

November 04, 2024

Agenda
Regular Council Meeting
City Council Chambers, 2nd Floor
265 Main Street, Old Town, Maine

I. Call to Order

Please turn off or silence cell phones

II. Flag Salute

III. Roll Call

IV. Approval of the Minutes

October 07, 2024, Regular Council Meeting Minutes.

V. Petitions, Communications, and Citizens' Requests

VI. Reports

A. Council President

**B. Standing Committees –
Administrative, Economic, Finance, & Public Services**

C. City Councilors

D. City Attorney

E. Special Committees

F. City Manager

VII. Consent Agenda

1. The City Council will consider the reappointment of 3 members to the Old Town Housing Authority Board of Commissioners

Resolved, the Old Town City Council hereby reappoints the following three Commissioners to the Old Town Housing Authority Board.

Terms to expire on 12/31/2029.

- Betty Smart
- Susan Randall
- Dennis Whitmore

(Councilor Folster)

VIII. Public Hearings and Second Reading of Ordinances

IX. Old Business

X. New Business

1. The City Council will consider approval of the appointment for a new tenant Commissioner to the Old Town Housing Authority Board.

Resolved, the Old Town City Council hereby appoints Lisa Tissari as a new tenant Commissioner for the Old Town Housing Authority Board, Term to expire 12/31/2029.

(Councilor Mike May)

2. The City Council will consider approving a new Class 1 – Malt Liquor, Wine & Spirits Liquor License for Cory Thibodeau, d/b/a MeMe’G’s, located at 296 Main Street.

Resolved, the Old Town City Council approves and signs a new Class 1 – Malt Liquor, Wine & Spirits Liquor License for Cory Thibodeau, d/b/a MeMe’G’s, located at 296 Main Street. City inspections are complete.

(Councilor Folster)

3. The City Council will consider approving a Resolution amending the City's bid Agreement with Bangor Savings Bank and Allonge dated 09/21/2009 in respect to repricing of the Bond and to furthermore sign the amended Bond.

Resolved, the Old Town City Council approves the following Resolution amending the City's bid Agreement with Bangor Savings Bank and Allonge dated 09/21/2009 in respect to repricing of the Bond and to furthermore sign the amended Bond.

(Councilor Wight)

CITY OF OLD TOWN, MAINE
RESOLUTION AUTHORIZING AMENDMENT OF THE CITY'S 2009 GENERAL
OBLIGATION BOND

WHEREAS, in accordance with an Order of the City Council of the City of Old Town, adopted on September 18, 2009, (the "Order") the City entered into an agreement, dated September 21, 2009 (the "Agreement") with Bangor Savings Bank (the "Bank") for a loan in the amount of \$1,410,825 to be secured by the issuance of a \$1,410,825 General Obligation Bond, dated September 24, 2009 (the "Securities") to the Bank; and

WHEREAS, due to the discontinuance of the London Interbank Offered Rate ("LIBOR") and certain rates published in the Federal Reserve Statistical Release H. 15, the method of calculating interest provided by the Agreement and Securities is no longer feasible; and

WHEREAS, under the terms of the Agreement and Securities, the City and Bank are obligated to reprice the Securities at five-year intervals, most recently on September 24, 2024; and

WHEREAS, the City and Bank desire to amend the Agreement and Securities to establish a comparable method of interest rate calculation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Old Town, as follows:

1. That, in accordance with the Order, the Treasurer is hereby authorized to negotiate and execute an amendment to the Agreement to establish a new rate or rates of interest on the Securities and to deliver the same to the Bank.
2. That, in accordance with the Order, the Treasurer, City Clerk, and City Council are authorized to execute an Amendment (Allonge) to the Securities to affect the amendment to the established rate or rates of interest and to deliver the same to the Bank.
3. That all actions heretofore taken by any officer, employee, official or agent of the City relating to the subject matter of this Resolution are hereby ratified, affirmed and approved.
4. That this Resolution shall be retroactive in effect to September 24, 2024.

4. The City Council will consider going into Executive Session for the purpose of discussing an Economic Development matter.

Suggested motion: Resolved, the Old Town City Council hereby approves going into Executive Session pursuant to Title, I MRSA Section 405, § (6) (C) for the purpose of discussing an Economic Development matter.

(Councilor McLeod)

Motion to Adjourn:



**City of Old Town
Regular Council Meeting Minutes
October 07, 2024**

Council convened October 07, 2024, in the Old Town City Council Chambers, 265 Main Street.

Councilors present: President Chris Pushor, Councilors, Tim Folster, David Wight, Mike May, Linda McLeod, and Carol May. Absent, Councilor Stan Peterson

Administration present: Bill Mayo, Laura Engstrom, Travis Roy, David Wight, Kyle Milan, Cassandra Pool, David Smith, April Buchanan, and Irene Pherson.

Others present: Ralph Leonard, Zach Wyles, Colby Folsom, Kristi Trafton (City Attorney), and UMaine liaison.

Council President Pushor called the meeting to order at 6:00 p.m.

Approval of the Minutes:

Resolved, the Old Town City Council hereby approves the following minutes as presented:

September 16, 2024, Administrative Services, Public Services and Special Council meeting minutes.

Motion made by Councilor Folster, seconded by Councilor Mike May.

Approved all in favor, 6 – 0. (Motion passed)

**Petitions, Communications, and Citizens' Requests
Reports**

A. Council President

Councilor McLeod voiced her concerns over the rec. center having outside events while legal matters are presiding over them.

B. Standing Committees

Administrative Services, Economic Development, Finance Services, and Public Services

C. City Councilor (No Report)

D. City Attorney (No Report)

E. Special Committees (No Report)

F. City Manager

Bill Mayo, City Manager updated the City Council on the following:

- Thanked the staff and all the volunteers for a successful Riverfest Event.
- Bill spoke to Epec (former Perc plant) about the recent fire. Epec has said they have acquired financing to replace the tip floor for the building. They also said this would not set them back from opening timeline. The debris material from the fire will be transported to Juniper Ridge and it will be monitored for hotspots.
- Flare at the gas plant at Juniper Ridge will be extended to up over the tree top to become more visible. Old Town Fire and Police are aware of this change. Residents will be getting a notice from Casella making them aware of the extended flare which may appear brighter, especially at night.
- Public Benefit Determination is out, which means DEP has given the okay to start the application process phase. Casella will file an application for that license. Round two phase will be starting and that will include Public Hearings and possible appeals. Some items that have come up with the Public Benefit Determination is that Casella will have to find ways to treat PFAS on site, additional odor analysis will be done, and there is going to be a couple of additional surface scans that will take place on the landfill over the course of the year during low barometric pressures (sometimes the landfill tends to release more gases during this time).
- Travis Roy and Bill received notice today Pine Tree is looking at making some changes to some of their operational procedures. One would be a requirement for anybody using the transfer station to possibility wear PPE gear. Bill and Travis have asked for a meeting with Pine Tree to discuss these changes and will get back to the Council the information provided.

Consent Agenda (None)

Public Hearings and Second Reading of Ordinances

1. The City Council conducted a Second Reading for final approval on a proposal to change the Official Zoning Map. Specifically, the properties at 761 Main, Tax Map 29, Lot 54, 767 Main, Tax Map 29, Lot 53, 773 Main, Tax Map 29, Lot 59 and 13 Penny Road, Tax Map 29, Lot 58, as recommended by the Planning Board at their meeting on September 10, 2024.

Opened public hearing: 6:18 pm, no public comment.

Closed public hearing: 6:19 pm

- 1a. The City Council considered final approval on the proposed change to the Official Zoning Map.

Resolved, the Old Town City Council approves the change the Official Zoning Map. Specifically, the properties at 761 Main, Tax Map 29, Lot 54, 767 Main, Tax Map 29, Lot 53, 773 Main, Tax Map 29, Lot 59 and 13 Penny Road, Tax Map 29, Lot 58, as recommended by the Planning Board at their meeting on September 10, 2024.

Motion made by Councilor Folster, seconded by Councilor Mike May.

Approved all in favor, 6 – 0. (Motion passed)

Roll Call Vote

Council President Pushor	Yes
Councilors: Stan Peterson	absent
Carol May	Yes
Linda McLeod	Yes
Michael May	Yes
David Wight	Yes
Timothy Folster	Yes

2. The City Council conducted a Second Reading on a proposal to amend Chapter 21, titled Welfare, Appendices A, B, & C (Food, Housing & Heat Assistance Limits) of the General Assistance Maximum Amounts for the period October 1, 2024, through September 30, 2025. This amendment is a requirement of the Department of Human Services in compliance with Title 22, M.R.S.A. §4305(4).

Opened public hearing: 6:20 pm, no public comment.

Closed public hearing: 6:21 pm

- 2a. The City Council considered final approval on a proposal to amend Chapter 21, Titled Welfare, Appendices A, B & C of the General Assistance Maximum amounts.

Resolved, the Old Town City Council hereby approves a proposal to amend Chapter 21, titled Welfare, Appendices A, B & C (Food, Housing & Heating Assistance Limits) of the General Assistance Maximum amounts for the period October 1, 2024, through September 30, 2025.
(Maximums attached)

Roll Call Vote

Council President Pushor Yes
Councilors: Stan Peterson absent
 Carol May Yes
 Linda McLeod Yes
 Michael May Yes
 David Wight Yes
 Timothy Folster Yes

New Business

1. Resolved, the Old Town City Council hereby authorizes the Finance Director to write off the uncollectable real estate taxes, interest, and lien cost owed for mobile homes as listed below.

Tax Payor	Acct	Year(s)	Principal	Interest	Lien Cost	Total
Shawn Gould Ownership change- previous owner won't pay-new owner paid 2025 taxes	2035	2022- 2024	721.66	61.82	338.65	1122.13
Shawn Gould Ownership change- previous owner won't pay-new owner paid 2025 taxes	3635	2020- 2024	1446.80	263.81	454.24	2164.85

Motion made by Councilor McLeod, seconded by Councilor Carol May.

Approved all in favor, 6 – 0. (Motion passed)

2. Resolved, The Old Town City Council hereby accepts a Late Redemption on foreclosed property for Justin & Antonio Thompson for payment of FY 2023 sewer fees in the amount of \$1176.62, which includes any interest, lien costs and \$150.00 late redemption fee. The City Council further authorizes the City Manager to execute a Municipal Quit – Claim Deed.

Motion made by Councilor Folster, seconded by Councilor Wight.

Approved all in favor, 6 – 0. (Motion passed)

3. Resolved, the Old Town City Council hereby approves the issuance of a Municipal Warrant for the November 5th, 2024, Municipal Election.
(Warrant attached)

Motion made by Councilor Carol May, seconded by Councilor Folster.

Approved all in favor, 6 – 0. (Motion passed)

4. Resolved, the Old Town City Council hereby approves the Registrar of Voters hours for the November 5th, 2024, City of Old Town Municipal Election, pursuant to Title 21A, M.R.S.A. §101(6) as presented in the attachment and recommended by the City Clerk.
(Voting hours attached)

Motion made by Councilor Wight, seconded by Councilor Mike May.

Approved all in favor, 6 – 0. (Motion passed)

5. Resolved, the Old Town City Council hereby appoints Councilor Folster as the Chairperson and Councilor McLeod as a Committee member to the JRL (Juniper Ridge Landfill) Committee.

Motion made by Councilor Mike May, seconded by Councilor Wight.

Approved all in favor, 6 – 0. (Motion passed)

Addendum item:

6. Resolved, the Old Town City Council hereby authorizes the City Manager to submit a Corporate Authorization Resolution to Financial institutions that operate with the City staff along with their designated powers to execute day-to-day financial transactions with financial institutions in their capacity as a City official relative to their respective job requirements. The specified staff includes Edmond Morin, Finance Director, Karey Keniston, Deputy Treasurer and Tax Collector and Bill Mayo, City Manager.

Motion made by Councilor Mike May, seconded by Councilor McLeod.

Approved all in favor, 6 – 0. (Motion passed)

Adjournment:

Motion to adjourn at 6:55 pm made by Councilor Folster, seconded by Councilor Mike May.

Approved, all in favor, 6-0, (Motion passed)

Respectfully submitted,
Laura Engstrom
City Clerk -Old Town