



**Presque Isle City Council Meeting
March 3, 2021
6:00 PM
Presque Isle City Council Chambers**

Call to Order - Roll Call

Present: Chairman K. Freeman, Councilors M. Chasse, C. Green, R. Smith, C. Green, J. Willette, and D. Cyr (arrived at 6:10 PM)

Absent: Deputy Chairman J. Shaw

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

Pledge of Allegiance

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

Public Hearings

1. Approval for a Marijuana License for Northern Maine Flower, with a location of 540 Main Street (Single Hearing)

Chairman K. Freeman opened the public hearing at 6:02 PM.

City Manager Martin Puckett said Northern Maine Flower is going to continue with their medical license and have submitted the applicable requirements along with a \$2,500 annual fee.

Galen Weibley, Director of Economic & Community Development, stated his office has inspected the property; he has also reached out to PI Police Chief and no issues have been reported.

Councilor C. Green stated that abutting property owners have spoken positively about them as neighbors and how well they maintain their grounds. They have been a successful business and a conscientious partner for the community.

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

BE IT RESOLVED by Councilor J. Willette, seconded by Councilor C. Green to approve a Marijuana License for Northern Maine Flower, with a location of 540 Main Street.

Vote: 5 - 0

Citizen Comments

Chairman K. Freeman opened the hearing for citizen comments at 6:12 PM. Hearing none he closed the hearing at 6:12 PM.

Councilor J. Willette expressed thanks and appreciation to first responders, police, ambulance drivers, emergency personnel, tow truck drivers and others responding to yesterday's storm. He gave a huge shoutout to everyone involved in the storm response to protect the public.

Chairman K. Freeman said he wanted to echo those sentiments as well.

Darryl White, PI Fire Department Chief, reported the public gave very positive feedback about public services during the storm response, including comments posted on Face Book. Citizens brought donuts, pizza and other food items to the station.

Consent Agenda

2. Approve minutes from February 3, 2021

Councilor M. Chasse noted a correction is needed on the year to 2021.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor M. Chasse to approve minutes from February 3, 2021.

Vote: 6 - 0

3. Approve 2021 Warrants #4 - #7 totaling \$1,831,908.62

BE IT RESOLVED by Councilor R. Smith, seconded by Councilor C. Green to approve 2021 Warrants #4 - #7 totaling \$1,831,908.62.

Vote: 6 - 0

4. Approve Appointment of Christy Daggett to Presque Isle Downtown Revitalization Committee

City Manager Puckett gave a brief summary of the candidate's background and qualifications for serving on the PIDRC.

BE IT RESOLVED by Councilor M. Chasse, seconded by Councilor R. Smith to appoint Christy Daggett to the Presque Isle Downtown Revitalization Committee.

Vote: 6 - 0

Old Business

5. City Hall Update

Councilor M. Chasse gave an update on PI City Hall renovations project. Two bids have been received and the group is going to meet with contractors to get a better understanding of the differences between their proposals. They will have more specific information to share later.

Councilor D. Cyr said that bids came in higher than expected. The bids were from well qualified companies.

BE IT RESOLVED by Councilor M. Chasse, seconded by Councilor C. Green to table the City Hall update until the next meeting on April 7, 2021.

Vote: 6 - 0

6. Tax Acquired Properties

City Manager Puckett lead the discussion by saying Council has been looking at options for dealing with two tax acquired properties that are ready to go out for bid. Previously the City has used Jim Dyer as a real estate agent. City Manager Puckett reached out to him at Big Bear Realty where he is now works and he has submitted a proposal for consideration which is in the packet.

Two properties are 28 Elm Street and 22 Allen Street. The first is a vacant lot with a foundation and the City has \$2,215 of abatement costs from demolition work; the PIFD was able to use the property for a training exercise. The second is a vacant single-family dwelling with \$5,533 outstanding taxes. The house has been upkeep inside and has potential to make a nice home. However, the building has foundation issues.

The proposal for listing tax acquired property includes a \$2,000 minimum commission or 6% of property sales.

If Council agrees with the proposal, the City should set a minimum price to recoup our costs associated with these properties. We can expect below market value offers, since we are giving only a quit claim deed.

Councilor D. Cyr questioned whether we are solidifying that every tax acquired property needs to go this route? He is concerned some lower value properties may not be worth inclusion in this process with minimum commission and sale price, and it is important to keep other options available so that Council can make a decision each time.

Councilor C. Green supports including property that consists of just a lot because advertising may bring in more buyers and increase the sales price.

Councilor R. Smith said he sees value in this approach rather than having staff time tied up in selling properties.

Chairman K. Freeman said a reasonable time frame should be given for marketing a property, maybe 30-45 days would be in the City's interest.

City Manager Puckett emphasized the City works with taxpayers experiencing financial difficulty so as to avoid this situation.

If we like the results of marketing the properties, this approach can be used in place of a straight bid process for disposing of tax acquired properties.

BE IT RESOLVED by Councilor M. Chasse, seconded by Councilor R. Smith to engage Big Bear Realty to be the real estate agent for listing these two properties.

Vote: 6 - 0

New Business

7. Schedule a public Hearing to consider adopting changes to the Rec & Parks Advisory Board By-Laws

BE IT RESOLVED by Councilor M. Chasse, seconded by Councilor C. Green to schedule a Public Hearing on April 7, 2021 to consider adopting changes to the Rec & Parks Advisory Board By-Laws.

Vote: 6 - 0

8. Schedule a Public Hearing to consider adopting changes to Chapter 59A – Adult Use and Medical Marijuana Businesses Ordinance

BE IT RESOLVED by Councilor J. Willette, seconded by Councilor C. Green to schedule a Public Hearing for the Council's next meeting on April 7, 2021 to consider adopting the suggested changes to Chapter 59A - Adult Use and Medical Marijuana Businesses Ordinance.

Vote: 6 - 0

9. Fire Capital Reserve Adjustment

City Manager Puckett explained staff is requesting formal action for items that were discussed during the budgeting process.

BE IT RESOLVED by Councilor M. Chasse, seconded by Councilor J. Willette to reallocate \$30,000 from the Fire Apparatus Account to the Pickup Account.

Vote: 6 - 0

Manager's Report

- City Manager Puckett has tallied the results from the first goal setting meeting.
- The next goal setting meeting will be on Wednesday, March 24, 2021 at 3:00 PM.
- Employee appreciation month is coming up.

Announcements

- The second goal setting meeting will be on Wednesday, March 24, 2021 at 3:00 PM at Sargent Family Community Center. The public is invited to attend.
- The next City Council meeting will be on Wednesday, April 7, 2021 at 6:00 PM in Council Chambers at City Hall. The public is invited to attend.
- Citizen comments can be submitted in writing and Councilors will read and respond to the comments during the live broadcast.

Executive Sessions

BE IT RESOLVED by Councilor R. Smith, seconded by Councilor J. Willette to enter into Executive Session at 6:39 PM pursuant to 1 M.R.S.A. sub-section 405(6) (D) to discuss negotiations matter.

Vote: 6 - 0

Councilors exited executive session at 6:49 PM with no action taken.

BE IT RESOLVED by Councilor R. Smith, seconded by Councilor M. Chasse to enter into Executive Session at 6:50 PM pursuant to 1 M.R.S.A. sub-section 405(6) (D) to discuss negotiations.

Vote: 6 - 0

Councilors exited executive session at 8:06 PM with no action taken.

Adjournment

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor C. Green to adjourn the meeting at 8:50 PM.

Vote: 6 - 0

Attested by: _____
Deborah Ouellette, Deputy City Clerk