	67%	3%	1%
Office/Retail Space	9	89%	2%	1%
Office/Service Garage	5	80%	2%	1%
Office/Warehouse	2	50%	1%	1%
Retail Space/Multi-Family	12	83%	2%	0%
Retail Space/SFD	1	0%	0%	0%
Retail Space/Service Garage	6	67%	2%	1%
Retail Space/Warehouse	3	67%	1%	1%
Warehouse/Multi-Family	2	50%	0%	0%



- Legend
- PARCEL
 - BANK
 - CHURCH
 - ELDERLY HOUSING
 - HOSPITALITY
 - HOSPITALITY/RETAIL SPACE
 - LAND
 - MALL
 - MOBILE HOME
 - MULTI-FAMILY RESIDENTIAL
 - OFFICE
 - OFFICE/MULTI-RESIDENCE
 - OFFICE/RETAIL SPACE
 - OFFICE/SERVICE GARAGE
 - OFFICE/WAREHOUSE
 - RETAIL SPACE
 - RETAIL SPACE/MULTI-FAMILY RESIDENCE
 - RETAIL SPACE/RESIDENTIAL
 - RETAIL SPACE/SERVICE GARAGE
 - RETAIL SPACE/WAREHOUSE
 - SCHOOL
 - SERVICE GARAGE
 - SERVICE GARAGE/WAREHOUSE
 - SINGLE FAMILY DWELLING
 - SOCIAL HALL
 - STORAGE
 - UTILITY
 - WAREHOUSE
 - WAREHOUSE/MULTI-FAMILY RESIDENTIAL
 - N/A



Department of Economic & Community Development
City of Presque Isle

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

LEGEND

Building Condition

ABOVE AVERAGE

AVERAGE

BELOW AVERAGE

EXCELLENT

FAIR

GOOD

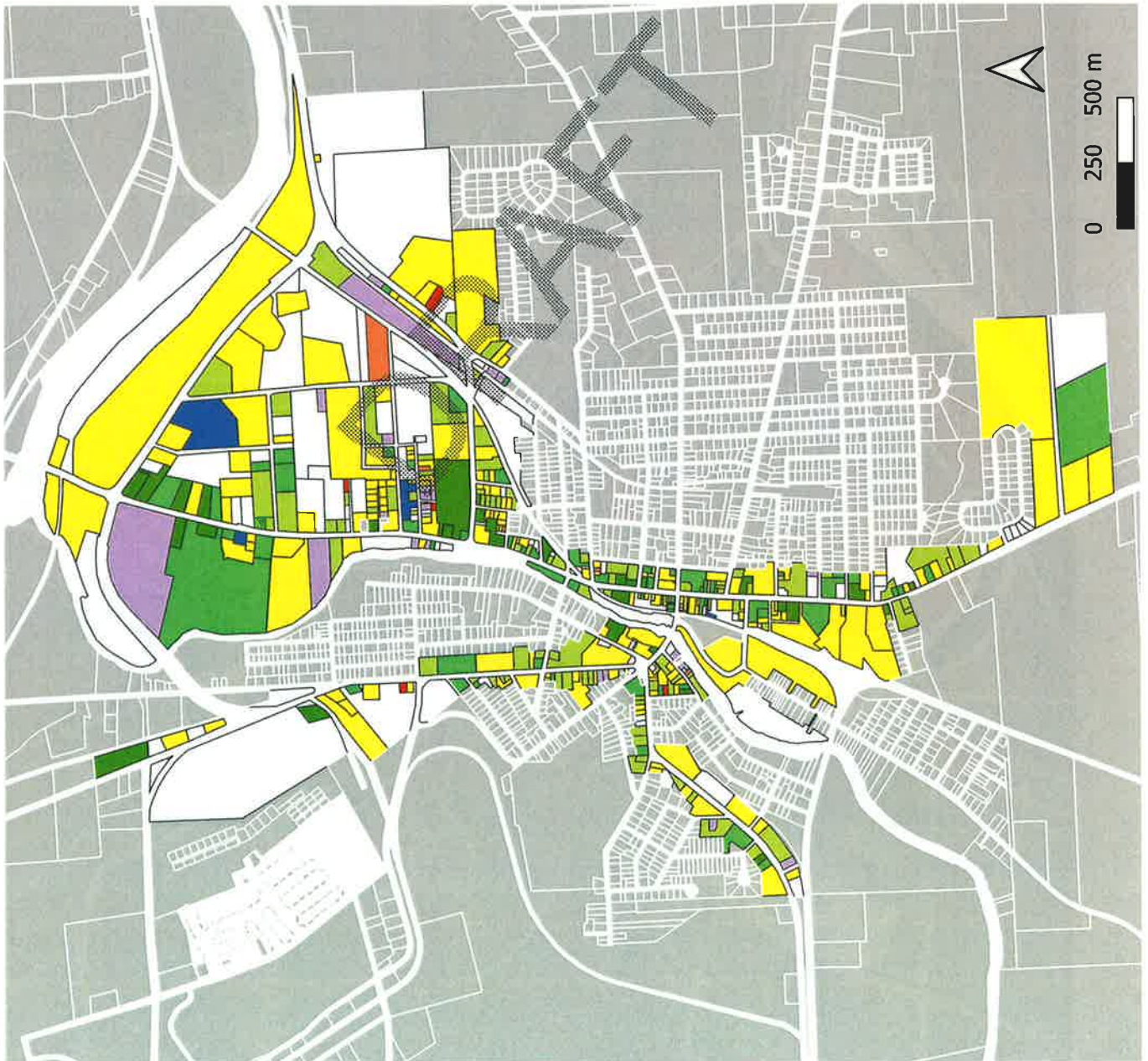
NO BUILDING

POOR

VERY GOOD



Downtown TIF Spreadsheet Parcels MASTER



FCC Internet Coverage Map & Conceptual Downtown Free Coverage Project Area

Presque Isle, ME



Number of Fixed Residential Broadband Providers



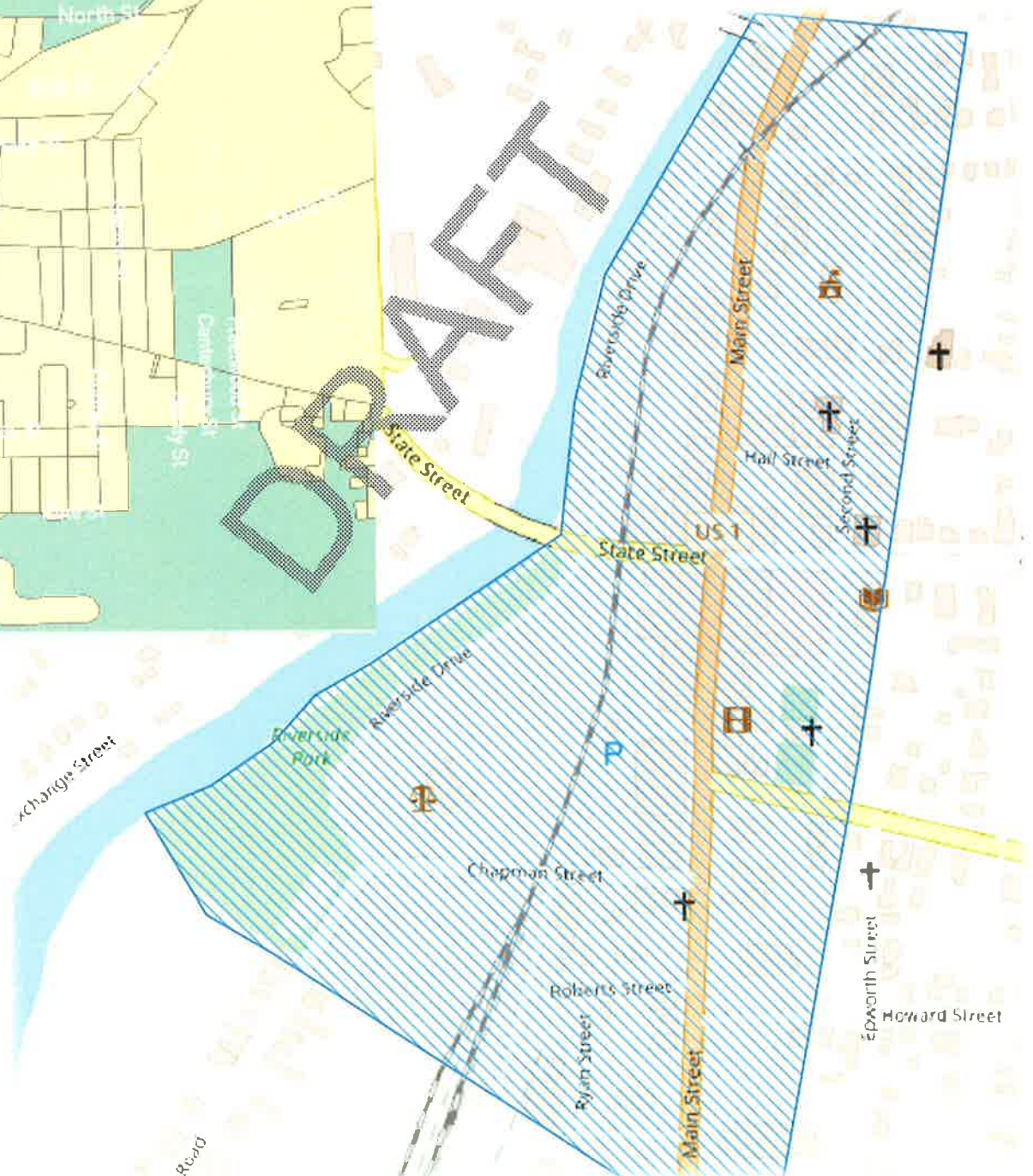
Broadband



Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other

Speed ≥ 1000/100 Mbps

Date June 2019 (latest public release)



PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 9

SUBJECT

NEW BUSINESS: Traffic Concerns

INFORMATION

1) Memo from Martin Puckett, dated August 27, 2020

REQUESTED ACTION

Discussion only.

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

MEMORANDUM

TO:	Honorable City Council
FROM:	Martin Puckett, City Manager
DATE:	August 27, 2020
RE:	Traffic Concerns

Over the past few months there has been an increase in traffic concerns raised by the public, so a working group was formed to discuss solutions.

Complainants from the public pertain to a variety of locations throughout the city, but all are in residential areas. The primary complaint has been related to speeding, followed by large truck traffic. Areas where most complaints originate from are Academy, State, Chapman and Washburn roads.

We have taken the following steps to date to address traffic complaints:

Brush Removal: Public Works has routinely been removing brush, trees, etc. that have obscured signage. This is an ongoing project.

Signage/Road Markings: In certain locations the largest DOT signs have been installed to warn motorists of speed reductions and limits. Reduced speed signs have also been installed. Painting was delayed due to COVID, still more to be done.

Electronic Speed Signs: The PIPD has battery powered signage to indicate motorist's current speed.

Data Collection devices: The PIPD has on loan a device to collect data in different areas in the city to identify area requiring enforcement.

Enforcement: PIPD has been doing regular speed details and doing programs that are state/federal initiatives such as seat belt checks and mobile device usage.

Changing the behavior of drivers will have to be an ongoing effort and not just an isolated effort, to be effective.

The truck traffic is a more complicated issue to address. Academy and Second St. are State aid roads which limit the City's ability to restrict traffic. Discussions with MDOT

have been helpful. Below are possible solutions to reduce the truck traffic on Academy/Second Street:

- *Classification Study: different than a traffic count; vehicle types are identified. Collect data to identify volume and establish truck numbers.*
- *Public Awareness Campaign: Use Social media, news outlets, and press releases to promote use of bypass.*
- *Direct Contact: outreach to businesses that have a high volume of truck traffic to use bypass rather than Academy for East/West traffic.*
- *Signage: Place signage along East/West corridor to direct traffic to bypass.*

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 10

SUBJECT

NEW BUSINESS: Greenmark IT – Technology Updates

INFORMATION

Information provided during presentation.

REQUESTED ACTION

Motions provided at meeting.

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 11

SUBJECT

NEW BUSINESS: Schedule a Public Hearing for changes to Chapter 59A – Adult Use and Medical Marijuana Businesses Ordinance

INFORMATION

- 1) Memo from Galen Weibley, dated September 2, 2020
- 2) Ordinance

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to schedule a public hearing on October 7, 2020 for changes to Chapter 59A – Adult Use and Medical Marijuana Ordinance.



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:	September 2, 2020
RE:	Marijuana Ordinance Changes

Upon applying the Presque Isle's Marijuana Ordinance to applications, it was discovered by staff the need to address gray areas to improve the review process. Below is a summary explaining the reason for the changes.

In the ordinance, there is no definition for pre-school as mentioned on page 11. Staff recommends adding a definition that will apply for private and public pre-school programs. There are also conflicting regulations for public pre-school programs and other pre-schools on pages 10 & 11. Staff recommends striking out public pre-school programs as the state requires these programs to operate within a school (1000-foot setback). Staff is also recommending striking out "other educational facility" on the same page. This creates another gray area in reviewing applications. When the ordinance was adopted, it was the desired policy of the Council to have marijuana businesses located on Main Street for ease of enforcement by PIPD. By allowing this verbiage to remain, a dance studio, karate dojo, etc. could argue they are an educational facility; thereby closing the entire Main Street from future businesses.

In December, the Maine General Assembly changed the language regarding registered caregivers removing the limit of six patients to unlimited. This essentially would mean registered caregivers are retail stores. A gray area was created that could allow a registered caregiver to operate where home occupations are allowed (residential zones) page 7. Staff recommends the deletion of registered caregivers as home occupation. This will clarify registered caregivers can only operate a store or cultivation facility where it is allowed in zoning (page 15).

Staff is also recommending the deletion of sending applicants to PIPD for fingerprinting and background checks. In discussion with the Police Chief, applicants cannot apply with the city until they have their preliminary approvals from the State of Maine which require a background check and fingerprinting. This is a redundant requirement and is rectified by how the city reviews applications with the Police, Fire, Engineering & Assessing Departments. In addition, it is recommended removing the attachments by referencing schedule of fees and application. This will offer greater flexibility when making changes. It is recommended sending this ordinance to public hearing for October 7, 2020 Council Meeting.

Enclosure: *Copy of Marijuana Ordinances with staff suggested changes

12 Second Street

Presque Isle, ME 04769-2459

Phone: 207.760.2727

Fax 207.764.2501

*The City of Presque Isle is an equal opportunity provider. To file a complaint, write to
HR Manager, 12 Second Street Presque Isle, ME 04769, or call (207) 760-2700.*

CHAPTER 59 A

CITY OF PRESQUE ISLE

Adult Use and Medical Marijuana Businesses Ordinance

REPEALS AND REPLACES CHAPTER 59



ENACTED: January 23, 2020

CERTIFIED BY: /s/Thomas C. King

Thomas C. King, City Clerk

Commented [GW1]: Update

Affix Seal

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Adult Use and Medical Marijuana Businesses

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A. Title:

This ordinance shall be known and cited as the "City of Presque Isle Adult Use and Medical Marijuana Businesses Ordinance" and will be referred to hereinafter as "this Ordinance". This Ordinance limits all subject Adult Use and Medical Marijuana Businesses to the zoning districts specified in section H. E., prescribes definitions of Adult Use and Medical Marijuana Businesses, provides for permitting/licensing and regulation of Adult Use and Medical Marijuana Businesses, and provides performance standards for Adult Use and Medical Marijuana Businesses.

B. Authority and Applicability:

WHEREAS, implementing a system for the regulation of stores, dispensaries, cultivation, manufacturing, and testing for the production and sale of marijuana, is a complex function with significant administrative demands on the City of Presque Isle; and

WHEREAS, ensuring that possession and use of Adult Use and Medical Marijuana is limited to persons who are 21 years of age or older, except in the case of minors in possession of a medical marijuana patient card, is necessary to protect those who have not yet reached adulthood from the effects of irresponsible use of marijuana; and

WHEREAS, the City of Presque Isle believes that any production, processing, or selling of Adult Use and Medical Marijuana should be conducted in a safe and fair manner for the health, safety, and welfare of the community, which includes complying with provisions of all applicable laws and ordinances relating to adult use and medical use of marijuana throughout the City of Presque Isle; and

NOW THEREFORE, this Ordinance is adopted pursuant to the Marijuana Legalization Act, 28-B M.R.S. §101 et seq.; the Maine Medical Use of Marijuana Act, 22 M.R.S. §2421 et seq.; and the City's home rule authority under Article VIII, Part 2, Section 1 of the Maine Constitution 30-A M.R.S. §3001 et seq., and 30-A M.R.S. §4301 et seq.

C. Purpose:

It is the purpose of this Ordinance to regulate Adult Use and Medical Marijuana Businesses in order to promote the health, safety, and general welfare of the citizens of Presque Isle, and to establish reasonable and uniform regulations for the appropriate location of Adult Use and Medical Marijuana Businesses in Presque Isle. Persons or entities wishing to establish an Adult Use or a Medical Marijuana Business within the City of Presque Isle shall first obtain a license from the Presque Isle City Council (hereinafter "the City Council") and shall be subject to the provisions of this Ordinance. This Ordinance may not be construed to limit any privileges or rights of a qualifying patient, primary caregiver, registered or otherwise, or registered dispensary under the Maine Medical Use of Marijuana Act.

D. Conflict with Other Ordinances; State Law:

Whenever a provision of this Ordinance conflicts with or is inconsistent with other provisions of this Ordinance, or of any other ordinance, regulation or standard, the more restrictive provision shall apply. Nothing herein is intended to conflict with State law; whenever a provision of this Ordinance conflicts with State law the more restrictive provision shall apply. All applicants and licensees shall comply with all applicable State laws.

E. Effective Date:

The effective date of this Ordinance, and the business licensing thereunder, shall be the date of adoption by the City Council.

F. Validity and Severability:

Should any section or provision of this Ordinance be declared by any court to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

G. Definitions:

Adult Use Cultivation facility: a facility licensed under this ordinance to purchase marijuana plants and seeds from other cultivation facilities; to cultivate, prepare and package adult use marijuana; to sell adult use marijuana to Adult Use Products Manufacturing Facilities, to Adult Use Marijuana Stores and to other cultivation facilities; and to sell marijuana plants and seeds to other cultivation facilities and immature marijuana plants and seedlings to Adult Use Marijuana Stores.

Adult Use Marijuana Nursery Cultivation Facility: a facility licensed under this ordinance to cultivate not more than 1,000 SF of plant canopy pursuant to 28-B M.R.S. §501.

Adult Use Marijuana Store: a facility licensed under this ordinance to purchase adult use marijuana, immature marijuana plants and seedlings from an Adult Use Cultivation Facility, to purchase adult use marijuana and adult use marijuana products from an Adult Use Products Manufacturing Facility and to sell adult use marijuana, adult use marijuana products, immature marijuana plants and seedlings to consumers.

Adult Use Marijuana Testing Facility: a facility licensed under this ordinance to develop, research and test adult use marijuana, adult use marijuana products and other substances.

Adult Use Products Manufacturing Facility: a facility licensed under this ordinance to purchase adult use marijuana from a cultivation facility or another product manufacturing facility; to manufacture, label and package adult use marijuana and adult use marijuana products; and to sell adult use marijuana and adult use marijuana products to marijuana stores and to other products manufacturing facilities.

Code Enforcement Officer (CEO): a person, appointed by the City Council, to administer and enforce Land Use Ordinances, Zoning Ordinances, Building Codes, and certain State Laws.

Cultivation or Cultivate: the planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of marijuana for use or sale.

Harvested Marijuana: the plant material harvested from a mature marijuana plant, except the stalks, leaves and roots of the plant that are not used for a qualifying patient's medical use. "Harvested marijuana" includes marijuana concentrate and marijuana products.

Immature marijuana plant: a marijuana plant that is not a mature marijuana plant or a seedling.

Law Enforcement Officer (LEO): means any officer, agent, or employee of a State, unit of local government, or Sheriff Deputy authorized by law or by a government agency to engage in or supervise the prevention, detection, or investigation of any violation of criminal law. This includes full and part-time personnel.

Manufacture or Manufacturing: the production, blending, infusing, compounding or other preparation of marijuana concentrate and marijuana products, including, but not limited to, marijuana extraction or preparation by means of chemical synthesis.

"Marijuana" means the leaves, stems, flowers and seeds of a marijuana plant, whether growing or not.

Marijuana Business: Medical Marijuana Cultivation Facility, Medical Marijuana Manufacturing Facility, Medical Marijuana Testing Facility, Registered Dispensary, Registered Caregiver Retail Store, Adult Use Marijuana Cultivation Facility, Adult Use Marijuana Products Manufacturing Facility, Adult Use Testing Facility, or Adult Use Marijuana Store licensed under this Ordinance.

Medical Marijuana Cultivation Facility: a facility licensed under this ordinance to cultivate, prepare and package medical marijuana at a location that is not the residence of the Registered Caregiver or Qualifying Patient.

Medical Marijuana Manufacturing Facility: a registered tier 1 or tier 2 manufacturing facility or a person authorized to engage in marijuana extraction under section 2423-F.

Medical Marijuana Testing Facility: a public or private laboratory that:

- A. Is authorized in accordance with 22 M.R.S. §2423-A, subsection 10 to analyze contaminants in and the potency and cannabinoid profile of samples; and
- B. Is accredited pursuant to standard ISO/IEC 17025 of the International

Organization for Standardization by a 3rd-party accrediting body or is certified, registered or accredited by an organization approved by the State of Maine.

Medical Use: the acquisition, possession, cultivation, manufacture, use, delivery, transfer or transportation of marijuana or paraphernalia relating to the administration of marijuana to treat or alleviate a qualifying patient's medical diagnosis or symptoms for which a medical provider has provided the qualifying patient a written certification under this chapter.

Plant Canopy: the total surface area within the licensed premises of an Adult Use Marijuana Cultivation Facility that is authorized for use at any time by the cultivation facility licensee to cultivate mature marijuana plants. The surface area of the plant canopy must be calculated in square feet and measured using the outside boundaries of the area and must include all of the area within the boundaries. If the surface area of the plant canopy consists of non-contiguous areas, each component area must be separated by identifiable boundaries. If a tiered or shelving system is used by the cultivation facility licensee, the surface area of each tier or shelf must be included in calculating the area of the plant canopy. Calculation of the area of the plant canopy may not include the areas within the licensed premises of a cultivation facility that are used by the licensee to cultivate immature marijuana plants and seedlings and that are not used by the licensee at any time to cultivate mature marijuana plants.

Pre-School: A public or private institution that provides instruction to children who are 4 years of age

Commented [GW2]: Definition added to help clearly define what a preschool is considered by the City.

Qualifying patient: a person who has been a resident of the State for at least 30 days and who possesses a valid written certification regarding medical use of marijuana in accordance with section 2423-B.

Registered caregiver: a person or an assistant of that person that provides care for a qualifying patient and who is registered by the State of Maine pursuant to 22 M.R.S. §2425-A.

Registered Caregiver Retail Store: a facility licensed to sell harvested marijuana to qualifying patients for the patients' medical use.

Registered Dispensary: an entity registered under 22 M.R.S. § 2425-A that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses marijuana or related supplies and educational materials to qualifying patients and the caregivers of those patients.

Testing or test: the research and analysis of marijuana, marijuana products or other substances for contaminants, safety or potency.

H. License Required:

No person may establish, operate or maintain a Marijuana Business without first obtaining a Certificate of Occupancy from the CEO and a license from the City Council.

It is a violation of this Ordinance for any person to operate a Marijuana Business without a valid Marijuana Business license issued by the City pursuant to this Ordinance.

Pursuant to 28-B M.R.S. § 402, an applicant seeking to operate an Adult Use Marijuana Business may not submit an application for a license unless the applicant has been issued a conditional license by the State of Maine to operate the Adult Use Marijuana Business.

Marijuana Business Licenses shall be administered on a first come, first served basis based upon the date the application is deemed complete.

~~Registered Caregivers operating out of their residence shall apply for and obtain a permit for a home occupation in accordance with Article IX of the Presque Isle Zoning Ordinance and shall comply with all standards set forth in the article. Registered Caregivers who cultivate medical marijuana only for themselves and/or members of their household are exempt from this requirement and are not required to obtain a permit or license.~~

The cultivation, manufacturing, testing or sale of adult use marijuana from a residence is prohibited, unless it is for personal use in accordance with 28-A M.R.S. § 1502. Home cultivation of adult use marijuana for personal use is exempt from the licensing requirements of this Ordinance. Provided, however, that outdoor cultivation of adult use marijuana for personal use is prohibited, unless the residence is located in an agricultural zoning district.

Commented [GW3]: State Legislature changed "Registered Caregivers" from only being able serve six patients to unlimited. This would essentially make caregivers retail stores which should not be allowed in residential communities. By deleting this provision we are also clarifying that registered caregivers are medical marijuana retail stores or cultivation facilities regardless if they operate in their permanent residence.

I. Application Procedure:

A. An application for a license must be made on a form provided by the City.

B. All applicants must be qualified according to the provisions of this Ordinance.
Applicants shall provide sufficient information to demonstrate that they meet all qualifications and standards established in this Ordinance.

C. Application to establish a Marijuana Business

1. If the applicant who wishes to operate a Marijuana Business is a single individual, this person must sign the application for a license. If the applicant who wishes to operate a Marijuana Business is more than one individual, each person who has an interest in the business must sign the application for a license as applicant. Each applicant must be qualified under the following section and each applicant shall be considered a licensee if a license is granted.

2. The completed application for a Marijuana Business license shall contain the following

information and shall be accompanied by the following documents:

- a. If the applicant is an individual: The individual shall state their legal name and any aliases, and submit proof that they are at least twenty-one (21) years of age.
- b. If the applicant is a partnership: The partnership shall state its complete name, and the names of all partners, whether the partnership is general or limited, submit a copy of the partnership agreement, if any, and submit proof that all partners are at least twenty-one (21) years of age.
- c. If the applicant is a corporation: The corporation shall state its complete name, the date of its incorporation, evidence that the corporation is in good standing under State law, the names and capacity of all officers, directors and principal stockholders, the name of the registered corporate agent, the address of the registered office for service of process, and submit proof that all officers, directors and principal stockholders are at least twenty-one (21) years of age.
- d. If the applicant is a limited liability company (LLC): The LLC shall state its complete name, the date of its establishment, evidence that the LLC is in good standing under State law, the names and capacity of all members, a copy of its operating agreement, if any, the address of its registered office for service of process, and submit proof that all members are at least twenty-one (21) years of age.
- e. If the applicant intends to operate the Marijuana Business under a name other than that of the applicant, they must state the Marijuana Business' name and submit the required registration documents.
- f. If the applicant, an officer, member or employee has been convicted of criminal activity under State and/or federal law, they must list the specified criminal activity involved, and the date, place, and jurisdiction of each conviction.
- g. If the applicant has had a previous license under this Ordinance or other similar Marijuana Business license applications in another town, city or state denied, suspended or revoked, they must list the name and location of the Marijuana Business for which the license was denied, suspended or revoked, as well as the date of the denial, suspension or revocation, and they must list whether the applicant has been a partner in a partnership or an officer, director, or principal stockholder of a corporation that is permitted/licensed under this Ordinance, whose license has previously been denied, suspended or revoked, listing the name and location of the Marijuana Business for which the permit was denied, suspended, or revoked as well as the date of denial, suspension or revocation.
- h. If the applicant holds any other permits/licenses under this Ordinance or other similar Marijuana Business license from another town, city, or state the applicant shall provide the names and locations of such other permitted/licensed businesses.
- I. The type of Marijuana Business for which the applicant is seeking a license.

- j. The location of the proposed Marijuana Business, including a legal description of the property, street address, and telephone number.
 - k. Sufficient documentation demonstrating possession or entitlement to possession of the proposed licensed premises of the Marijuana Business pursuant to a lease, rental agreement, purchase and sale agreement or other arrangement for possession of the premises or by virtue of ownership of the premises.
 - l. The applicant's mailing address and residential address.
 - m. Recent passport-style photograph(s) of the applicant(s).
 - n. The applicant's driver's license.
 - o. A sketch showing the configuration of the subject premises, including building footprint, interior layout with floorspace to be occupied by the business, and parking plan. The sketch must be drawn to scale with marked dimensions.
 - p. A copy of a City Tax Map depicting: the subject property lines and the property lines of other properties within one thousand (1,000) feet of the subject property; measured in accordance with Section J.A.3.
3. All applications for a Marijuana Business license shall be kept confidential by the City .
4. All applicants, including all individuals, officers, directors, managers, members, and partners, for any Adult Use Marijuana Business license, excepting Adult Use Marijuana Testing Facilities, must be residents of the State, as defined in 28-B M.R.S. §102, and a majority of shares, partnership interests, and membership interests, or other equity interests in corporate applicants must be held or owned by persons who are residents.

All applicants, including all individuals, officers, directors, managers, members, and defined partners, for any Medical Marijuana Business license must be residents of the State, as in 22 M.R.S. § 2422.

5. If an applicant is a person, the person must be a resident as that term is defined in the application. If the applicant is a corporation, partnership, or limited liability company, every officer, and managing partner must be a person who is a resident, and a majority of shares, partnership interests, or other equity interests must be held or owned by persons who are residents. The residency requirement does not apply to applicants for testing licenses.

D. Application and License Fees

All applications must be submitted with a *(SEE SCHEDULE A)* fee. If an application is approved, the following license fees must be paid before the City will issue a license:

Marijuana Store: Annual Operation License Fee: *(SEE SCHEDULE A)*

Marijuana Manufacturing Facility: Annual Operation License Fee: *(SEE SCHEDULE A)*

Marijuana Testing Facility: Annual Operation License Fee: *(SEE SCHEDULE A)*

Adult Use Marijuana Cultivation:

Tier 1: 0 to 500 SF of plant canopy: Annual Permit/Licensing Fee: *(SEE SCHEDULE A)*

Tier 2: 501-2,000 SF of mature plant canopy: Annual License Fee: *(SEE SCHEDULE A)*

Tier 3: 2,001-7,000 SF of mature plant canopy: Annual License Fee: *(SEE SCHEDULE A)*

Tier 4: > than 7,000SF of mature plant canopy: Annual License Fee:*(SEE SCHEDULE A)*

Medical Marijuana Cultivation: Annual Operation License Fee: *(SEE SCHEDULE A)*

Adult Use Marijuana Nursery Cultivation: Annual License Fee: *(SEE SCHEDULE A)* (Plant canopies of individual Nursery Cultivations are permanently capped at 1,000 SF.)

Renewal applicants for Adult Use Marijuana Cultivation licenses may seek an increase to a higher tier if they comply with the requirements in this section. Applicants for Adult Use Marijuana Cultivation licenses may not hold more than three (3) such licenses or a total combined plant canopy in excess of 30,000 SF.

J. Standards for License:

A. General

1. All Marijuana Businesses shall comply with applicable state and local laws and regulations.
2. Marijuana Businesses shall only be located within the zoning districts permitted in section E. below.
3. Marijuana Businesses may not be located on property within one thousand (1,000) feet of the property line of a preexisting public or private school (K-12).

For the purposes of this Ordinance, "school" includes a public school, private school, or ~~public-preschool-program as defined in 20-A M.R.S. §1, or any other educational facility that serves children from prekindergarten to grade 12.~~

Required setbacks shall be measured as the most direct, level, shortest, without regard to the intervening structures or objects, straight-line distance between the school property line and the property line of the parcel of land on which the Marijuana Business is located. If the Marijuana Business is located within a

Commented [GW4]: Delete wording. Public preschool programs as defined by the state are programs operated out of a public school and using public funds. This is already covered under the definition of a public school

Commented [GW5]: Remove wording regarding other education facility. This creates a gray area where dance studios, karate dojos, driver training centers, etc can fall under. Essentially this would eliminate marijuana stores within the downtown area which Council wanted to promote for ease of enforcement by Presque Isle PD.

commercial subdivision, the required setback shall be measured from the front door of the Marijuana Business to the property line of the school. Presence of a town, city, county, or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this Section.

4. Marijuana Businesses may not be located on property within one hundred fifty (150) feet of the property line of a parcel containing one or more other Marijuana Businesses, a Church, Pre-School, Day Care, or Community Center. Required setbacks shall be measured as the most direct, level, shortest, without regard to the intervening structures or objects, straight-line distance between the front doors of existing primary structures of the parcels of land on which the Marijuana Businesses are located. If the Marijuana Business is located within a commercial subdivision, the required setback shall be measured from the front door of each of the Marijuana Businesses. Presence of a town, city, county, or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this Section.

Adult Use and Medical Marijuana Cultivation Facilities and Adult Use and Medical Marijuana Manufacturing Facilities operating within the industrial zoning district are exempt from this setback requirement.

5. No outside cultivation or storage of marijuana, marijuana products, or related supplies is permitted, except that outdoor cultivation of marijuana in the Agricultural Farming / Forestry District is permitted.
6. Pursuant to 22 M.R.S. §2429-D(3), Registered Caregiver Retail Stores, Registered Dispensaries, Medical Marijuana Testing Facilities, and Medical Marijuana Manufacturing Facilities, as well as Medical Marijuana Cultivation Facilities, that were operating with City approval prior to December 13, 2018, are grandfathered in their current location and current use and shall be treated as legally non-conforming uses in accordance with Article III of the Presque Isle Zoning Ordinance if their location or use is not in conformance with this ordinance or applicable zoning ordinances, provided, however, that said Marijuana Businesses shall apply for and obtain a license.

The holder of a license for a Medical Marijuana Cultivation Facility or a Medical Marijuana Manufacturing Facility that complies with all applicable provisions of this Ordinance and the Presque Isle Zoning Ordinance, may exchange their license for an Adult Use Cultivation Facility or Adult Use Manufacturing Facility license in the same location, provided they meet all requirements and standards to operate an Adult Use Cultivation Facility or Adult Use Manufacturing Facility, with the exception of the required setbacks between facilities and schools. Said holder must file an application and pay a (SEE SCHEDULE A) fee.

The holder of a license for a Registered Caregiver Retail Store that complies with all applicable provisions of this Ordinance and the Presque Isle Zoning Ordinance may exchange their license for an Adult Use Marijuana Store license in the same location, provided they meet all requirements and standards to operate an Adult Use Marijuana Store. Said holder must file an application and pay a (SEE SCHEDULE A) fee.

7. All Adult Use Marijuana Stores and Registered Caregiver Retail Stores must be operated from permanent locations, which may utilize telephone and internet orders as long as the buyer pays for and picks up such orders in the store on the day the order is made, an exception is made for Registered Caregiver Retail Stores whereas it may be a necessity for the business to deliver medical marijuana to a patient. These deliveries will be made by the business and no contracted/paid delivery service will be authorized. Delivery must be made directly to the Qualified Patient and proper identification is verified.
8. Adult Use Marijuana Stores and Registered Caregiver Retail Stores may not use vending machines for sales, may not have "drive-through" or "drive-up" window serviced sales, and may not have internet-based sales with credit/debit card payment and delivery by USPS, UPS, FedEx, DHL, or any other global or local delivery service or courier.
9. Security measures at all Marijuana Business premises shall include, at a minimum, the following:
 - a. Security surveillance cameras installed and operating twenty-four (24) hours a day, seven (7) days a week, with thirty (30) day video storage, to monitor all entrances, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises; and
 - b. Door and window combination video and motion detector intrusion system with audible alarm and smart phone monitoring, maintained in good working condition; and
 - c. A locking safe permanently affixed to the premises that is suitable for storage of all marijuana, marijuana products, and cash stored overnight on the licensed premises; and
 - d. Exterior lighting that illuminates the exterior walls of the licensed premises during dusk to dawn, that is either constantly on or activated by motion detectors, and complies with applicable light pollution standards established in the Technical Assistance Bulletin (Lighting Manual) produced by the State Planning Office; and
 - e. Deadbolt locks on all exterior doors and any other exterior access points, excepting windows which shall have locks; and
 - f. Methods to ensure that no person under the age of twenty-one (21) shall have access to marijuana and marijuana products.
10. Ventilation

All Marijuana Businesses are required to be in compliance with Odor Nuisance Control and Abatement Performance Standards, and all Marijuana Cultivation facilities shall have odor mitigation systems and a plan sufficient to mitigate potential nuisance conditions at property lines.

11. Operating Plan

Marijuana Businesses which cultivate, test, and/or manufacture are required to submit an operation plan that at a minimum addresses the following:

- a. wastewater; and
- b. disposal of waste

12. Required Notices

There shall be posted in a conspicuous location inside each Marijuana Store, at least one legible sign containing the following information:

On-site consumption of marijuana is illegal; Open and public consumption of marijuana in the State of Maine is illegal; The use of marijuana or marijuana products may impair a person's ability to drive a car or operate machinery; No one under the age of twenty-one (21) may purchase marijuana or marijuana products, except a minor with medical marijuana card; Loitering prohibited.

13. Signs

All signs used by and all marketing and advertising conducted by or on behalf of the marijuana business may not involve advertising or marketing that has a high likelihood of reaching persons under 21 years of age or that is specifically designed to appeal particularly to persons under 21 years of age. The signs, marketing, or advertising is prohibited from making any health or physical benefit claims. All signage shall meet the City's Land Use Sign standards and may use an image or images of the marijuana plant or plants, or parts thereof, as long as they do not exceed 20% of the sign face, but there shall be no pictorial representations of other marijuana products, by-products, or paraphernalia associated with the use or distribution of retail marijuana.

The exterior of all Marijuana Stores shall display a 1' x 1' image of any universal symbol for Medical or adopted by the State's Department of Administration and Financial Services.

B. Right of Access/Background Check/Inspection

Every Marijuana Business shall allow law enforcement officers and the Presque Isle Code Enforcement Officer ("CEO") to enter the premises at reasonable times for the purpose of checking compliance with all applicable State laws and this Ordinance. ~~Every owner and employee of a Marijuana Business applying for a license, shall contact the Presque Isle Police Department for the purposes of fingerprinting and criminal background checking, and~~ all premises managers for Marijuana Businesses shall submit emergency contact information to the Presque Isle 911 Communication Center. All business assets shall be reported to the City Assessor annually.

Commented [GW6]: State handles this requirement during application

Due to fire, explosion, and other hazards inherent in Marijuana Cultivation, Testing, and Manufacturing facilities, including, but not limited to, heavy electrical loads, hot lighting fixtures, CO2 enrichment, extraction solvents (acetone, butane, propane,

ethanol, heptane, isopropanol, CO2, etc.), high-pressure extraction methods (CO2, etc.), and flammable contents, the owners of all such facilities shall agree to be inspected annually by the Presque Isle Fire Department and have a Knox Box installed at the structure's exterior entrance for emergency access. Knox Boxes shall be obtained and installed in coordination with the Presque Isle Fire Department.

C. Indemnification

By accepting a license issued pursuant to this Ordinance, the licensee waives and releases the City, its officers, elected officials, employees, attorneys, and agents from any liability for injuries, damages, or liabilities of any kind that result from any arrest or prosecution of any Marijuana Business owners, operators, employees, clients, or customers for a violation of local, State or federal laws, rules, or regulations.

By accepting a license issued pursuant to this Ordinance, the permittee/licensee agrees to indemnify, defend, and hold harmless the City, its officers, elected officials, employees, attorneys, agents, and insurers against all liability, claims, and demands on account of any injury, loss or damage, including without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever arising out of or in any manner connected with the operation of a permitted/licensed Marijuana Business.

D. State Law

In the event the State of Maine adopts any additional or stricter law or regulation governing the sale, cultivation, manufacture, distribution, or testing of Marijuana or Marijuana products, the additional or stricter regulation shall control the establishment or operation of any Marijuana Business in Presque Isle.

Compliance with all applicable State laws and regulation shall be deemed an additional requirement for issuance or denial of any license under this Ordinance, and noncompliance with State laws or regulations shall be grounds for revocation or suspension of any license issued hereunder.

E. Zoning

All applications for business subject to review by this ordinance shall be submitted to the CEO for initial review for conformance with the standards of this ordinance. Within 10 ~~business~~ days of receipt of an application the CEO shall inform the applicant in writing in the event that the application is found to be incomplete.

Commented [GW7]: Clarification. Gives staff more time to review application and to schedule in-person staff review

~~Upon determining that an application is complete, the CEO shall approve or move the application on to the Planning Board for review where required in the Land Use Chart.~~

~~Applications requiring Planning Board approval shall be placed on the next regularly scheduled meeting of the Planning Board. Upon finding the application conforms with the standards within this ordinance the Planning Board shall approve the application and the CEO shall issue a permit.~~

Commented [GW8]: Remove section as we are keeping operation uniform to CEO to City Council. Allows for timely processing times.

F. A Certificate of Occupancy shall be issued by the Code Officer upon inspection of the premises and finding that the building or buildings are in compliance with applicable Building, Electrical, and Plumbing Codes adopted by the City of Presque Isle.

LAND USE CHART			
CLASSIFICATION	ALLOWABLE ZONES	PERMITTING AUTHORITY	MINIMUM LOT SIZE
Marijuana Store	B, RB, DRB, SC, AFF, GD	CEO	None
Marijuana Manufacturing Facility	B, I, LI, AFF	PBCEO	5 AC
Marijuana Testing Facility	B, I, LI, RO	CEO	None
Marijuana Cultivation Facility			
<i>Tier 1 0 to 500 SF mature canopy</i>	B, I, LI, AFF	PBCEO	.25 AC
<i>Tier 2 501 to 2,000 SF mature canopy</i>	B, I, LI, AFF	PBCEO	.5 AC
<i>Tier 3 2,000 to 7,000 SF mature canopy</i>	B, I, LI, AFF	PBCEO	.5 AC
<i>Tier 4 > 7,000 SF mature canopy</i>	B, I, LI, AFF	PBCEO	1 AC
Nursery - Marijuana Cultivation	B, I, LI, AFF	PBCEO	1 AC

Commented [GW9]: Keep allowable zones consistent with zoning

Commented [GW10]: Keeping permitting authority standardized for all applications.

K. Enforcement

A. Violations

- Any violation of this Ordinance, including failure to comply with any condition, may be enforced in accordance with 30-A M.R.S. §4452. Every day a violation exists constitutes a separate violation.
- Commencement of any Marijuana Business without a City license for same shall be a violation of this Ordinance. Any party committing such a violation shall immediately cease operations, whether of a construction, renovation, or business nature, upon notification by the Code Enforcement Officer (CEO). Upon such CEO notification, the City can pursue fines and/or penalties under 30-A M.R.S. §4452.

B. Law Enforcement Officer ("LEO") and Code Enforcement

Law enforcement officers and the CEO may at any reasonable time conduct on-site inspections to ensure compliance with all applicable laws and conditions attached to license approvals and shall investigate all complaints of alleged violations of the Ordinance.

- If the LEO or CEO finds that any provision of this Ordinance is being violated, they shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it,

including but not limited to, discontinuance of illegal use of land, buildings, or structures, or work being done, removal of illegal buildings or structures, and abatement or mitigation of violations. A copy of such notices shall be submitted to the City Council and be maintained as a permanent record.

2. The LEO or CEO shall keep a complete record of all essential transactions of the LEO or CEO, including Marijuana license applications submitted, permits/licenses granted or denied, training certifications, revocation actions, revocation of permits/licenses, appeals, court actions, violations investigated, violations found, and fees collected.

C. Legal Actions

When the above notification and/or inspection actions do not result in the voluntary correction or abatement of the violation by the subject Marijuana Business, the City Council, upon receiving written notification from the LEO or CEO, may institute any and all actions and proceedings, either legal or equitable, including injunctions of violations and the impositions of penalties and/or fines in order to enforce the provisions of this Ordinance.

The City Council, or their authorized agent, are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without court action.

D. Penalties/Fines

Any person, including but not limited to, a Marijuana Business owner, a property owner where such business is located, or any agent or contractor for same, who orders or conducts any activity in violation of this Ordinance, or fails to comply with any of its requirements, shall be penalized in accordance with 30-A M.R.S. §4452. Fines of \$100.00 to \$5,000.00 per day, as levied by the City Council may result. All fines will be paid to the City of Presque Isle.

L. Training:

A. Individuals who sell marijuana and marijuana products, pursuant to a Marijuana Store business license, must complete responsible marijuana vendor sales practices training, if and when such training is available. This training may be completed online and an employee must be certified within 30 days of employment.

B. Recordkeeping.

Marijuana Store licensees shall maintain on the licensed premises, written records of the vendor training programs completed by individuals who sell marijuana and marijuana products and shall produce those records upon request by the CEO or LEO with the Presque Isle Police Department.

C. Failure to comply with the training requirements.

Failure to meet the training requirement imposed by L. A, may result in the denial/revocation of a Marijuana Business license.

M. Appeals:

If the City of Presque Isle fails to act on a person's request for local authorization to operate a marijuana establishment within the municipality within 90 days after the date the person submitted the request to the City, the request is deemed denied and the denial constitutes a final government action that may be appealed to the Superior Court in accordance with rule 80B of the Maine Rules of Civil Procedure, except that, if the City notifies the person in writing prior to the expiration of the 90-day period that the request cannot be processed prior to the 90-day period, the request is deemed denied and the denial constitutes a final government action only if the City fails to act on the request within 180 days after the date the person submitted the request to the City.

N. Fees & Application:

The fee schedule of this Adult Use and Medical Marijuana Businesses Ordinance shall be reviewed and set annually each December by the Presque Isle City Council.

City staff shall design an application form that is compliant with this ordinance to be used for all Marijuana Business applications. Changes to this form will be reported to the City Council at the next available Council Meeting.

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Commented [GW11]: Adding verbiage and removing the application will give greater flexibility to make adjustments and reduce advertising costs.

Schedule "A"

Schedule of Fees

The fee schedule of this Adult Use and Medical Marijuana Businesses Ordinance shall be reviewed and set annually each December by the Presque Isle City Council.

All applications must be submitted with a **\$500.00** fee to be deemed complete.

Marijuana Store: Annual Operation License Fee: **\$2,500.00**

Marijuana Manufacturing Facility: Annual Operation License Fee: **\$2,500.00**

Marijuana Testing Facility: Annual Operation License Fee: **\$1,000.00**

Adult Use Marijuana Cultivation:

Tier 1: 0 to 500 SF of plant canopy: Annual Permit/Licensing Fee: **\$500.00**

Tier 2: 501-2,000 SF of mature plant canopy: Annual License Fee: **\$3,000.00**

Tier 3: 2,001-7,000 SF of mature plant canopy: Annual License Fee: **\$10,000.00**

Tier 4: > than 7,000SF of mature plant canopy: Annual License Fee: **\$30,000.00**

Medical Marijuana Cultivation: Annual Operation License Fee: **\$5,000.00**

Adult Use Marijuana Nursery Cultivation: Annual License Fee: **\$350.00**

The holder of a license for a Registered Caregiver Retail Store that complies with all applicable provisions of this Ordinance and the Presque Isle Zoning Ordinance may exchange their license for an Adult Use Marijuana Store license in the same location, provided they meet all requirements and standards to operate an Adult Use Marijuana Store. Said holder must file an application and pay a **\$500.00** fee.

The holder of a license for a Adult Use Marijuana Store that complies with all applicable provisions of this Ordinance and the Presque Isle Zoning Ordinance may exchange their license for an Registered Caregiver Retail Store license in the same location, provided they meet all requirements and standards to operate an Adult Use Marijuana Store. Said holder must file an application and pay a **\$500.00** fee.

Commented [GW12]: Suggest transferring this language to the City's Fee Schedule. This will allow for greater flexibility and less public advertisement when changing this ordinance because of a change in fees or structure by Council.



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: panderson@presqueisleme.us or ghowe@presqueisleme.us

APPLICATION FOR ADULT USE AND MEDICAL MARIJUANA BUSINESS

PLEASE FILL-OUT APPLICATION COMPLETELY

Date: _____ 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) _____

Physical Location (number of street or road): _____

Mailing Address (if different from above): _____

Home Phone: _____ **Work Phone:** _____ **Cell Phone:** _____

E-Mail: _____

2. **Contractor:** _____ **Phone:** _____ **Cell Phone:** _____

3. **Zone** _____ **Map No.** _____ **Street No.** _____ **Lot No.** _____ **Lot Size.** _____ **Acre(s)** _____

4. **Existing use of Property:** _____

5. **Marijuana Business Classification:** _____

6. **Maine License Certification #:** _____

7. **Registered Business Name to be used:** _____

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 2357 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 complete. 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	_____ Date
---------------------------------	---------------

CHECKLIST

All lines must be completed

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

Standards

School Setback:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Marijuana Business Setback:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Security Standards:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Odor Plan:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Operating Plan:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Notices:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Police Dept. Approval: ☐ ☐ ☐ ☐

Fire Dept. Approval: ☐ ☐ ☐ ☐

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

Date Application Received: _____ Date CEO / Planning Bd. Review: _____ Approved _____ Denied _____

Reason for Denial: _____

CEO Signature: _____

Commented [GW13]: Remove Application from Ordinance.

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 12

SUBJECT

NEW BUSINESS: Five Year Fee Schedule

INFORMATION

1) Memo from Brad Turner, dated August 26, 2020

REQUESTED ACTION

Discussion only.



City of Presque Isle, Maine

Finance Department

From the desk of:

Bradley Turner

Email: bturner@presqueisleme.us

MEMORANDUM

TO:	Presque Isle City Council
FROM:	Management Team
DATE:	August 26, 2020
RE:	5 Year Forecast and Underlying Assumptions

Attached is the Management Team's proposed Five-Year Fee Schedule. Following are the underlying assumptions used in determining those proposed fees.

Airport – All Fees except for the Landing Fee for the airline either cover or more than cover the costs associated with the service provided. All other Fees except for the Taxi Fee are determined by comparing the Fees charged at other airports. The Taxi Fee has been increased at a COLA since the current Director was employed.

Fire Department --The department charges a fee for structure fires of \$500. Most insurance companies have this built into the home owner's policy. We bill the insurance company; if they do not pay we write the bill off. We never go to the homeowner for payment.

The department bills businesses for false alarms after the 3rd false alarm in a calendar year. The fee encourages businesses to service and maintain their systems. The amount charged is being reduced to reflect what other communities are currently charging.

The department charges \$25 for fire reports, usually requested by the insurance company. Charge covers time and expenses.

Burn permits were initially issued as a method for the Fire Department to trouble shoot calls to the Fire Stations reporting a suspected fire. It's much less expensive to see if a permit was issued in the area and make a telephone call than to send out the Fire Truck. Several years ago a small fee began to be charged as an additional source of revenue. Beginning in 2018 a similar fee is being charged for fireworks permits.

For SCBA fills and top-offs (air bottles) the Fee charged is about all the market will bear, but does off-set some of the cost of maintaining the air compression system.

Code Enforcement—Zoning Board of Appeals Fee covers the administrative costs including the required legal notice and the requirement by the Land Use of Development Code to notify all abutting property owners by Certified Mail.

All Permit fees are similar to the fees charged by other communities in the area and State. The charge is meant to help cover the cost of inspections.

Finance Department – Many of the Fees charged in the Tax and City Clerk's Offices are set by the state. Most of the other services are simply extensions of their current jobs and are meant to pay for the time and supplies used to provide that service by the clerk.

In the case of Genealogy Research, due to privacy issues, the public can no longer do this research on their own. The price charged is a compromise between providing a service to the public and recouping some of the cost of the Clerk's time.

Library – Most of the services offered are self-serve, therefore the fee is meant to cover the cost of the supplies used. For non-residents, any student enrolled in MSAD #1 are exempt from fees. To calculate a reasonable fee for other non-residents we calculated the cost of the library to the average taxpayer, and adjusted that to what we think the market would bear. The fees for passports are set by the State Department and the fingerprinting fees are determined by the government as we have no jurisdiction over changing them.

Police Department

Concerning the Accident Reports:

- Use of Buycrash.com imposes no cost to the City/PD, therefore the fee more than pays for the services rendered. The cost is almost always incurred by the involved parties insurance company(s) and since accident reports are, except in rare instances, generated exclusively for insurance purposes, it is reasonable for the City to recover costs for generating the report.
- Not everyone has access to a computer so the PD permits walk-ins to request an accident report. Pricing is set so as to encourage use of the website rather than tasking personnel to devote time to handling these records requests. Pricing is consistent with previous years.

Concerning Bank Alarms:

PIPD has so few false bank alarms that this category is almost obsolete, however in the event of a false alarm, the set amount covers the cost of the PIPD's response and adequately provides incentive for banks to properly train their personnel on the alarm usage at their branches keeping these incidents low in number.

Concerning Public Records Requests:

The PIPDI declines to charge victims of crime for a copy of the police report relative to their victimization; all others are billed identical to the walk-in accident reports listed above with the exception of requests which are time intensive to fulfill. For instance, we get requests for audio & video recordings where specific dates, times, or both are unknown to the requester. This then requires staff to research, often times voluminous amounts of information, in order to satisfy the public records request. Under circumstances such as this, the PIPD and the person making the request will agree on an estimated amount of time necessary to fulfill the request and the requester will be billed at the listed hourly rate. If items such as CD's or DVD's are necessary, the PIPD further requests those items to be delivered to the PD for use in providing the requested documentation.

Recreation and Parks most of these fees have been adjusted to reflect changes in services and costs since the Sargent Community Center has been completed. Program fees and labor services have been adjusted to account for the minimum wage increases.

AIRPORT FIVE-YEAR FEE SCHEDULE

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
SERVICE					
Landing Fees (per 1,000 lb. MLW)	\$1.75	\$1.80	\$1.85	\$1.85	\$1.90
Landing Fees (per Landing) For Airline ERJ-145only	\$915.00	\$1,521.00	\$1,521.00	\$1,550.00	\$1,550.00
Airport Parking Fee Bangor - \$10/day Portland - \$12/day Fredericton, NB - \$12/day Can. \$9.18/day US Moncton, NB - \$16/day Can. \$12.24/day US	\$7.00	\$8.00	\$9.00	\$9.00	\$9.00
Fuel Flow Fee (\$/gallon)	\$0.06	\$0.07	\$0.07	\$0.07	\$0.08
Taxi Fee	\$475.00	\$500.00	\$500.00	\$500.00	\$525.00

FIRE DEPARTMENT FIVE-YEAR FEE SCHEDULE

<u>Fire Department</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
SERVICE					
* False Alarms	\$ 175.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
** Structure Fires	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
** Extrication/Jaws	\$ 575.00	\$ 575.00	\$ 575.00	\$ 575.00	\$ 575.00
Fire Reports	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
SCBA Fills	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00
SCBA Top Off	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
Scuba Tank Fills	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00
Scuba Tank Top Off	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
Burn Permits	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
Fireworks Permits	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00

* False Alarms -- Businesses are allowed three (3) false alarms per calendar year.
After 3 they will be billed for each additional call.

** Extrication/Jaws and Structure fire fee's are billed to the insurance company.
Home-owners are not responsible for payment if the insurance company refuses payment.

PLANNING AND DEVELOPMENT

FIVE-YEAR FEE SCHEDULE

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Code Enforcement</u>					
Zoning Board	\$100.00	\$100.00	\$100.00	\$100.00	\$ 100.00
Building Permit Minimum Fee	\$35.00	\$35.00	\$ 35.00	\$35.00	\$ 35.00
Additional Fee	<div>Residential -- \$5.00 per thousand of Construction Cost Commerical -- \$8.00 per thousand of Construction Cost</div>				
Additional Fee					
Demolition					
Residential Fee	\$30.00	\$30.00	\$ 30.00	\$30.00	\$ 30.00
Commercial Fee	\$100.00	\$100.00	\$ 100.00	\$100.00	\$ 100.00
Electrical -- Minimum Fee	\$50.00	\$50.00	\$ 50.00	\$50.00	\$ 50.00
Internal Plumbing and Septic is Regulated by the State of Maine					
Certificate of Occupancy	\$25.00	\$25.00	\$ 25.00	\$25.00	\$ 25.00
Sign Fee	\$2.50	\$2.50	\$2.50	\$2.50	\$ 2.50
(per square foot)					

FINANCE DEPARTMENT

FIVE-YEAR FEE SCHEDULE

City Clerk/Tax Office Fees	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Uncertified Vital Records:	\$7.00	\$8.00	\$8.00	\$9.00	\$9.00
Any additional copies at time of request	\$4.00	\$4.00	\$4.00	\$5.00	\$5.00
Notary Service					
First signature:	\$9.00	\$10.00	\$10.00	\$11.00	\$11.00
Second Signature (Page)	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Third Signature (Page)	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
Dedimus Justice Service	\$15.00	\$20.00	\$20.00	\$25.00	\$25.00
Marriages (performed at City Hall during regular hours)	\$100.00	\$105.00	\$110.00	\$125.00	\$125.00
Photocopies					
8.5" x 11"	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
8.5" x 14"	\$0.65	\$0.65	\$0.65	\$0.65	\$0.65
11" x 14"	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
Tax Maps	\$0.30	\$4.00	\$4.00	\$4.00	\$4.00
Lamination					
1/4 sheet:	\$2.00	\$5.00	\$6.00	\$6.00	\$6.00
1/2 sheet:	\$4.00	\$4.00	\$5.00	\$5.00	\$5.00
Full sheet:	\$8.00	\$8.00	\$10.00	\$10.00	\$10.00
* * * Would like to see this removed. - Tom					
Voter Registration Lists -- Limited to qualified					
Political Party by request only:	1 free/year	1 free/year	1 free/year	1 free/year	1 free/year
1st Page	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Additional Pages	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25
CD/Disc	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
*** (Set by the State)					
Fax Fee					
1st Page	\$5.00	\$5.00	\$6.00	\$6.00	\$7.00
Add'l Pages	\$8.00	\$8.00	\$9.00	\$9.00	\$10.00
Research:					
Lien Releases/Deeds/Title Related Documents					
Per page	\$10.00	\$10.00	\$12.00	\$15.00	\$15.00
Vital Records					
1st 15 minutes free					
Per record (half hour increments)	\$5.00	\$6.00	\$7.00	\$7.00	\$8.00
Genealogy Research					
1st half hour free					
Additional time in half hour increments	\$20.00	\$20.00	\$25.00	\$25.00	\$30.00
Trio Tax Service Extract	\$55.00	\$55.00	\$60.00	\$60.00	\$65.00

Verification Fee to Veterinary Office

FINANCE DEPARTMENT

FIVE-YEAR FEE SCHEDULE

Per Dog	\$5.00	\$5.00	\$7.00	\$8.00	\$8.00
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Also, City Ordinance, Chapter 9 needs to be updated to reflect an increase in publication fees.

Public Hearing Fee	\$100.00	\$105.00	\$110.00	\$115.00	\$120.00
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(This will come closer to covering publication fees)

TURNER MEMORIAL LIBRARY

FIVE-YEAR FEE SCHEDULE

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Overdue Books and CD's (Per Day)	\$0.10	\$0.10	\$0.10	\$0.00	\$0.00
DVD/VHS Overdue Fine	\$1.00	\$1.00	\$1.00	\$0.00	\$0.00
Fax Service (Incoming and sending per page)	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Computer Printing (Per Page)	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25
Research Services (consistent with City fee	\$30.00	\$30.00	\$40.00	\$50.00	\$50.00
Inter-Library Loan (To help defray return postal costs, flat fee per request)	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
Non-Resident Borrowers Membership					
* Annual Family Membership: \$55.00 (price effective 1/1/2017)					
* Annual Individual Membership: \$46.00.					
* 3-Month Individual Membership: \$12.00.					
* Fee is waived for University of Presque Isle and Northern Maine Community College students with valid, current university or community college issued I.D.					
* Fee is waived for students enrolled or eligible for enrollment in S.A.D. #1 schools.					
Conference Room	\$100/3 hrs	\$100/3 hrs	\$100/3 hrs	\$100/3 hrs	\$100/3 hrs
Meeting Rooms	Varies according to room.				
Conference Room Gallery (Capacity - 82)	\$100/3 hrs	\$100/3 hrs	\$100/3 hrs	\$100/3 hrs	\$100/3 hrs
Teen Lounge Conf. Room (Capacity 5-6)	\$20/3 hrs	\$20/3 hrs	\$20/3 hrs	\$20/3 hrs	\$20/3 hrs
Reference Area (Capacity - 15)	\$50/3 hrs	\$50/3 hrs	\$50/3 hrs	\$50/3 hrs	\$50/3 hrs
Mezzanine Meeting Room (Capacity 4-5)	\$20/3 hrs	\$20/3 hrs	\$20/3 hrs	\$20/3 hrs	\$20/3 hrs
* Reduced rates for Not-For-Profit Organizations.					
Replacement for Lost or Stolen Card	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
Home Delivery Charge (per delivery)	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Speaker's Fee or Honorarium	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00

TURNER MEMORIAL LIBRARY

FIVE-YEAR FEE SCHEDULE

Color Copies:		Letter & Legal				
Single Copies	\$0.80	\$0.80	\$0.80	\$0.80	\$0.80	
10 - 49 Copies	\$0.70	\$0.70	\$0.70	\$0.70	\$0.70	
50-99 Copies	\$0.60	\$0.60	\$0.60	\$0.60	\$0.60	
100+ Copies	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	
		11 X 17				
Single Copies	\$1.70	\$1.70	\$1.70	\$1.70	\$1.70	
10 - 49 Copies	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	
50-99 Copies	\$1.30	\$1.30	\$1.30	\$1.30	\$1.30	
100+ Copies	\$1.20	\$1.20	\$1.20	\$1.20	\$1.20	
Black Copies:		Letter & Legal				
Single Copies	\$0.20	\$0.20	\$0.20	\$0.20	\$0.20	
10 - 49 Copies	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	
50-99 Copies	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	
100+ Copies	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	
		11 X 17				
Single Copies	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	
10 - 49 Copies	\$0.30	\$0.30	\$0.30	\$0.30	\$0.30	
50-99 Copies	\$0.20	\$0.20	\$0.20	\$0.20	\$0.20	
100+ Copies	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	

POLICE DEPARTMENT FIVE-YEAR FEE SCHEDULE

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
SERVICE					
Accident Reports					
Buycrash.com	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Requests made through PIPD					
Single Page	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Per page thereafter	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00
(Typical accident is 3 pages or \$21.00)					
Bank Alarms: (false)					
5 - 15 (Each)	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Over 15 (Each)	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Public Records Requests:					
Police Report -- Victim Copy	Free	Free	Free	Free	Free
Police Report -- Non- Victim Copy First 3 pages	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Per page thereafter	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00
Requests requiring digital media recordings, DVDs, thumb drives, other recording media, or copies, substantial research and/or time to complete shall be billed at the following hourly rate in addition to the police report and subsequent "per page" costs.	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
These costs to be agreed upon prior to work commencing					

Presque Isle Recreation Parks

FIVE-YEAR FEE SCHEDULE

		<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Programs	Resident/Non-Resident	\$25/\$75	\$25/\$75	\$30/\$80	\$30/\$80	\$35/\$85
Sargent Family Community Center						
Facility	Profit/Non-Profit					
1/2 Gym per hour		\$30/\$23	\$30/\$23	\$30/\$23	\$30/\$23	\$30/\$23
Full Gym per hour		\$50/\$38	\$50/\$38	\$50/\$38	\$50/\$38	\$50/\$38
Gym & Track per hour		\$75/\$56	\$75/\$56	\$75/\$56	\$75/\$56	\$75/\$56
Multi-Purpose Room						
1st two hours		\$50/\$30	\$50/\$30	\$50/\$30	\$50/\$30	\$50/\$30
each additional hour		\$25/\$15	\$25/\$15	\$25/\$15	\$25/\$15	\$25/\$15
Senior Center & Kitchen						
1st hour		\$50/\$30	\$50/\$30	\$50/\$30	\$50/\$30	\$50/\$30
each additional hour		\$25/\$15	\$25/\$15	\$25/\$15	\$25/\$15	\$25/\$15
Staffing/Labor						
Laborers		\$40	\$40	\$40	\$40	\$45
Attendants		\$22	\$22	\$22	\$22	\$25
Equipment						
Chairs (folding) each per day		\$1.50	\$1.50	\$1.50	\$1.50	\$1.50
Tables each per day		\$10	\$10	\$10	\$10	\$10
Pipe & Drape Partitions		\$2.00 per foot	\$2.00 per foot	\$2.00 per foot	\$2.00 per foot	\$2.00 per foot
Floor Cover						
50' x 70' per day		\$350	\$350	\$350	\$350	\$350
90' x 130' per day		\$550	\$550	\$550	\$550	\$550
Scoreboard		\$50	\$50	\$50	\$50	\$50
Volleyball Standards		\$50	\$50	\$50	\$50	\$50
Gym Mats per mat		\$10	\$10	\$10	\$10	\$10
Soft Play Equipment per piece		\$5	\$5	\$5	\$5	\$5
Mantle Lake Park Kitchen Pavilion						
1st three hours		\$75	\$75	\$75	\$75	\$75
each additional hour		\$20	\$20	\$20	\$20	\$20
The Forum						
Facility						
Facility Rental per day		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Facility Fee		12%	12%	12%	12%	12%
Advertising						
3' x 4' Annual		\$200	\$250	\$250	\$250	\$250
4' x 8' Annual		\$350	\$400	\$400	\$400	\$400
Hockey Boards		\$600	\$600	\$600	\$600	\$600
Zamboni		\$700	\$700	\$700	\$700	\$700
Box Office per week		\$400	\$400	\$400	\$400	\$400

Presque Isle Recreation Parks

FIVE-YEAR FEE SCHEDULE

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
The Forum					
Staffing/Labor					
Maintenance per hour	\$40	\$40	\$40	\$40	\$45
Janitorial per hour	\$30	\$30	\$30	\$30	\$35
Ticket Sellers/Takers per hour	\$22	\$22	\$22	\$22	\$25
Parking Lot Attendants per hour	\$22	\$22	\$22	\$22	\$25
Ushers/Usherettes per hour	\$22	\$22	\$22	\$22	\$25
House Security per hour	\$40	\$40	\$40	\$40	\$45
Spot Light Operators per hour	\$40	\$40	\$40	\$40	\$45
Stage Hands per hour	\$40	\$40	\$40	\$40	\$45
Electrician per hour weekdays	\$75	\$75	\$75	\$75	\$85
Electrician per hour weekends	\$90	\$90	\$90	\$90	\$110
Equipment					
Chairs (folding) each per day	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50
Tables (5' or 8') each per day	\$8	\$8	\$8	\$8	\$8
Pipe & Drape Partitions	\$1.50 per foot	\$1.50 per foot	\$1.50 per foot	\$1.50 per foot	\$1.50 per foot
House PA System per day	\$220	\$220	\$220	\$220	\$220
Portable PA System per day	\$175	\$175	\$175	\$175	\$175
Stage (Small) per day	\$300	\$300	\$300	\$300	\$300
Stage (Large) per day	\$600	\$600	\$600	\$600	\$600
Sound Wings per day	\$150	\$150	\$150	\$150	\$150
Canopy per day	\$150	\$150	\$150	\$150	\$150
Spot Platforms per day					
5x8x5	\$55	\$55	\$55	\$55	\$55
8x8x5	\$60	\$60	\$60	\$60	\$60
5x8x10	\$90	\$90	\$90	\$90	\$90
8x8x10	\$100	\$100	\$100	\$100	\$100
8x8x15	\$150	\$150	\$150	\$150	\$150
Forklift w/operator per hour	\$150	\$150	\$150	\$150	\$150
Scissor Lift w/operator per hour	\$150	\$150	\$150	\$150	\$150
Trailer Hookup per unit per day	\$24	\$24	\$24	\$24	\$30
Ice Season					
Ice Rates per hour					
Hours 1-100	\$155	\$155	\$175	\$175	\$175
Hours 101-200	\$135	\$135	\$155	\$155	\$155
Hours >200	\$115	\$115	\$135	\$135	\$135
Off peak	\$100	\$100	\$120	\$120	\$120
Public Skating					
Adult	\$5	\$5	\$5	\$5	\$5
Child	\$3	\$3	\$3	\$3	\$3
Senior	\$3	\$3	\$3	\$3	\$3
Ice Skates					
Rental	\$1	\$1	\$1	\$1	\$2
Sharpening	\$5	\$7	\$7	\$7	\$7

Presque Isle Recreation Parks

FIVE-YEAR FEE SCHEDULE

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Riverside Pavilion					
Per Day (In Season)	\$50	\$50	\$50	\$50	\$50
Per Week (Off Season)	\$50	\$50	\$50	\$50	\$50

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # 13

SUBJECT

NEW BUSINESS: Capital Improvement Plan

INFORMATION

Information provided at meeting.

REQUESTED ACTION

Discussion only.

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # EXECUTIVE SESSION

SUBJECT

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

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # EXECUTIVE SESSION

SUBJECT

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

PRESQUE ISLE CITY COUNCIL MEETING

For:

September 2, 2020

AGENDA ITEM # EXECUTIVE SESSION

SUBJECT

EXECUTIVE SESSION: Pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate

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)(C) to discuss Real Estate matter.

PRESQUE ISLE CITY COUNCIL ANNOUNCEMENTS

Wednesday, September 2, 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, October 7, 2020 at 6:00 PM in the Council Chambers at City Hall.