



Presque Isle City Council Meeting

Wednesday, December 1st, 2021

6:00 PM

Sargent Family Community Center

AGENDA

Call to Order

Roll Call

Pledge of Allegiance

Public Hearing

1. Consider adopting changes to the City of Presque Isle Comprehensive Plan
2. Approval of Credit Enhancement Agreements for Presque Isle Inn & Convention Center, Griffith Honda and Presque Isle Holding, LLC
3. A hearing to condemn a dangerous building pursuant to M.R.S.A. Title 17§ 2851 owned by:

Matt & Carleen Elliott - 38 Elizabeth Street

Citizen Comments

Consent Agenda

4. Approve Minutes from October 12th, 13th & 14th and November 3rd, 4th & 18th, 2021
5. Approve 2021 Warrants #42 - #45, totaling \$1,590,867.53
6. Approve Return of Votes Cast for November 2, 2021
7. Approve Solid Waste Hauler Licenses for Gil's Sanitation, Inc., McNeal's Trucking, Pine Tree Waste & Star City Sanitation, Inc.
8. Approve Holiday Closure

Old Business

9. City Hall Update

New Business

10. Order of January Meeting
11. Annual Appointment List for January 2022
12. Ordinances due to "Sunset Provision"
13. Waiver of Foreclosure
14. Marijuana Ordinance

Manager's Report

Announcements

Executive Session

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

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

Adjournment



The Office of the City Manager

Martin Puckett

Email: mpuckett@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
FROM:	Martin Puckett, City Manager
DATE:	November 22, 2021
RE:	Wednesday Dec. 1st Council Meeting, Sargent Family Community Center

Call to Order

Roll Call

Pledge of Allegiance

Public Hearing

1. Consider adopting changes to the City of Presque Isle Comprehensive Plan: DECD Director will present changes to plan from initial discussion on 11.3.21. The plan is located on the city website do to size:
<https://www.dropbox.com/s/ut3faoqwuhqu3rz/Comprehensive%20Plan%20Reformatting%2010-26-21.pdf?dl=0>
Staff wants to make sure council agrees with the changes prior to adoption.
2. Approval of Credit Enhancement Agreements for Presque Isle Inn & Convention Center, Griffith Honda and Presque Isle Holding, LLC: Material provided at meeting. Council can decide to table and discuss proprietary information in executive session.
3. A hearing to condemn a dangerous building pursuant to M.R.S.A. Title 17§ 2851 owned by:
Matt & Carleen Elliott - 38 Elizabeth Street: The Elliott's plan to attend with a plan and timeframe to correct code issues.

Citizen Comments

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

4. Approve Minutes from October 12th, 13th, 14th and November 3rd, 4th & 18th, 2021
5. Approve 2021 Warrants #42 - #45
6. Approve Return of Votes Cast for November 2, 2021
7. Approve Solid Waste Hauler Licenses for Gil's Sanitation, Inc., McNeal's Trucking, Pine Tree Waste & Star City Sanitation, Inc.
8. Holiday Closure: Memo from HR about policy for Christmas.

Old Business

9. City Hall Update: Committee will provide verbal update on progress.

New Business

10. Order of January Meeting: Draft agenda is included. The first meeting of the year is different than the other meetings with the nominations for chair, establishing meeting times, and Industrial Council annual report. We have had a name submitted for the annual report dedication, but it would be nice to have additional submissions.
11. Annual Appointment List for January 2022: In the same line with the topic above, there are many “seats” that need to be filled. Some of these appointments are for councilors (industrial, finance as examples) others are for volunteers/staff.
12. Ordinances due to “Sunset Provision” There is a long list that will be voted on at the first meeting in January, I just wanted to bring to your attention so you can review them beforehand. <http://presqueislemaine.gov/city-ordinances/>
 - Chapter 7 Assessors and Board of Assessment Review
 - Chapter 16 Parts A, B, C, D Land Use and Development
 - Chapter 16 Land Use & Development
 - Chapter 16A Shoreland Zoning
 - Chapter 25B Existing Building Code
 - Chapter 25C Energy Conservation
 - Chapter 39 Public Assemblies
 - Chapter 41A Special Amusement
 - Chapter 48 General Assistance
 - Chapter 50 Advisory Board
 - Chapter 51 City Council Compensation
 - Chapter 52 Nudity
 - Chapter 57 Emergency Management
13. Waiver of Foreclosure: Staff is providing a list of properties that are considered liabilities that we should waive the foreclosure process.
14. Marijuana Ordinance: For discussion. Staff has heard concerns about current ordinance and would like to have direction if changes are requested.

Manager’s Report

Announcements

Executive Session

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

Adjournment

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 1

SUBJECT

PUBLIC HEARING: Consider adopting changes to the City of
Presque Isle Comprehensive Plan

INFORMATION

- 1) Memo from Galen Weibley, dated November 22, 2021
- 2) Public Hearing Notice

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by
Councilor _____ to adopt the changes made to the
Presque Isle Comprehensive Plan.



City of Presque Isle, Maine

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

MEMORANDUM

TO:	Kim Finnemore, City Clerk; Martin Puckett, City Manager; & the Presque Isle Department Heads and City Councilors
FROM:	Galen Weibley, Director of Economic & Community Development
DATE:	November 22, 2021
RE:	Public Hearing for the Presque Isle Comprehensive Plan

The City of Presque Planning Board has completed its review of the state's comments to revise the Comprehensive Plan at their October 21, 2021 meeting. At your November Council Meeting, it was decided that the City Council should listen to public comment at your December 1st meeting before City staff submits the approved draft to the state for final review and adoption.

The Department respectfully requests that the City Council review the tables at the end of each section to ensure the goals, strategies and policies mentioned adequately reflect the views of the City Council.

There are also highlighted sections within Recreation that are proposed by the Planning Board that the Council should review if this is the intent of Council's vision for the community.

Discussion and proposed changes to the Comprehensive Plan can take place after listening to the public.

Please do not hesitate to contact me should you have any questions.

Suggested motion: Mr. Chairman, I move that we amend/approve City's ten-year comprehensive plan and send to the State for final adoption.

- *Copy of the revised Comprehensive Plan can be found here:*
<https://www.dropbox.com/s/ut3faoqwuhqu3rz/Comprehensive%20Plan%20Reformatting%2010-26-21.pdf?dl=0>

NOTICE OF PUBLIC HEARING CITY OF PRESQUE ISLE LEGAL NOTICE

NOTICE IS HEREBY given that the Presque Isle City Council will be holding a **PUBLIC HEARING** on **December 1, 2021** at **6:00 PM** in the Sargent Family Community Center, 24 Chapman Street, to consider adopting changes to the City of Presque Isle Comprehensive Plan.

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 760-2702.

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 760-2702 at least **two (2)** business days prior to the meeting date.

Per City Council
Kimberly A. Finnemore
City Clerk

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 2

SUBJECT

PUBLIC HEARING: Approval of Credit Enhancement
Agreements for Presque Isle Inn & Convention Center, Griffin
Honda and Presque Isle Holding, LLC

INFORMATION

- 1) Information provided at meeting
- 2) Public Hearing Notice

REQUESTED ACTION

Resolve made at meeting.

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

The City Council for the City of Presque Isle will conduct a public hearing on **Wednesday, December 1, 2021 at 6:00 PM** at the Sargent Family Community Center at 24 Chapman Street. The purpose of the **PUBLIC HEARING** is approval for the proposal(s) for three (3) Credit Enhancement Agreements:

1. Presque Isle Inn & Convention Center
2. Griffin Honda
3. Presque Isle Holding, LLC

If you would like more information, please contact Galen Weibley, Director of Economic & Community Development at City Hall during regular office hours, Monday - Friday, 8:00 AM - 4:30 PM, at the City's Economic & Community Development Department, City Hall, 12 Second Street, by telephone 764-2727 or by e-mail at gweibley@presqueisleme.us.

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 760-2702.

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 760-2702 at least two (2) business days prior to the meeting date.

Per City Council
Kimberly A. Finnemore
City Clerk

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 3

SUBJECT

PUBLIC HEARING: Dangerous Buildings

INFORMATION

- 1) Memo from Penny Anderson, dated November 10, 2021
- 2) Pictures
- 3) State Statues

REQUESTED ACTION

Please see attached motion.



City of Presque Isle, Maine

From the desk of:
Penny Anderson

Email: panderson@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
CC:	Martin Puckett, City Manager; Galen Weibley, Director of Economic & Community Development Kim Finnemore, City Clerk Chelsea Stratton, Executive Assistant to the City Manager
DATE:	November 10, 2021
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 **Matthew R. Elliott and Carleen Elliott**, located at 38 Elizabeth 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.

RECOMMENDED: Motion made by: _____ Seconded by: _____







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:

December 1, 2021

AGENDA ITEM # 4

SUBJECT

CONSENT AGENDA: 2021 Minutes

INFORMATION

- 1) October 12, 2021 Minutes
- 2) October 13, 2021 Minutes
- 3) October 14, 2021 Minutes
- 4) November 3, 2021 Minutes
- 5) November 4, 2021 Minutes
- 6) November 18, 2021 Minutes

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to approve minutes from October 12th, 13th, 14th and November 3rd, 4th & 18th, 2021.



Presque Isle Budget Workshop

October 12th, 2021

5:15 PM

Sargent Family Community Center

Call to Order – Roll Call

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

Councilor D. Cyr Arrived at 5:40 PM

City Manager Martin Puckett and City Clerk Kimberly Finnemore were also present.

Call to Order

Chairman K. Freeman called the meeting to order at 5:21PM with the pledge of allegiance

Budget Workshop

****Note:** Detailed information regarding the specific departments listed below can be found in the City of Presque Isle 2022 Proposed Budget which will be available online at www.presqueislemaine.gov

1. Assessing

Assessor Lewis Cousins presented his 2022 budget request to the Council.
(Department# 01)

2. Department of Economic and Community Development

DECD Director Galen Weibley presented his 2022 budget request to the Council.
(Department# 02)

3. Finance

Bradley Turner, Finance Director & Treasurer presented his 2022 budget request to the Council (Department# 03)

4. Fire Department

Darrell White, Fire Chief presented his 2022 budget request to the Council. (Department# 04)

5. General Government

Martin Puckett, City Manager presented his 2022 budget to the Council. (Department# 06)

6. Library

Sonja Eyler, Director of the Library presented the 2022 budget request to Council. (Department# 07)

Executive Session

There was no Executive Session called for.

Adjournment

There was no formal motion or vote for Adjournment. The meeting concluded at approximately 6:30 PM.

Attested by: _____
Kimberly A. Finnmore, City Clerk



Presque Isle Budget Workshop

October 13th, 2021

5:15 PM

Sargent Family Community Center

Call to Order – Roll Call

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

Absent Councilor R. Smith

Councilor D. Cyr Arrived at 5:34 PM

City Manager Martin Puckett and City Clerk Kimberly Finnemore were also present.

Call to Order

Chairman K. Freeman called the meeting to order at 5:23 PM with the pledge of allegiance

Budget Workshop

****Note:** Detailed information regarding the specific departments listed below can be found in the City of Presque Isle 2022 Proposed Budget which will be available online at www.presqueislemaine.gov

1. Police Department

Chief Laurie Kelly presented her 2022 budget request to the Council. (Department# 08)

2. Public Works

Dana Fowler, Public Services Director presented his 2022 budget request to the Council. (Department# 09)

3. Rec & Parks

Gene Cronin, Rec & Parks Director presented his 2022 budget request to the Council (Department# 10)

4. Solid Waste

Dana Fowler, Public Services Director presented his 2022 budget request to the Council. (Department# 012)

5. Industrial Council

Thomas Powers, Director Presque Isle Industrial Council presented his 2022 budget to the Council. (Department# 13)

6. Public Safety Building

Chief Laurie Kelly presented her 2022 budget request to Council. (Department# 15)

Executive Session

Motion by Councilor Freeman to enter executive session, Pursuant to 1 M.R.S.A. § 405(6)(E) to discuss Negotiations, second by Councilor Green at 6:52pm. Vote was Unanimous.

Out of executive session at 7:32pm.

Motion to adjourn by Councilor Freeman, second by Green. Unanimous.

Adjournment

Attested by: _____
Kimberly A. Finnmore, City Clerk



Presque Isle Budget Workshop

October 14th, 2021

5:15 PM

Sargent Family Community Center

Call to Order - Roll Call

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

Absent Councilor D. Cyr

City Manager Martin Puckett and City Clerk Kimberly Finnemore were also present.

Call to Order

Chairman K. Freeman called the meeting to order at 5:24 PM with the pledge of allegiance

Budget Workshop

****Note:** Detailed information regarding the specific departments listed below can be found in the City of Presque Isle 2022 Proposed Budget which will be available online at www.presqueislemaine.gov

1. Utilities

Martin Puckett, City Manager presented his 2022 budget request to the Council.
(Department# 17)

2. Debt Service

Martin Puckett, City Manager presented his 2022 budget request to the Council.
(Department# 18)

3. Echo Lake

DECD Director Galen Weibley presented his 2022 budget request to the Council.
(Department# 19)

4. IT

Martin Puckett, City Manager presented his 2022 budget request to the Council.
(Department# 23)

5. City Clerk

Kimberly Finnemore, City Clerk presented her 2022 budget to the Council.
(Department# 25)

6. General Assistance

Kimberly Finnemore, General Assistance Director, presented her 2022 budget request to Council. (Department# 26)

7. Airport

Scott Wardwell, Airport Director, presented his 2022 budget request to the Council.
(Department# 33)

Executive Session

There was no Executive Session called for.

Adjournment

There was no formal motion or vote for Adjournment. The meeting concluded at approximately 6:15 PM.

Attested by: _____
Kimberly A. Finnmore, City Clerk



Presque Isle City Council Meeting

November 3rd, 2021

6:00 PM

Sargant Family Community Center

Call to Order – Roll Call

Councilor K. Freeman called to order at 5:00 PM followed by the Pledge of allegiance.

Executive Session at 5:00 PM

BE IT RESOLVED by Chainman K, Freeman, seconded by Councilor J. Willette J. Shaw to enter into Executive Session at 5:01 PM pursuant to 1 M.R.S.A. § 405(6)(E) to discuss Negotiations.

Vote: 7 – 0

Council exited Executive Session at 5:40 PM

BE IT RESOLVED by Councilor M. Chasse, seconded by Councilor R. Smith to approve the PIHA resolution as presented and to authorize the city Manager M. Puckett to sign all necessary paperwork.

Vote: 7-0

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

City Manager Martin Puckett and City Clerk Kimberly Finnemore were also present.

Chairman K. Freeman called the meeting to order at 6:03 PM.

Public Hearing

1. 2022 Municipal Budget (Second Hearing)

City Manager M. Puckett spoke that B. Turner updated the Budget.

There were no Citizens Comments

No Action was taken

Chairman K. Freeman closed the Public hearing on the 2022 Municipal Budget at 6:04 PM

2. Approval of a Medical marijuana License to Jonathan Martin d/b/a Cloud 9, with a location of 28 Houlton Road

Chairman K. Freeman opened the Public Hearing at 6:04 PM.

City Manager M. Puckett spoke staff is recommending approval.
Galen Weibley spoke on behalf of staff

There were no citizens comments.

Chairman K. Freeman closed the Public Hearing at 6:05 PM

BE IT RESOLVED by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to approve a marijuana License to Jonathan Martin, d/b/a Cloud 9, with location of 28 Houlton Road.

Vote: 7-0

Councilor M. Chasse asked City Manager M. Puckett to review the ordinance and have public comments on the marijuana ordinance.

Citizen Comments

Chairman K. Freeman opened the Citizen Comments at 6:05 PM

Jamie Guerrette as a board member and representing Hub Coffee. Talked about doing a ½ miler Holiday race during the Holiday Light Parade. Asked the Council if they would close the road for an extra 10-15 minutes before the parade.

BE IT RESOLVED by Chairman K. Freeman, to approve the City Manager M. Puckett to have the authority to extend the road closure by 20-30 Minutes for the Holiday ½ Miler and Parade.

Vote: 7-0

Chairman K. Freeman closed the Citizen Comment section at 6:17 PM.

Consent Agenda

3. Warrant #36-#341 Totaling \$5,186,181.89
 - Warrant #36-\$253,721.73

- Warrant #37-\$413,739.04
- Warrant #38-\$1,181,756.96
- Warrant #39-\$339,805.24
- Warrant#40-\$2,919,968.70
- Warrant#41-\$77,190.22

4. Road closure: Annual Holiday Light Parade
5. Approve Appointment of Tim St. Peter as the Code Enforcement Officer, Building Inspector, Electrical Inspector and Plumbing Inspector
6. Approve Drug Forfeiture-Leann Johnson \$11,727.00

BE IT RESOLVED by Deputy Chairman J. Shaw, seconded by Councilor R. Smith to approve Consent Agenda articles # 3-#6 as presented.

Vote: 7 – 0

Old Business

7. Dangerous Buildings-36 Elm Street

City Manager M. Puckett spoke on that the home owners have not met with the 120 days like the agreed. Staff would like to move forward with the Dangerous Building.

Chairman K. Freeman asked if the Homeowners where present. The home owners were not present

Paige Houston a neighbor of 36 Elm Street. Spoke to council that she is happy with the moving forward to demolish. But the Generator's and power tools are still an issue. Chairman K. Freeman would like City Manager M. Puckett to talk to Paige Houston about the different outcomes.

BE IT RESOLVED by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to instruct staff to move forward in obtaining bids to demolish the buildings at 36 Elm Street.

Vote: 7 – 0

8. Approval for Special Permit for Music, Dancing and Entertainment for Stone Ridge

Event Center, with location of 150 Maysville Road (Single Hearing)
City Manager M. Puckett spoke that the Fire Marshall said all codes have been fixed or they have an agreement. So recommended approval.

BE IT RESOLVED by Councilor M. Chasse, seconded by Deputy Chairman J. Shaw to approve a Special Permit for Music, Dancing and Entertainment for Stone Ridge Event Center, with location of 150 Maysville Road.

Vote: 7 - 0

9. City Hall Renovations

Discussion only

New Business

10. CEA Agreement

City Manager M. Puckett asked to have it tabled until next the next meeting in December.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor R. Smith to tabled the CEA Agreement for Presque Isle Inn & Convention Center until the next council meeting on December 1st, 2021

Vote: 7 - 0

11. Forum Heating System

Discussion only

12. Schedule Public Hearing to Consider Adopting the updated Comp Plan

City Manager M. Puckett spoke about all the hours staff and volunteers have put in

Galen Weibley Spoke on the process of the Comp Plan

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor R. Smith to schedule a public hearing for December 1, 2021 to considering adopting changes to the Comp Plan.

Vote: 7 - 0

Budget Workshop

Unclassified & Outside Requests

Request came From

Central Aroostook Chamber of Commerce - LaNiece Sirois Executive Director

Aroostook Area on Aging- Joy Barresi Saucier Executive Director

Central Aroostook Soil and Water Conservation District-City Manager M. Puckett Spoke

Quoggy Jo Ski club- Gene Cronin board member

Presque Isle Snowmobile Club-Chris Carroll Vice President of the Club

Veterans- City Manager M. Puckett spoke

Winter Green Arts- Gretchen Violette chair of Board

Unclassified request is listed on page 133 of the Condensed Budget book

Downtown Beatification and Design Committee-Christy Daggett

Manager's Report

City Manager Martin Puckett Thanked City Clerk Kim Finnemore and the Election Workers on the Election. Also Announced the run off election for the Two tied votes in Section 15.

Announcements

The next meeting of the Presque Isle City Council will be held at the Sargent Family Community Center on December 1, 2021 at 6:00 PM. The Budget workshops will be held November 4th and 18th, 2021.

Adjournment

BE IT RESOLVED by Councilor M. Chasse seconded by Deputy Chairman J. Shaw to enter into Executive Session at 7:43 PM pursuant to 1 M.R.S.A. § 405(6)(D) to discuss Negotiations.

Vote: 7-0

Motion to adjourn by Chairman K. Freeman, Seconded by J. Shaw at 8:42 PM.

Vote: 7-0

Attested by: _____
Kimberly A Finnemore, City Clerk



Presque Isle Budget Workshop

November 4th , 2021

5:15 PM

Sargent Family Community Center

Call to Order - Roll Call

Present: Deputy Chairman J. Shaw, Councilors M. Chasse, R. Smith and J. Willette.
Late Arrival Councilor C. Green @ 5:23 PM and Councilor D. Cyr @ 5:31 PM

City Manager Martin Puckett and City Clerk Kimberly Finnemore were also present.

Call to Order

Deputy Chairman J. Shaw called the meeting to order at 5:20 PM with the pledge of allegiance

Budget Workshop

****Note:** Detailed information regarding the specific departments listed below can be found in the City of Presque Isle 2022 Proposed Budget which will be available online at www.presqueislemaine.gov

Capital Reserves

1. Police Dept.-Chief Laurie Kelly
2. Fire Dept-Fire Chief Darrell White
3. Rec and Parks Dept-Gene Cronin
4. Forum-Gene Cronin
5. Library-City Manager M. Puckett
6. Public Works-Dana Fowler
7. PI Industrial Council-Thomas Powers
8. Echo Lake-Skipped over
9. DECD-Galen Weibly
10. Public Safety-Chief Laurie Kelly
11. Emergency Reserves- City Manager M. Puckett

Executive Session

There was no Executive Session called for.

Adjournment

Motion to adjourn by Councilor M. Chasse, Seconded by Councilor J. Willette at 7:20 PM J.

VOTE 6-0

Attested by: _____
Kimberly A. Finnemore, City Clerk



Presque Isle Budget Workshop

November 18th, 2021

5:15 PM

Sargent Family Community Center

Call to Order - Roll Call

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

Absent Councilors M. Chasse and D. Cyr

City Manager Martin Puckett and City Clerk Kimberly Finnemore were also present.

Call to Order

Chairman K. Freeman called the meeting to order at 5:23 PM with the pledge of allegiance

Consent Agenda

1. Approve Minutes from September 29th, 2021

BE IT RESOLVED by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to approve minutes from the September 29, 2021 Council Minutes

Vote: 5-0

New Business

2. Schedule Public Hearing for CEA Agreements for December 1, 2021

City Manager M. Puckett spoke on the Credit Enhancement Agreement.

- a. PI Inn and Convention Center
- b. Griffiths Ford
- c. Tom Ellis

BE IT RESOLVED by Deputy Chairman J. Shaw, seconded by Councilor J. Willette to schedule a public hearing for December 1, 2021 for pending CEA applications

Vote: 5-0

3. Approve Warrant of Election for MSAD# 1/ RSU#79 Section 15

City Manager M. Puckett spoke on the run off election between John Johnston and Susan Johnston that they both received 2 write in votes each.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor R. Smith to approve warrant and notice of election for MSAD #1/ RSU #79 Section 15

Vote: 5-0

Budget Workshop

****Note:** Detailed information regarding the specific departments listed below can be found in the City of Presque Isle 2022 Proposed Budget which will be available online at www.presqueislemaine.gov

Discussion

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor C. green to approve the 2022 Budget as presented.

Vote: 5-0

Executive Session

BE IT RESOLVED by Councilor J. Willette seconded by Deputy Chairman J. Shaw to enter into Executive Session at 6:27 PM pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate.

No Action taken

Adjournment

Motion to adjourn by Chairman K. Freeman, Seconded by Deputy Chairman J. Shaw at 7:05 PM

VOTE 5-0

Attested by: _____
Kimberly A. Finnemore, City Clerk

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 5

SUBJECT

CONSENT AGENDA: 2021 Warrants #42 - #45, totaling
\$ 1,590,867.53

INFORMATION

1) Warrant #42	\$ 585,197.98
2) Warrant #43	\$ 207,417.22
3) Warrant #44	\$ 659,961.29
4) Warrant #45	\$ 138,291.04

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____
_____ to approve 2021 Warrants #42 - #45, totaling
\$1,590,867.53

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 6

SUBJECT

CONSENT AGENDA: Return of Votes Cast for November 2,
2021

INFORMATION

1) Return of Votes Cast

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by
Councilor _____ to approve the Return of Votes Cast
for November 2, 2021.

STATE OF MAINE RETURN OF VOTES CAST

MUNICIPALITY: PRESQUE ISLE - 1 (1-10)

QUESTION 1: CITIZEN INITIATIVE

731 YES

844 NO

16 BLANK

QUESTION 2: BOND ISSUE

1,095 YES

487 NO

9 BLANK

QUESTION 3: CONSTITUTIONAL AMENDMENT

706 YES

874 NO

11 BLANK

Certified by the Municipal Clerk:

Kimberly A. Finamore
Signature of Clerk

11/3/21
Date

CITY COUNCIL/MSAD # 1/ RSU # 79 RETURN OF VOTES CAST

Presque Isle City Council

Gary Nelson-1340 votes

Warden

Jayne Farrin- 1348 votes

Ward Clerk

Write in

Donald Savage(Spike)- 18 Votes

SAD#1

Section 3

Janet Brown- 7 Votes

Terry Sanduskey-8 Votes

Section 4

Mike Ouellette-67 Votes

Section 7

Write in

Karl Damf-7 votes

Section 10

Luther Bubar-141 votes

Section 13

Desire Albert-76 Votes

Section 14

Brian Hall -37 Votes

Section 15

Write ins

Susan Johnston -2 votes

John Johnston -2 votes.

Certified by the Municipal Clerk

Kimberly A Finnemore
Signature of Clerk

11/3/2021 Date

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 7

SUBJECT

CONSENT AGENDA: Approve Solid Waste Haulers Licenses

INFORMATION

- 1) Gil's Sanitation, Inc. Application – provided at meeting
- 2) McNeal's Trucking Application – provided at meeting
- 3) Pine Tree Waste Application – provided at meeting
- 4) Star City Sanitation, Inc. Application – provided at meeting

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to approve the Solid Waste Haulers licenses for Star City Sanitation, McNeal's Trucking, Gil's Sanitation, Inc. & Pine Tree Waste.

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 8

SUBJECT

CONSENT AGENDA: Approve Holiday Closure

INFORMATION

1) Memo from Kellie Chapman, dated November 22, 2021

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to allow all non-essential offices to be closed for the full day on Thursday, December 23, 2021.



City of Presque Isle, Maine

The Office of
Human Resources
Kellie Chapman
Email: kchapman@presqueisleme.us

MEMORANDUM

TO:	Honorable City Council
FROM:	Kellie Chapman, Human Resource Director
DATE:	November 22, 2021
RE:	Christmas Holiday Closure

I am requesting on behalf of all non-essential offices to be closed on Thursday, December 23, 2021. Half a day on Thursday, December 23, 2021 is a holiday in accordance with the Employee Handbook. In years past when the ½ day Holiday has fallen adjacent to a Saturday or Sunday we have allowed employees to use the other ½ day as Vacation, Comp, or Personal so they would have the whole day off Christmas Eve.

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ to allow all non-essential offices to be closed for the full day on Thursday, December 23, 2021.

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 9

SUBJECT

OLD BUSINESS: City Hall Renovations Update

INFORMATION

Verbal updates provide at meeting.

REQUESTED ACTION

Discussion only.

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 10

SUBJECT

NEW BUSINESS: Schedule of January 2022 Meeting

INFORMATION

1) "Draft" January 5, 2022 Agenda

REQUESTED ACTION

Discussion only.



Presque Isle City Council Meeting
Wednesday, January 5th, 2022
5:15 PM
Sargent's Family Community Center

AGENDA

Call to Order

Roll Call

Pledge of Allegiance

1. Administer Oath of Office to newly elected City Councilors
2. Election of City Council Chair for 2022
3. Election of City Council Deputy Chair for 2022
4. 2022 Appointments
 - City Attorney (*City Charter – Article 4.10*): Richard Currier
 - City Clerk (*City Charter – Article 4.10*): Kimberly Finnemore
 - Code Enforcement Officer (by July 1st – 38 MRSA s441), Building Inspector (April apt. 25 MRSA s451), Housing Inspector (IBC – Section 104.2), Electrical Inspector (Chapter 31-National Elect. Code), Local Health Officer (3 Year Term 22 MRSA s451), Plumbing Inspector (Annually 30-A s4221): Tim St. Peter
 - Airport Advisory Board: (One Seat – Economic Development – Four Year Term – Expires 12-31- 2025)
 - Aroostook Waste Solutions: (Two Seats – One Year Terms – Expires 12/31/22)
 - Audit Committee: (One Seat – One Year Term – Expires 12-31-2022) and (Two Councilor Seats – One Year Term – Expires 12/31/22)
 - Board of Assessment Review: (Two Seats – Three Year Term – Expires 12-31-2024) and (One Alternate Seat – One Year Term – Expires 12/31/22)
 - Finance Committee (Two Councilor Seats – One Year Term – Expires 12/31/22)
 - Library Board of Trustees: (One Seat – Three Year Terms – Expires 12-31-2024 and One Seat – One Year Term – Expires 12/31/22) and (Two Alternate Seat – One Year Term – Expires 12/31/22)
 - Planning Board: (Two Seats – Four Year Term – Expires 12/31/2025), (Two Alternate Seat – One Year Term – Expires 12/31/22)
 - Presque Isle Development Fund Board of Trustees: (Two Seats – Three Year Terms – Expires 12-31-2024) and (Two Councilor Seats – One Year Term – Expires 12/31/22)
 - Presque Isle Downtown Revitalization Committee: (Two Seats – Four Year Terms – Expires 12-31-25, One Seat – Two Year Term- Expires 12/31/23 and One Seat – One Year Term – Expires 12/31/22)
 - Presque Isle Industrial Council Board of Directors: (One Council Seat – Three Year Term – Expires 12/31/24 or the remainder of the his/her term, whichever is less)

- Recreation & Parks Advisory Committee: (Two Seats – Four Year Term – Expires 12-31-2025)
 - Zoning Board of Appeals: (One Seat – Three Year Term – Expires 12-31-2024) and (One Alternate Seat – One Year Term – Expires 12-31-2022)
5. Set City Council meeting times and places for 2022

Recess

Presque Isle Industrial Council Annual Membership Meeting
City Council Reconvenes

Public Hearing

6. Request to re-pass Ordinances due to “Sunset Provision”
- Chapter 7 Assessors and Board of Assessment Review
 - Chapter 16 Parts A, B, C, D Land Use and Development
 - Chapter 16 Land Use & Development
 - Chapter 16A Shoreland Zoning
 - Chapter 25B Existing Building Code
 - Chapter 25C Energy Conservation
 - Chapter 39 Public Assemblies
 - Chapter 41A Special Amusement
 - Chapter 48 General Assistance
 - Chapter 50 Advisory Board
 - Chapter 51 City Council Compensation
 - Chapter 52 Nudity
 - Chapter 57 Emergency Management

Citizen Comments

Consent Agenda

7. Approve Minutes from November 4th & 18th, 2021 and December 1, 2021 meetings
8. Approve 2021 Warrants #46 - #, totaling \$
9. Approve Policy on Treasurer’s Disbursement Warrants for Employee Wage and Benefits
10. Approve Municipal Officers’ Policy on Disbursement of Municipal Education Costs
11. Ex-Officio Appointments to Boards and Committees
 - Airport Advisory Board (Three Ex-Officio Seats – One Year Term – Martin Puckett, Tom Powers and Scott Wardwell)
 - Library Board of Trustees (Two Ex-Officio Seats – One Year Term – Sonja Eyler and Bradley Turner)
 - Presque Isle Development Fund Board of Trustees (One Ex-Officio Seat – One Year Term – Martin Puckett)
 - Presque Isle Industrial Council Board of Directors (Three Ex-Officio Seat – One Year Term – Tom Powers, Galen Weibley and Martin Puckett)

Old Business

12. City Hall Update

New Business

13. Essential Air Services Proposals

14. 2022-2023 Goal Settings

Manager's Report

Announcements

Executive Session

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

Adjournment

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 11

SUBJECT

NEW BUSINESS: Annual Appointment List for January 2022

INFORMATION

- 1) Boards & Committee & City Appointments for 2022
- 2) Council Appointments for 2022

REQUESTED ACTION

Discussion only.

CITY/BOARD/COMMITTEE APPOINTMENTS

CITY ATTORNEY

RICHARD CURRIER as the City Attorney per Article 4.10 of the City Charter.

CITY CLERK

KIMBERLY FINNEMORE as the City Clerk per Article 4.10 of the City Charter.

AROOSTOOK WASTE SOLUTIONS

DANA FOWLER (term expires 12/31/22) to Aroostook Waste Solutions Board.

CODE ENFORCEMENT OFFICER

TIM ST. PETER as the Code Enforcement Officer, Building Inspector, Housing Inspector, Electrical Inspector, and Plumbing Inspector.

GEORGE HOWE as the Alternate Code Enforcement Officer, Building Inspector, Housing Inspector, Electrical Inspector, and Plumbing Inspector.

AIRPORT ADVISORY BOARD

Robert Clark (terms expire 12/31/25) to the Airport Advisory Board.

AUDIT COMMITTEE

TBD for a one-year term on the Audit Committee, term to expire on 12/31/22.

BOARD OF ASSESSMENT REVIEW

Stewart Libby (terms expire 12/31/24) and **Gregory Roderick** (term expires 12/31/22) as an alternate.

LIBRARY BOARD OF TRUSTEES

Elaine Sipe (terms expires 12/31/24) **Nicole Cote** (term expires 12/31/22) and **Steven McGlinn** and **TBD** as Alternates (terms expire 12/31/22) to the Library Board of Trustees.

PLANNING BOARD

TBD and **TBD** (term expires 12/31/2025) to the Planning Board.

CITY/BOARD/COMMITTEE APPOINTMENTS

PRESQUE ISLE DEVELOPMENT FUND BOARD OF TRUSTEES

Michael Cyr and **TBD** (term expire 12/31/24) to the Presque Isle Development Fund Board of Trustees.

PRESQUE ISLE DOWNTOWN REVITALIZATION COMMITTEE

Christy Daggett and **TBD** (terms expire 12/31/25), **TBD** (term expire 12/31/22) and **TBD** (term expires 12/31/23) to the Presque Isle Downtown Revitalization Committee.

RECREATION & PARKS ADVISORY COMMITTEE

TBD and **TBD** (terms expire 12/31/25) to the Recreation & Parks Advisory Committee.

ZONING BOARD OF APPEALS

TBD (terms expire 12/31/24) to the Zoning Board of Appeals.

COUNCIL APPOINTMENTS

COUNCIL CHAIR

BE IT RESOLVED by Councilor_____, seconded by Councilor_____to appoint Councilor_____ as the Council Chair.

Currently Kevin Freeman

DEPUTY COUNCIL CHAIR

BE IT RESOLVED by Councilor_____, seconded by Councilor_____to appoint Councilor_____ as the Deputy Council Chair.

Currently Jake Shaw

AROOSTOOK WASTE SOLUTIONS

BE IT RESOLVED by Councilor_____, seconded by Councilor_____to appoint Councilor_____ (terms expire 12/31/22) to the Aroostook Waste Solutions Board.

Currently Kevin Freeman

AUDIT COMMITTEE

BE IT RESOLVED by Councilor_____, seconded by Councilor_____to appoint Councilor_____and Councilor_____for a one year term on the Audit Committee, term to expire on 12/31/22.

Currently Kevin Freeman & Jake Shaw (typically Chair & Deputy Chair)

FINANCE COMMITTEE

BE IT RESOLVED by Councilor_____, seconded by Councilor_____to appoint Councilor_____and Councilor_____for a one year term on the Finance Committee, term to expire on 12/31/22.

Currently Craig Green & Randy Smith

These two Councilors sign the weekly warrants

PRESQUE ISLE DEVELOPMENT FUND BOARD OF TRUSTEES

BE IT RESOLVED by Councilor_____, seconded by Councilor_____to appoint Councilor_____and Councilor_____for a one year term on the Presque Isle Development Fund Board of Trustees, term to expire on 12/31/22.

Currently Kevin Freeman & Jeff Willette

PRESQUE ISLE INDUSTRIAL COUNCIL BOARD OF DIRECTORS

BE IT RESOLVED by Councilor_____, seconded by Councilor_____to nominate Councilor _____for a three year term on the Presque Isle Industrial Council Board of Directors, term to expire on 12/31/23 or remainder of Council term, whichever is shorter.

Currently Kevin Freeman & Randy Smith (Randy's term ends 12/31/21)

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 12

SUBJECT

NEW BUSINESS: Ordinances due to the Sunset Provision

INFORMATION

- Chapter 7 Assessors and Board of Assessment Review
- Chapter 16 Parts A, B, C, D Land Use and Development
- Chapter 16 Land Use & Development
- Chapter 16A Shoreland Zoning
- Chapter 25B Existing Building Code
- Chapter 25C Energy Conservation
- Chapter 39 Public Assemblies
- Chapter 41A Special Amusement
- Chapter 48 General Assistance
- Chapter 50 Advisory Board
- Chapter 51 City Council Compensation
- Chapter 52 Nudity
- Chapter 57 Emergency Management

REQUESTED ACTION

Discussion only.

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 13

SUBJECT

NEW BUISNESS: Waiver of Foreclosure

INFORMATION

1) Memo from Brad Turner, dated November 19, 2021

REQUESTED ACTION

BE IT RESOLVED by Councilor _____, seconded by Councilor _____ that the City Council authorize the City Treasurer to waive the foreclosure on those properties listed on Attachment A if payment on the 2019 tax lien is not received by the City prior to close of business on December 16, 2021 at 4:30pm.



City of Presque Isle, Maine

Finance Department

From the desk of:

Bradley Turner

Email: bturner@presqueisleme.us

MEMORANDUM

TO:	Presque Isle City Council
FROM:	Bradley Turner, Treasurer
DATE:	November 24, 2021
RE:	Waiving Foreclosure on Properties with 2019 Unpaid Taxes

Foreclosure notices were sent to taxpayers and other interested parties on properties with 2019 Tax Liens that were unpaid as of October 16, 2021.

Attached is a list of twelve properties on which I am recommending the Council approve Waivers of Foreclosure. The Waiver simply waives the current automatic foreclosure it does not waive the taxes due or the right of the City to foreclose in the future.

Properties 1 and 2 were a Junkyard and the State of Maine DEP is concerned about the Environmental Hazardous materials remaining in the land.

Properties 3 thru 12 are all older mobile homes on rented property. In my opinion it would be wise for the City to waive foreclosure on these properties causing the responsibility of cleaning up the lots to remain with the land owner. Without a waiver, the City will own the properties as of December 16th, 2021 at 4:30 pm. It would then be the responsibility of the City to dispose of the mobile home and the taxpayer would be relieved of any liability at that time. The owner of the real estate would get a cleared mobile home lot at no cost to him and would be entitled to receive lot rent from the City from the date of foreclosure until the date of demolition.

Demolition costs for a mobile home is minimally \$5,000.

If the 'Waiver of Foreclosure' is issued, the City:

- Will not foreclose on, and therefore own, and possibly owe lot rent on undesirable properties, and
- Will not be required to evict individuals and become a landlord until the eviction takes place if the home was occupied or there was a rental situation.
- Is not waiving the taxes due, only foreclosure for the current year; if they don't follow through we can foreclose in December 16, 2022.

Properties 13 thru 14 I have set up payment arrangements and the parties have been paying faithfully each month.

Attachment A is a worksheet listing those properties being recommended for Waiver of Foreclosure.

RESOLVE:

BE IT RESOLVED by _____ and seconded by _____ that the City Council authorize the City Treasurer to waive the foreclosure on those properties listed on Attachment A if payment on the 2019 tax lien is not received by the City prior to close of business on December 16, 2021 at 4:30 pm.

POTENTIAL WAIVERS OF AUTOMATIC FORECLOSURE
2019 TAX LIENS
LIEN MATURITY DATE: 12/16/21

	TAX ACCOUNT NUMBER	TAXPAYER(S) OF RECORD	LOCATION	DESCRIPTION	ASSESSED VALUE	LIEN AMOUNT (2019)	COMMENTS
1	4206-RE	BONVILLE, GEARY S <ESTATE OF>	228 Chapman Road	39.1 acres - former salvage yard	\$ 187,900	\$ 4,981.37	Environmental issues--DEP is involved with site cleanup; 2014-18 tax lien waivers filed.
2	2131-RE	BONVILLE, GEARY S <ESTATE OF>	238 Chapman Road	Storage building associated w/above property	\$ 3,200	\$ 159.31	Environmental issues--DEP is involved with site cleanup; 2014-18 tax lien waivers filed.
3	279-RE	BROWN, IRIS M	8 Echo Lake Road	Older mobile home	\$ 8,600	\$ 303.21	Mobile home was fire damaged in 2020; assessed for storage only.
4	5613-RE	BURBEE, TRAVIS	240 Houlton Road	Older mobile home	\$ 4,900	\$ 220.02	
5	903-RE	CLEVELAND, ANNETTE	98 PI Trailer Park	1974 12X61 Consort m/h	\$ 6,400	\$ 261.88	
6	112-RE	FLETCHER, CANDY L	17 Brown Trailer Park	Older mobile home	\$ 5,600	\$ 227.87	Customer lives there and will likely pay 2019 taxes.
7	4710-RE	FORTIN, LINDA A	Parsons Road	Skyline trailer park (10 Mobile homes)			Skyline Park is under contract for sale w/closing date of 11/30/21.
8	109-RE	GIGGEY, BEATRICE	6 Brown Trailer Park / 15 Milliken Street	1973 12X61 Concord m/h	\$ 2,400	\$ 162.46	Owner lives in Canada; abandoned w/roof caving in; PI Code should inspect
9	896-RE	LEVESQUE, VICKI	89 PI Trailer Park	Older mobile home	\$ 2,600	\$ 144.14	
10	856-RE	NELSON, JESSIE <HEIRS OF>	4 PI Trailer Parkk	Older mobile home	\$ 6,100.00	\$ 246.18	Rental m/h; customer will most likely pay the 2019 taxes and no waiver will be needed.
11	5299-RE	PLUMMER, WILL	111 PI Trailer Park	Occupied	\$ 9,000.00	\$ 352.41	
12	5343-RE	YALE, CHRIS & BRAGG, FLORA	109 PI Trailer Park	Old m/h vacant and abandoned for several years; doesn't appear to be liveable.	\$ 600.00	\$ 80.29	Assesed for storage only; PI Code inspection recommended
13	3409-RE	STROTHER, KEVIN	121 Parkhurst Siding Road	6 acres with single family dwelling	\$104,900.00	\$ 2,509.00	Has set up payment plan and has been paying \$400 per month to catch up.
14	1574 RE	JACKSON, CHANNA	93 Barton Street	.25 acres with single family dwelling	\$105,000.00	\$ 2,566.47	Scheduled to pay off by the end of the year.

PRESQUE ISLE CITY COUNCIL MEETING

For:

December 1, 2021

AGENDA ITEM # 14

SUBJECT

NEW BUISNESS: Marijuana Ordinance

INFORMATION

- 1) Memo from Galen Weibley, dated November 22, 2021

REQUESTED ACTION

Discussion only.



City of Presque Isle, Maine

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

MEMORANDUM

TO:	Kim Finnemore, City Clerk & Martin Puckett, City Manager
FROM:	Galen Weibley, Director of Economic & Community Development
DATE:	November 22, 2021
RE:	Marijuana Ordinance

Per your request, I am including answers to common questions the Council may have heard from the community to aid in their discussion of the Marijuana Ordinance.

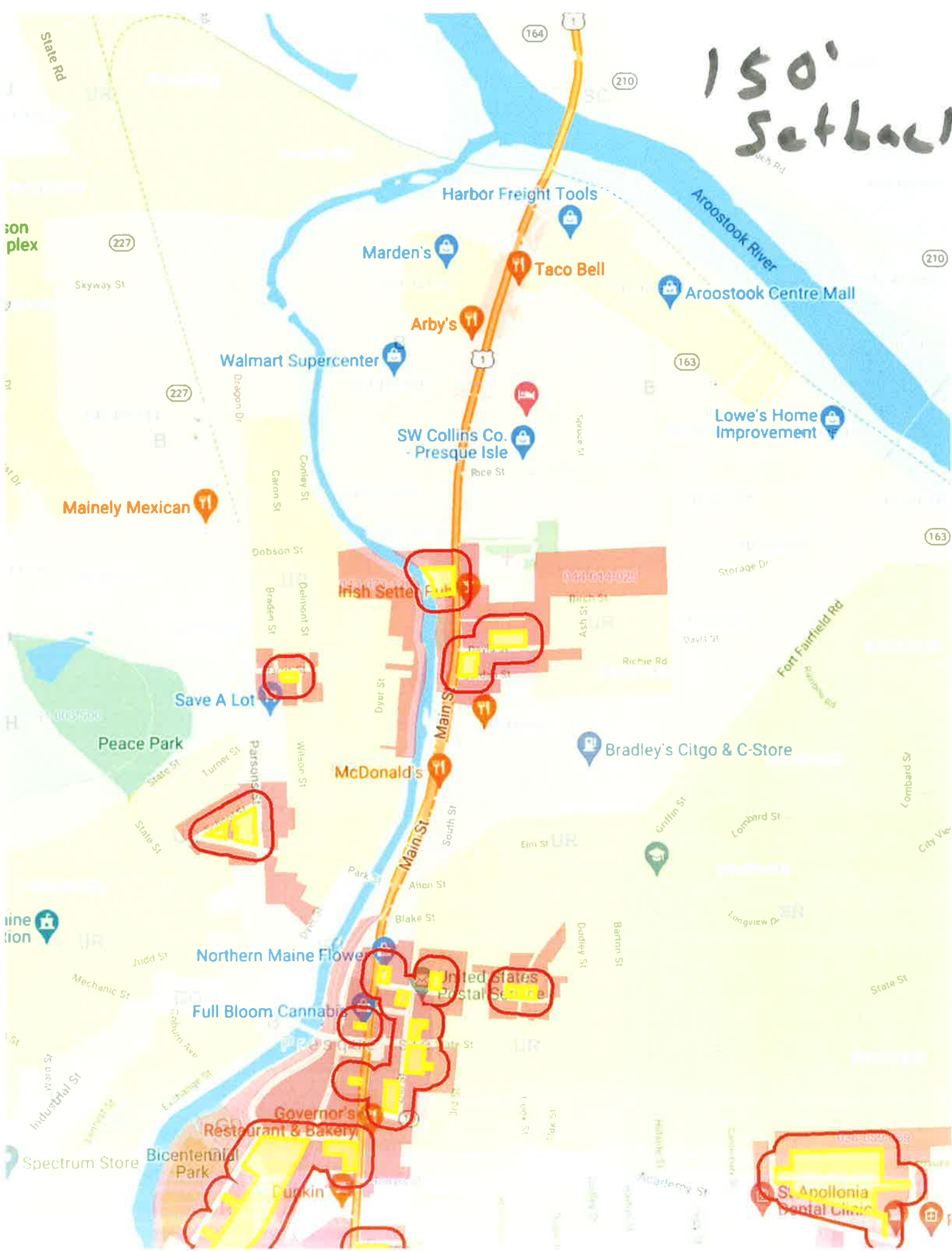
- We have too many pot stores. Can the City prohibit or limit Medical Marijuana Retail Establishments?
 - **No, Per Title 22 §2429-D. Local regulation** Pursuant to the home rule authority granted under the Constitution of Maine, Article VIII, Part Second and Title 30-A, section 3001, a municipality may regulate registered caregivers, caregiver retail stores operating pursuant to section 2423-A, subsection 2, paragraph P, registered dispensaries, marijuana testing facilities and manufacturing facilities. [PL 2019, c. 217, §5 (AMD).] ***A municipality may not: 1. Registered caregivers. Prohibit or limit the number of registered caregivers;***
- What about prohibiting or limiting Adult Recreation Marijuana Establishments?
 - **Yes, Per Title 28-B §401. Municipal regulation of marijuana establishments generally** In accordance with the applicable provisions of this subchapter and pursuant to the home rule authority granted under the Constitution of Maine, Article VIII, Part Second and Title 30-A, section 3001, ***a municipality may regulate marijuana establishments within the municipality, including, but not limited to, adoption of the following types of regulations and restrictions.*** [PL 2017, c. 409, Pt. A, §6 (NEW).]
 - **1. Land use regulations.** A municipality may adopt an ordinance providing land use regulations applicable to marijuana establishments within the municipality.
 - **2. General authorization or limitation of marijuana establishments.** A municipality may adopt an ordinance generally authorizing the operation of some or all types of marijuana establishments within the municipality. A municipality may adopt an ordinance limiting the number of any type of marijuana establishment that may be authorized to operate within the municipality.

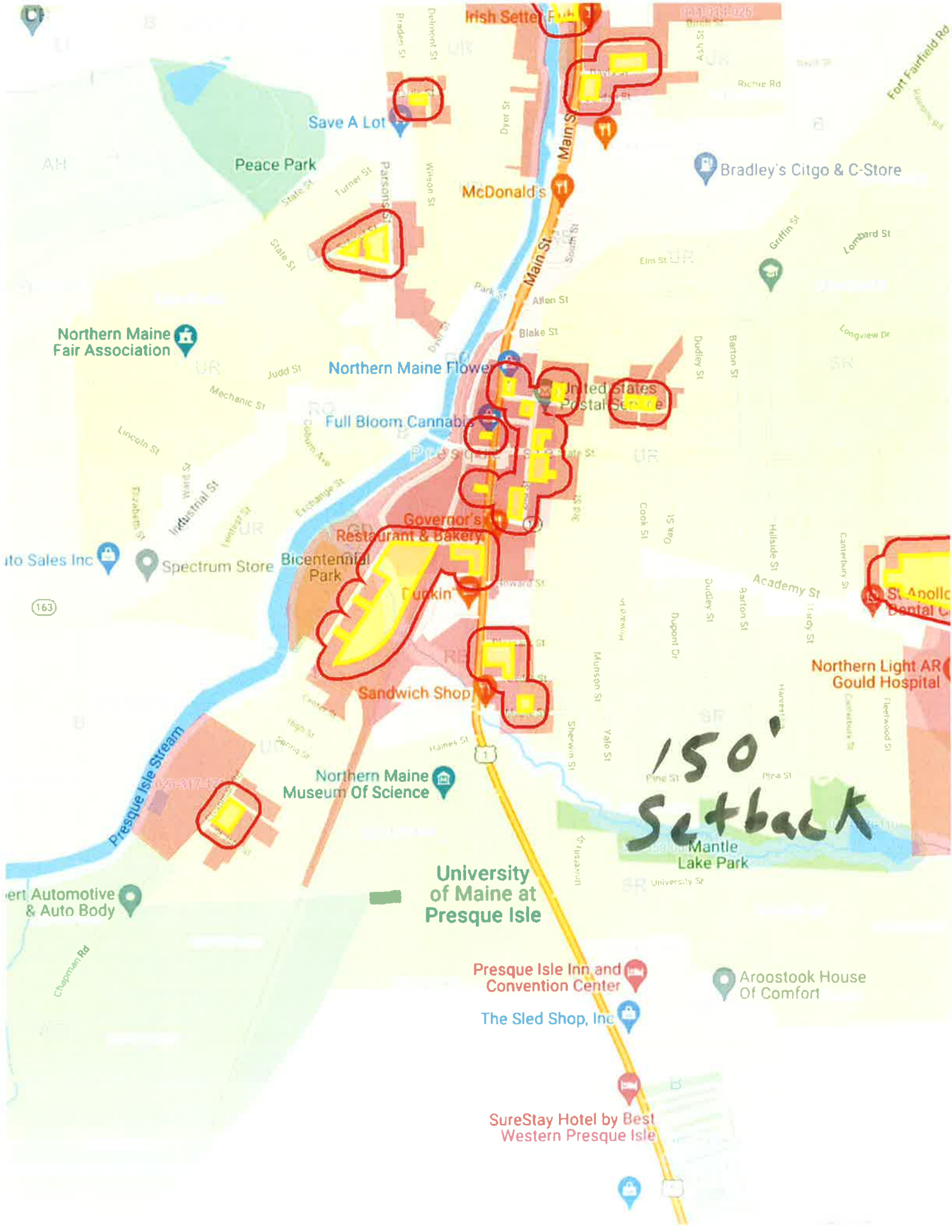
- What is the breakdown of marijuana stores in PI?
 - **Medical Retail Caregiver Stores at the end of 2021 account for two-thirds of all retail stores in PI.**
 - 4 Medical Caregiver Stores & 2 Recreational Retail Stores, One Medical Cultivation Facility
 - Cloud 9 – 28 Houlton Road – Not open yet, but approved by Council will be Medical Caregiver
 - Northern Euphoria, LLC – 11 Davis Street – Medical Cultivation
 - Northern Maine Flower – 540 Main Street – Medical Caregiver
 - Star City Wellness – 694 Main Street – Medical Caregiver
 - Richardson's Remedies – 719 Main Street – Medical Caregiver
 - Royal Leaf Apothecary – 415 Main Street – Adult Recreational
 - Full Bloom Cannabis – 483 Main Street – Adult Recreational
 - In 2020, there 106 registered caregivers (can grow and sell) in Aroostook County. **PI has approximately 3.77% of the County's total registered caregivers.**
- What about the negative impacts to children and youth?
 - Per state law and rulemaking, qualifying patients under 18 may be issued a medical card only after obtaining written consent by parent or legal guardian. ***The City cannot regulate this.***
 - PI Ordinance has 1000 ft buffer for the location of any school. 150' from daycares, pre-schools, etc.
- Can marijuana businesses offer delivery service?
 - Only Medical Caregivers can offer delivery service per state law. Our ordinance allows for delivery only by Medical Caregivers per page 11 Section 7 of the City's Ordinance. In addition, the State is implementing seed to sale software to track all transactions to comply with state law.
- What towns have marijuana ordinances in Central Aroostook County
 - Caribou – In zoning, prohibit recreational marijuana, regulate medical dispensaries and medical retail establishments
 - Easton – prohibits adult retail marijuana stores and social clubs
 - Chapman, Castle Hill & Mapleton – None/Could not find
 - Mars Hill – None/ Could not find
 - Washburn – Adopted similar ordinance to PI (setback for schools 500 ft)
 - Fort Fairfield – None / Could not find
- Where can I learn more about the marijuana industry in Maine?
 - Visit the Marijuana Policy Office at <https://www.maine.gov/dafs/omp>
 - Statutes for Adult Marijuana in Maine <https://www.maine.gov/dafs/omp/adult-use/rules-statutes>
 - Statutes for Medical Marijuana in Maine <https://www.maine.gov/dafs/omp/medical-use/rules-statutes>

Please do not hesitate to contact me should you have any questions.

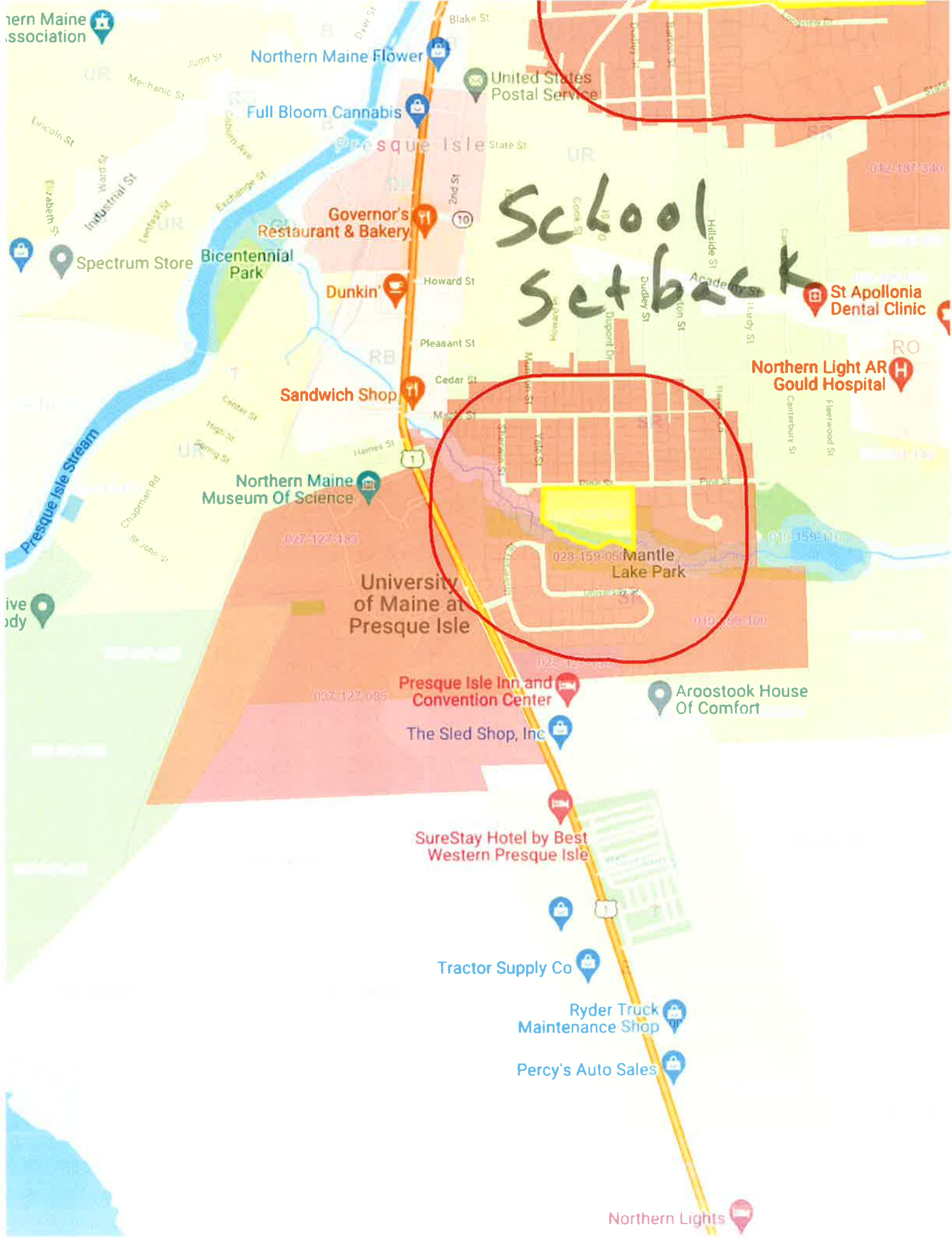
Enclosure: Setback Map of current Marijuana Businesses

150' Setback





150' Setback



School Setback



WQHR

Harbor Freight Tools

Marden's

Taco Bell

Aroostook Centre Mall

Arby's

Walmart Supercenter

SW Collins Co. Presque Isle

Lowe's Home Improvement

Irish Setter Pub

McDonald's

Bradley's Citgo & C-Store

United States Postal Service

Presque Isle

Governor's Restaurant & Bakery

Dunkin'

Widow's Shop

St Apollonia Dental Clinic

Full Circle Health Care

Newlands Joanna L

Northern Light AR Gould Hospital

Framework Church

PRESQUE ISLE CITY COUNCIL MEETING

For:

November 18, 2021

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 MEETING

For:

December 1, 2021

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 ANNOUNCEMENTS

Wednesday, December 1st, 2021

- The next regularly scheduled meeting of the Presque Isle City Council is on Wednesday, January 5, 2022 at 5:15 PM in the Sargent Family Community Center.