



Presque Isle City Council Meeting

July 6th, 2022

6:00 PM

Sargant Family Community Center

Call to Order - Roll Call

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

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

Pledge of Allegiance

Chairman K. Freeman called the meeting to order at 6:02 PM and led those present in the Pledge of Allegiance.

Public Hearing

1. Approval for a Marijuana License Renewal to Joe Pelkey and Chase Norton, d/b/a Star city Wellness with location of 694 Main Street.

Chairman K. Freeman opened the Public Hearing at 6:02 PM.

City Manager M. Puckett spoke on the Application was up to all Code requirements and State law.

There were no citizens comments

Chairman K. Freeman closed the Public Hearing at 6:03 PM

BE IT RESOLVED by Deputy Chairman J. Shaw seconded by Councilor J. Willette to approve a Renewal Application for Medical Marijuana Business to Joseph Pelkey and Chase Norton, d/b/a Star City Wellness with location at 694 Main Street.

Vote: 7-0

2. Credit Enhancement Agreement for F.W. Webb Company

Chairman K. Freeman opened the Public Hearing at 6:03 PM

City Manager M. Puckett spoke on the application and the overview of the application in the Council Packet.

There were no citizens comments

Chairman K. Freeman closed the Public Hearing at 6:06 PM

BE IT RESOLVED by Deputy Chairman J. Shaw and seconded by Councilor C. Green to move the Credit Enhancement Agreement till the executive session later this evening.

Vote 7-0

Citizen Comments

There Were no Citizens Comments

Consent Agenda

3. Approve Minutes from June 1st, 2022 meeting.
4. Approve 2022 Warrants #18-#22 totaling \$2,197,688.85
5. Drug Forfeiture for \$400.00 Devin Cray Defendant
6. Approve Return of Votes Casts for MSAD#1-Budget Validation Referendum. Vote 360 Yes 136 No and 4 Blank.
7. EMS Billing. To authorize the City Manager to cancel the current EMS billing contract with Maine Billing and enter into a contract for EMS billing services with Comstar Ambulance Billing Service.
8. Presque Isle Industrial Council Reserves Transfer. To authorize the proceeds from the land sale to Aroostook Trussess be transferred to the Presque Isle Industrial Council Building Fund. Which was approved on December 1st, 2021

BE IT RESOLVED by Councilor J. Willette, seconded by Deputy Chairman J. Shaw to approve Consent Agenda #3-#8 as presented.

Vote: 7-0

Old Business

9. Annual Tax Commitment

City Manager M. Puckett requested that it would be tabled until July 13, 2022 at 5:15pm. Due to a lot of Deed Transfers coming in so the Assessing dept. can get a better Assessment on all properties.

BE IT RESOLVED by Chairman K. Freeman, seconded by Deputy Chairman J. Shaw to table the Annual Tax Commitment until undecided date. City Manager will notify by email.

Vote: 7-0

New Business

10. MDOT PPI Agreement

City Manager M. Puckett spoke on the small working group that walked around Downtown Presque Isle. There is a draft in the Council Packet that goes over what the Regional Planner helped draft a plan for services for the Planning Partnership Initiative with MDOT. The Next step would be to meet with a Consultant to decide what the City would like to accomplish with the Partnership.

Jared from the MDOT spoke on some of the possibilities with the Partnership.

BE IT RESOLVED by Chairman K. Freeman, seconded by Councilor M. Chasse to authorize the City Manager to pursue the PPI Initiative

Vote: 7-0

Manager's Report

M. Puckett spoke about July Jubilee and all the work the Elks did. Gene Cronin asked for \$1,200.00 for the Movie in the Park nights.

BE IT RESOLVED by Councilor C. Green, seconded by Deputy Chairman J. Shaw to approve the transfer of the following:

To transfer \$1200.00 into the Movies in the Park Special Revenue Reserve (R 050-01) from the Contingent Operating Account (E 020-20-13).

Vote: 7-0

Announcements

Lewis Cousins announced the Passing of LD290 it was introduced by Representative State Senate Trey Stewart. It's an act to stabilize property tax for Seniors. It's now law and becomes affective August 3rd or 8th, 2022. What's going to happen is folks who are 65 or older that have had a homestead exemption in the state for the last 10 years, their assessed value will be frozen in 2023 and never increase until they discontinue the use of that home. The State will reimburse the City for the difference. Seniors 65 and older will never see an increase on their homestead property. Maine Revenue is in the process of developing forms that citizens will need to fill out and file to get the taxes frozen. This for will need to be filed every year by Dec. 1st.

Chairman K. Freeman spoke on the Food Truck Friday’s that happen every other Friday. This month’s dates are July 15th and 29th at 5:00pm. Rockin’ on Riverside will be on July 7th at 6:00 PM with Barefoot Brotherhood playing and again on July 21st with Wally & the Virginians playing. We have the following vacancies for Boards/Committees; Zoning Board and an alternate on Planning Board. Please see the City Clerk for an application or apply online. The Next regularly scheduled meeting of the Presque Isle City Council will be on Wednesday, August 3, 2022 at 6:00 PM at the Sargent Family community Center. Probably will have a Council Meeting on July 13, 2022 at 6:00 PM for the annual Tax Commitment.

Adjournment

BE IT RESOLVED by Deputy Chairman J. Shaw seconded by Councilor J. Willette to enter into Executive Session at 6:40 PM pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Economic Development.

Vote: 7-0

Out of executive session at 6:53pm

BE IT RESOLVED by Councilor M. Chasse seconded by Councilor J. Willette to direct the City Solicitor and City manager to authorize a general credit enhancement agreement for F.W. Webb located at 105 Parsons Street based upon recommended terms,

Tax Year	Standard CEA Rate	Bonuses*	Total for Year
2023	50%	5%	55%
2024	50%	5%	55%
2025	50%	5%	55%
2026	50%	5%	55%
2027	35%	5%	40%
2028	35%	0% to 5%	35% to 40%
2029	35%	0% to 5%	35% to 40%
2030	20%	0% to 5%	20% to 25%
2031	20%	0% to 5%	20% to 25%
2032	20%	0% to 5%	20% to 25%

***Applicant must provide evidence of new job verification at 5% upon completion of project**

Vote: 7-0

BE IT RESOLVED by Chair K. Freeman Second by Councilor J. Willette to enter into executive session pursuant to 1 M.R.S.A. § 405(6)(E) to discuss Legal Consultation at 6:54PM

Vote: 7-0

Out of executive session at 7:14pm

BE IT RESOLVED by Councilor M. Chasse second by Councilor J. Willette to approve the settlement detailed by legal counsel outlined on June 27, 2022.

Vote: 7-0

BE IT RESOLVED by Chair K. Freeman second by J. Willette to enter into executive session pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate at 7:15pm.

Vote: 7-0

Out of executive session at 7:45pm

BE IT RESOLVED by Councilor C. Green second by Councilor J. Willette to make an initial offer of \$85,000 for 57 Chapman Street with 25' of property, and authorize the city manager to offer up to \$90,000 with presented considerations.

Vote: 4-3

BE IT RESOLVED by Councilor C. Green second by Chairman K. Freeman to make an initial offer of \$150,000 for 51 and 53 Chapman Street, and authorize the city manager to offer up to \$160,000 with presented considerations.

Vote: 4-3


BE IT RESOLVED by Deputy Chairman J. Shaw second by Councilor M. Chasse to authorize the city manager to sign purchase and sale agreement for 36 Elm Street from Mr. Entwistle for \$10,000.

Vote 7-0

BE IT RESOLVED by Chairman K. Freeman second by Councilor J. Willette enter into executive session pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Negotiations at 7:54pm.
Out of executive session at 8:02pm

Vote: 7-0

BE IT RESOLVED to adjourn by Councilor M. Chasse, second by Councilor J. Willette at 8:04,

Attested by: 
Kimberly A Finmore, City Clerk

Vote 7-0

