



Presque Isle City Council Meeting

December 6, 2023

6:00 p.m.

Presque Isle Council Chambers

Executive Session at 5:15

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

Others Present: City Attorney Richard Currier Esq., Interim City Manager L. Cousins.

BE IT RESOLVED by Chairman J. Shaw, seconded by Councilor C. Green to enter into executive session at 5:16 p.m. pursuant to 1 M.R.S.A. § 405(6)(D) to discuss Negotiations.

Vote: 5-0

Out of executive session at 5:57 p.m.

No Action Taken

Call to Order - Roll Call

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

Absent Councilors G. Nelson and D. Cyr

Interim City Manager Lewis Cousins and City Clerk Kimberly Finnemore were also present.

Pledge of Allegiance

Public Hearing

No public hearings

Citizen Comments

Councilor C. Green announced that two of the Councilors are retiring; Mike Chasse and Jake Shaw. They are diligent and honorable servants of our community. Mike Chasse has served in multiple capacities and served on the Council for over a decade. C. Green presented Mike with a chair with his dates of service on it. One of Mike's first projects

was to help with the financing to get the new recreation center built. He moved on to the Waste Solutions Board and did amazing things through his career on the council. Presented Jake Shaw with a plaque with his dedicated service from 2019-2023 and the last year as Chairman for Council.

Consent Agenda

1. Approve minutes from November 1, 2023 and November 15, 2023
2. Approve 2023 Warrant #37-#43 totaling \$6,201,178.91
3. Approve Return of Votes cast for November 7, 2023
4. Approve Solid Waste Hauler Licenses for Gil's Sanitation, Inc. McNeal's Trucking, Pine Tree Waste & Star City Sanitation, Inc.
5. Approve Holiday closure

BE IT RESOLVED by Deputy Chairman K. Freeman, seconded by Councilor M. Chasse to approve consent agenda #1-#5 as presented.

Vote: 5-0

Old Business

6. 2024 Budget

BE IT RESOLVED by Deputy Chairman K. Freeman, seconded by Councilor C. Green to table until the December 7, 2023 meeting.

Vote: 5-0

7. Airport Architect Update

Scott Wardwell Airport Director gave an update on the airport contract drawing. It is at 60% completion and looking to move it to 90% by February and finalize by early March. Start construction by June/July of 2024. Sarah the project manager for the terminal did a slide show of what the new terminal will look like.

BE IT RESOLVED by Chairman J. Shaw, seconded by Councilor C. Green to authorize Scott Wardwell Airport Director to expend \$901,100.00 toward the Airport Terminal Project.

Vote: 5-0

New Business

8. Wavier of Foreclosure

Interim City Manager L. Cousins said that foreclosure notices were sent to taxpayers and other interested parties on properties with 2021 tax liens that were unpaid as of October 18, 2023. There is a list of ten properties on which staff is 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.

BE IT RESOLVED by Councilor C. Green, seconded by Deputy Chairman K. Freeman that the City Council authorize the City Treasurer to waive the foreclosure on those properties listed on Attachment A if payment on the 2021 tax lien is not received by the City prior to close of business on December 15, 2023 at 4:30 p.m.

Vote: 5-0

9. Annual appointment list for January 2024

Interim City Manager L. Cousins went over the annual appointment and vacancy we have on throughout the City.

10. Schedule Public Hearing to repass Ordinances due to "Sunset Provision"

Chairman J. Shaw said this is an annual public hearing to repass certain Ordinances due to the Sunset Provision.

Chapter 13 Litter and illegal dumping ordinance

Chapter 25 Maine uniform building and energy code

Chapter 25A Residential building code ordinance one- and two-family dwellings in Maine

Chapter 37 Personnel

Chapter 38B Life Safety Code

Chapter 42 Solid Waste

BE IT RESOLVED by Councilor C. Green, seconded by Deputy Chairman K. Freeman to schedule a Public Hearing for the Sunset Provision Ordinances.

Vote: 5-0

11. Airport Car Share Agreement

Interim City Manager L. Cousins stated that Car Share is like Uber or Lyft without a driver.

Scott Wardwell Airport Director got up and explained the program a little more. A customer uses the Turo App to make arrangements to use a pre-positioned vehicle. The payment for the service is completed using the Turo App as well. On the local level, the

operator of the Car Share business places a vehicle owned by the local operator in a prearranged location. The customer arrives at the prearranged location and drives away with the vehicle. Once the customer is finished using the vehicle they leave it at the prearranged location. The local operator then picks up the vehicle and preps it for the next customer. The fee for this service is split between Turo and the local operator. The agreement was developed using our standard off-airport car rental agreement as a starting point. Changes were made to the off-airport car rental agreement to reflect differences in the business model. As those changes were made care was taken to make sure that we did not create any unfair advantage for the Car Share operators as compared to our car rental operators. The agreement is between the airport and BTA Enterprises which is a small business owned and operated by Bryan Anderson of Caribou.

BE IT RESOLVED by Councilor C. Green, seconded by Councilor J. Willette that the City Council authorize the Airport Director to sign the attached Car Share agreement with Bryan Anderson of BTA Enterprises.

Vote: 5-0

12. Net Zero Budget for Industrial Council 2023 Forward

Thomas Powers Executive Director for the PI Industrial Council explained that the Skyway Industrial Park is owned by the City of Presque Isle with operational oversight being done by the Presque Isle Industrial Council. The Industrial Council has worked diligently to reach operational self-sufficiency and has seen significant annual growth. The Park's centralized location in Aroostook County and its proximity to rail, roadways, and airport operations have established it as the area's transportation hub. Expansion of the Park has included the design and construction of several new City owned buildings in recent years. These new buildings have added monetary value to the City's holdings, as well as adding to the region's economic stability. The Park's constant development has led to 100% occupancy of all buildings, including the, yet to be completed, Spec Building spoken for by a nationally recognized company. These recent construction projects have significantly reduced the funds available for these types of projects.

During a recent meeting, the Industrial Council Board of Directors voted unanimously to propose to City Council that revenue minus all expenses be transferred into an Industrial Council Reserve to be used to upgrade existing structures fund approved new construction projects or cover revenue shortfalls in the event that budgetary goals are not met in the future.

In subsequent meetings with City Manager, Interim City Manager, and the Finance Director, it was determined that revenues returned to the City only has had a minor impact on the City's MIL rate and therefore this appropriation would not affect the City negatively. The Board believes this proposal to be a fiscally responsible way to help

support continued growth of the Park and strengthening the economy of Presque Isle and Aroostook County.

BE IT RESOLVED by Councilor C. Green, seconded by Deputy Chairman K. Freeman to establish a Net Zero Monetary return policy between the Presque Isle Industrial Council and the City of Presque Isle. Any revenue generated beyond the funds needed to reimburse the City for annual appropriations for operations, capital reserve and debt be placed in the Industrial Council Reserve; and any shortfall will be reimbursed to the City thus resulting in a Net Zero return to the City of Presque Isle annually. The existing policy for expending money from the reserve will remain unchanged. The amount of the transfer is to be established during the final month of each year beginning in December 2023.

Vote 5-0

Interim City Manager's Report

Interim City Manager L. Cousins stated that Deputy Chief Hayes has the opportunity to apply for a grant for \$32,000.00 for a canine. The monies are authorized to cover the dog, training for the handler, cruiser conversing, outside kennel, toys, collars, 3 years of dog food, bullet proof vest, 3 years of veterinarian expenses and future training skills.

BE IT RESOLVED by Councilor C. Green, seconded by Deputy Chairman K. Freeman to authorize the signing of the Grant for the canine.

Vote: 5-0

Kevin, Dana, and Harley met with DOT to discuss the truck traffic on Academy Street. DOT is asking if the City can send another letter asking trucking companies to find alternative routes other than Academy Street.

The Ford Taurus was donated to SAD #1 Technology Department.

The City has received a nice gift from MMG to help do sidewalks on Carmichael and Rice Street. MMG donated \$50,000.00 to help with this project.

The City is planning for the eclipse for next summer. Kim Smith is working with area schools to provide educational information on the eclipse.

December 2nd, the City was alive with all the festivities in town; the craft fair, light parade, tree festival and the trains.

Announcements

Victorian Christmas at the Vera Estey House is December 8th & 9th from 6-9 p.m.

Wintergreen Express will be held on December 8th & 9th.

The City has the following employment vacancies:

Police Officer
Police Chief
Public Works Truck Driver
Rec. Dept. Admin Asst.
Rec. Dept. Custodian
Airport Line Service Technician

We have the following vacancies for Boards/Committees:

Assessment Review, 2-one-year alternates

Audit Committee, 1-four-year member

Zoning Board, 1-three-year member and 1-one-year alternate

Rec & Parks, 2-one-year alternates Downtown Revitalization, 1-four-year member

Please see City Clerk for an application or apply online

The next budget meeting will be held on December 7th at 5:15 p.m.

The next scheduled meeting of the Presque Isle City Council will be on Wednesday, January 3, 2024 at 5:15 p.m. in the Council Chambers at City Hall.

Adjournment

BE IT RESOLVED by Councilor C. Green, seconded by Councilor J. Willette at 7:20 p.m to table this meeting until the December 7, 2023 meeting at 5:15 p.m

Vote: 5-0

Attested by: Kimberly A Finnemore
Kimberly A Finnemore, City Clerk