



Presque Isle City Council Meeting

April 3, 2024

6:00 p.m.

Presque Isle Council Chambers

Call to Order - Roll Call

Present: Councilors C. Green, G. Nelson, H. King, Deputy Chairman J. Willette and Chairman K. Freeman.

Councilor D. Cyr arrived at 6:06 p.m.

City Manager Tyler Brown and City Clerk Kimberly Finnemore were also present.

Pledge of Allegiance

Public Hearing

1. Approval for a renewal of a Marijuana License to Royal Leaf Apothecary.

Chairman K. Freeman opened the public hearing at 6:01 p.m.

City Manager T. Brown said that Royal Leaf Apothecary would like to renew their license and staff approves renewal.

No Citizens comments.

Chairman K. Freeman closed the public hearing at 6:02 p.m.

BE IT RESOLVED by Councilor C. Green, seconded Councilor H. King to approve a renewal application to Bonnie Devino McGinley, d/b/a Royal Leaf Apothecary with a location of 415 Main Street

Vote: 5-0

2. Approval for a renewal of a Marijuana License to Full Bloom Management, LLC.

Chairman K. Freeman opened the public hearing at 6:03 p.m.

City Manager T. Brown stated that all requirements have been met and staff approves renewal.

No Citizens comments.

Chairman K. Freeman closed the public hearing at 6:03 p.m.

BE IT RESOLVED by Councilor H. King, seconded by Deputy Chairman J. Willette to approve a renewal application to Full Bloom Management LLC with a location of 483 Main Street.

Vote: 5-0

3. Approval for a Malt, Spirituous and Vinous Liquor License and Special Permit for Music, Dancing & Entertainment for Northern Maine Catering LLC.

Chairman K. Freeman opened the public hearing at 6:04 p.m.

City Manager T. Brown recommends approval.

No Citizens comments.

Chairman K. Freeman closed the public hearing at 6:04 p.m.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor H. King to approve a Malt, Spirituous and Vinous Liquor License and a Special Permit for Music, Dancing, and Entertainment for Northern Maine Catering, LLC, d/b/a Parkhurst Siding Pub, with a location of 35 Parkhurst Siding Road.

Vote: 5-0

4. Approval of a Lodging Establishment License for The Northeastland Hotel.

Chairman K. Freeman opened the public hearing at 6:05 p.m.

City Manager T. Brown said all requirements have been met and staff approves.

No Citizens comments.

Chairman K. Freeman closed the public hearing at 6:06 p.m.

BE IT RESOLVED by Deputy Chairman J. Willette, seconded by Councilor C. Green to approve a Lodging Establishment License to Ignite PI for The Northeastland Hotel with a location of 436 Main Street.

Vote: 6-0

5. Approval of a Lodging Establishment License for Clark's Lodge.

Chairman K. Freeman opened the public hearing at 6:07 p.m.

City Manager T. Brown recommends approval.

No Citizens comments.

Chairman K. Freeman closed the public hearing at 6:07 p.m.

BE IT RESOLVED by Deputy Chairman J. Willette, seconded by Councilor C. Green to approve a Lodging Establishment License to Roger Soucy for Clark's Lodge with a location of 22 Pleasant Street.

Vote: 6-0

6. Approval of Lodging Establishment License for Martin's Manor (4 properties).

Chairman K. Freeman opened the public hearing at 6:08 p.m.

City Manager T. Brown asked Tim St. Peter to come up and speak about the inspections he has done.

Code Officer T. St. Peter stated he would not recommend approval on 5 Exchange Street. The biggest problem is the fire escape. 227 State Street seems to be in good shape. 240 State Street Tim would not recommend due to no smoke detectors. 42 Winter there were no issues.

Eric Martin owner of Martin's Manor spoke that they have come up with a plan to fix the issues at 5 Exchange Street and 240 State Street. Eric stated he has the smoke detectors in his truck ready to install, as well as he is willing to buy emergency window ladders for the 5 Exchange Street third floor.

T. St. Peter said that 5 Exchange Street will need a whole new fire escape built.

No Citizen comments.

Chairman K. Freeman closed the public hearing at 6:18 p.m.

T. St. Peter came back to the podium and answered Councilor D. Cyr's question of the fire escape at 5 Exchange Street. T. St. Peter stated that he believes the emergency window ladders will not work for code. T. St. Peter told the Council if we placard the third floor we will have to the whole boarding house part, because the second floor shares the third-floor bathroom. The apartments all have their own bathroom facilities.

BE IT RESOLVED by Deputy Chairman J. Willette, seconded by Councilor H. King to approve Lodging Establishment Licenses to Fernand Martin for Martin's Manor Rentals, LLC with locations at 227 State Street, 42 Winter Street and 240 State Street, and to table the application for license for 5 Exchange Street.

Vote 6-0

7. Approval of Lodging Establishment License for Hampton Inn.

Chairman K. Freeman opened the public hearing at 6:27 p.m.

City Manager T. Brown recommended staff approval.

No Citizens comments.

Chairman K. Freeman closed the public hearing at 6:28 p.m.

BE IT RESOLVED by Councilor H. King, seconded by Deputy Chairman J. Willette to approve a Lodging Establishment License to BLD Hospitality LLC d/b/a Hampton Inn Presque Isle with a location of 768 Main Street.

Vote: 6-0

8. Approval of Lodging Establishment License for Charles & Traci Halverson.

Chairman K. Freeman opened the public hearing at 6:28 p.m.

City Manager T. Brown said all fees and documentation is current and recommends approval.

No Citizens comments.

Chairman K. Freeman closed the public hearing at 6:29 p.m.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor G. Nelson to approve a Lodging Establishment License to Charles and Traci Halverson with a location of 12 Church Street.

Vote: 6-0

Citizens Comments

Kim Smith said we are 5 days away from the Solar Eclipse. She said we have 5 Star parks where you can view the Eclipse. The 5 parks are Aroostook Center Mall, Riverside Pavilion, UMPI Gentile Hall parking lot, Forum Fairground parking lot and General Aviation. There is a Presque Isle Eclipse website to find the events happening. The Event that kicked off was a reading at the Library by City Manager T. Brown read a book on the Eclipse.

Sid Duncan St. John Street spoke about a house on his street that has trash at lot 27. Sid stated that they haven't had trash pick up in months. Sid said it won't be a problem until the animals start coming out of hibernation. Sid would like the Council to take a ride and look at all the trash.

Consent Agenda

9. Approve Minutes from March 6, 2024 and March 2, 2024 Council meeting.
10. Approve 2024 Warrants #8-#10 totaling \$2,143,304.59.
11. Approve Employment Agency License for Maine Staffing Group.
12. Approve Employment Agency License for Tempo Employment Services.
13. Approve Professional Homecare Specialists, LLC-Employment Agency License.
14. Approve Taxi Cab Service License for Aroostook Cab Company.
15. Approve Bowling Alley License for Northern Lanes, Inc.
16. Approve Appointment to Library Board of Trustees.
17. Approve Election Workers.
18. Approve Versant Power Easements.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor H. King to approve the Consent Agenda #9-#18 as presented.

Vote: 6-0

New Business

19. Nominations for vacant Councilor position

City Manager T. Brown announced the 4 citizens that put a letter of interest in to fill the vacant Council seat. T. Brown said that each will get up and do a brief Bio and answer Council questions.

- Darick Williams
- Christy Daggett
- Carl Allen
- Steve Richard

City Clerk K. Finnemore handed the Council ballots to vote on the vacant Councilors position.

Carl Allen 1 Vote
Steve Richard 2 Votes
Darick Williams 2 Votes
Christy Daggett 1 Vote

City Clerk K. Finnemore handed out ballots to break the tie.

Steve Richard 2 Votes
Darick Williams 4 Votes.

Darick Williams will be sworn in at the May meeting.

20. Nomination to Development Fund Committee and Downtown Revitalization Committee.

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor C. Green to nominate Darick Williams to the Downtown Revitalization Committee and to table the nomination to the Development Fund Committee until a later date.

Vote: 6-0

21. Schedule Public Hearing to Amend Chapter 16 Land use Cod, Chapter 16A Shoreland Zoning and Chapter 38 B Life Safety Code.

T. St. Peter said that there are a few changes that need to be updated and schedule a Public Hearing.

BE IT RESOLVED by Deputy Chairman J. Willette, seconded by Councilor H. King to schedule a Public Hearing for May 1, 2024 to consider adopting the amended Chapter 16 Land Use Code, Chapter 16A Shoreland Zoning and Chapter 38B Life Safety Code.

Vote 6-0

22. Approve Presque Isle Development Fund Loan to Presque Isle Industrial Council.

City Manager T. Brown said this would be for a spec warehouse located at 15 West Drive in the Industrial Park. Asked Tom Powers to come to the podium.

T. Powers spoke on the letter to Development Fund Members:

This letter is to request support for the Presque Isle Industrial Council's and City of Presque Isle's financing of the new 11,400 sq. ft. spec. warehouse located at 15 West Drive in the Industrial Park.

During the summer of 2022 the Industrial Park Council concluded that with the completion of its new 11,400 sq. ft. warehouse designed to house the Coca-Cola company and the remodeling of Coke's former location for the Spudnik Corporation the park would have no buildings in their inventory to offer businesses wishing to locate in the Presque Isle area.

Knowing the time required for the design and permitting process, the industrial board voted to start development of a new building shell designed to mimic the recently completed new Coke warehouse. The shell would be built to have a finished exterior and designed to be modified to an interested customer's needs. The interior was to be unfinished for that same reason. The Industrial Park was contacted by Frito-Lay about available space and the new building shell was selected to be finished in six months to incorporate their new businesses model layout. The Industrial Council expended a large percentage of its remaining monetary reserves to complete.

The Presque Isle Industrial Council is requesting monies to replenish their drawn down reserves to allow continued development planning. Paperwork has been filed for \$200,000 loan request based on the PIDF published loan cap. The Industrial Council would like to request a \$350,000 loan be granted, with thought given to concentrating an accelerated repayment schedule for the PIDF loan. We are requesting a loan rate between 3.5 and 4.25 % for a 10-year period with early payoff permitted without penalty.

The finished building's \$1,700,000 cost when compared to the PIDF loan request of \$350,000 with first loan position equates to almost a 5 to 1 loan ratio on a building being leased for a 10-year time period. The 10-year lease and annual amount of that lease are projected to recover over 90% of the building's finished build price. The City will own an asset with a remaining projected life span of over 50 years.

The planning and investment in Presque Isle's future and economic growth have always been critical to stabilizing the area economy. With that thought in mind, funding of area development projects becomes an important priority and the reason we are requesting Development Fund consideration in financing a percentage of that development.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor H. King to approve a Development Fund Loan to the Presque Isle Industrial Council in the amount of \$350,000 amortized over a ten-year period at an interest rate of 4.25% per annum.

Vote 4-0-2

Chairman K. Freeman and Deputy Chairman J. Willette abstained

23. County Tax Bill

B. Turner Finance Director stated the County began the process last year of transitioning from a calendar year budget (January-December) to a fiscal year budget (July-June). The county Commissioners and Finance Committee adopted a special six-month budget for January 1, 2024 to June 30, 2024. This results in a short year County tax bill and we will receive an additional bill that will represent the full twelve-month budget beginning July 1, 2024. Both bills are due this year, however, they are allowing three different options for the City to pay the special six-month budget to help with the transition.

- Select to pay the special six-month county tax bill in one payment year due September 1, 2024.
- Select to pay the special six-month county tax bill in two payment years due September 1, 2024 and September 1, 2025.
- Select to pay the special six-month county tax bill in three payment years due September 1, 2024; September 1, 2025; and September 1, 2026.

L. Cousin said he would like the Council to hold off until tax commitment time. Because of City growth it might be able to be covered.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor G. Nelson to table until July Council meeting or until the County says different.

Vote: 6-0

24. Notice of Chapter 59A Adult use and Medical Marijuana Ordinance Violation.

City Manager T. Brown is information only and the concern has been addressed and rectified. We will be doing an inspection to verify.

City Manager's Report

City Manager T. Brown thanked everyone that attended and online, He encouraged everyone to come attend a Council meeting.

T. Brown thank individuals from City Departments Presque Isle Fire Department Kaitlynn Bell, Josh Blanchette and Kyle Bartley for their work this past week. They were in a very sensitive and challenging situation, they were able to work thru it and help the family. Also, would like to recognize Brady Smith and Eric Depner from the PIPD they saved lives this week by assisting those in a crash.

Big event coming April 20th is the Presque Isle Pride Community Clean up day. From 7:30 a.m. to 3:30 p.m.

Announcements

Miss Presque Isle Pageant at the Presque Isle High School on Saturday, April 6, at 6:30 p.m.

Total Solar Eclipse on April 8, 2024. Eclipse Party with live music by marionette from 6 p.m. to 8 p.m. at the Forum.

Spring Trash & Treasure Sale at the Forum on Saturday and Sunday April 13 & 14 from 9 a.m. to 5 p.m. both days.

County Community Players will present Steel Magnolias at UMPI on April 19 & 20 and April 26 & 27 at 7:00 p.m. and the final show on April 28 at 2:00 p.m.

The City has the following employment vacancies:

Police Officer

Firefighter/Paramedic

Economic and Community Development Director

We have the following vacancies for Boards/Committees:

Assessment Review, 2-one-year alternates

Audit Committee, 1-four-year member

Downtown Revitalization, 1-four-year member

Library Board of Trustees, 1-one-year alternate

Rec & Parks, 3 – one-year alternates

Zoning Board, 1-one-year alternate

Please see the City Clerk for an application or apply online.

The next scheduled meeting of the Presque Isle City Council will be on Wednesday, May 1, 2024 at 6:00 p.m. in the Council Chambers at City Hall.

Adjournment

BE IT RESOLVED by Deputy Chairman J. Willette, seconded by Councilor C. Green enter into executive session pursuant to 1 M.R.S.A. § 405(6)(D) to discuss Negotiations at 7:25 p.m.

Vote: 6-0

Executive Session

Out of executive session at 8:44 p.m.

*Newly appointed Councilor D. Williams joined executive session.


BE IT RESOLVED by Councilor G. Nelson seconded by Councilor C. Green to allow for the city manager to sign off on all completed union contract

Vote: 7-0

BE IT RESOLVED by Deputy Chairman J. Willette, seconded by Councilor H. King to adjourn at 8:55 p.m.

Vote: 7-0

Attested by:


Kimberly A Finnemore, City Clerk