



**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

Oct 1, 2024 to Sept 30, 2025

OVERALL MAXIMUMS (A)

Persons in Household

1	2	3	4	5
\$969	\$1,068	\$1,367	\$1,744	\$2,333

Household of 6 = \$2,408
* Add \$75 for each additional person

FOOD MAXIMUMS (B)

Persons	Weekly	Monthly
1	\$67.91	\$292.00
2	\$124.65	\$536.00
3	\$178.60	\$768.00
4	\$226.74	\$975.00
5	\$269.30	\$1,158.00
6	\$323.26	\$1,390.00
7	\$357.21	\$1,536.00
8	\$408.37	\$1,756.00

Add \$220 per month for each + person

HEATING FUEL (E)

Month	Gallons	Month	Gallons
January	225	Jun-Aug	0
February	225	September	50
March	125	October	100
April	125	November	200
May	50	December	200

NOTE: When the dwelling unit is heated electrically, the maximum amount allowed for heating purposes will be calculated by multiplying the number of gallons of fuel allowed for that month by the current price per gallon. When fuels such as wood, coal and/or natural gas are used for heating purposes, they will be budgeted at actual rates, if they are reasonable. No eligible applicant shall be considered to need more than 7 tons of coal per year, 8 cords of wood per year, 126,000 cubic feet of natural gas per year, or 1000 gallons of propane.

HOUSING MAXIMUMS (C)

BEDROOM	UNHEATED		Heated	
	Weekly	Monthly	Weekly	Monthly
0	\$195	\$837	\$221	\$952
1	\$209	\$898	\$244	\$1,049
2	\$267	\$1,147	\$312	\$1,344
3	\$344	\$1,477	\$399	\$1,717
4	\$467	\$2,008	\$535	\$2,301

Recovery Residence	\$183.00	\$786.75
--------------------	----------	----------

PERSONAL CARE & HOUSEHOLD SUPPLIES (F)

Number in Household	Weekly Amount	Monthly Amount
1-2	\$10.50	\$45.00
3-4	\$11.60	\$50.00
5-6	\$12.80	\$55.00
7-8	\$14.00	\$60.00

NOTE: For each additional person add \$1.25 per week or \$5.00 per month.

SUPPLEMENT FOR HOUSEHOLDS WITH CHILDREN UNDER 5

When an applicant can verify expenditures for the following items, a special supplement will be budgeted as necessary for households with children under 5 years of age for items such as cloth or disposable diapers, laundry powder, oil, shampoo, and ointment up to the following amounts:

Number of Children	Weekly Amount	Monthly Amount
1	\$12.80	\$55.00
2	\$17.40	\$75.00
3	\$23.30	\$100.00
4	\$27.90	\$120.00

MILEAGE RATE (G)

50 cents (50¢) per mile

FUNERAL MAXIMUMS (H)

Burial: \$1,620+; Cremation: \$1,125+

ELECTRIC (D)

NOTE: For an electrically heated dwelling also see "Heating Fuel" maximums below. But remember, an applicant is not automatically entitled to the "maximums" established applicants must demonstrate need.

1) Electricity Maximums for Households Without Electric Hot Water: The maximum amounts allowed for utilities, for lights, cooking and other electric uses excluding electric hot water and heat:

Number in Household	Weekly	Monthly
1	\$19.95	\$85.50
2	\$22.52	\$96.50
3	\$24.97	\$107.00
4	\$27.53	\$118.00
5	\$29.88	\$128.50
6	\$32.55	\$139.50

NOTE: For each additional person add \$10.50 per month.

2) Electricity Maximums for Households With Electrically Heated Hot Water: The maximum amounts allowed for utilities, hot water, for lights, cooking and other electric uses excluding heat:

Number in Household	Weekly	Monthly
1	\$29.63	\$127.00
2	\$34.07	\$146.00
3	\$39.67	\$170.00
4	\$46.32	\$198.50
5	\$55.65	\$238.50
6	\$58.68	\$251.50

NOTE: For each additional person add \$14.50 per month.

1-800-442-6003

Revised 09/09/24

Warrant for Municipal Election State of Maine

County of Penobscot, ss.

To David White a Constable [or resident] of Old Town:
(Name of Constable or Resident)

You are hereby required in the name of the State of Maine to notify the voters of Old Town of the election described in this warrant.

To the voters of Old Town: **WARD ONE**

You are hereby notified that the Municipal Election in this municipality will be held at **The Elks Lodge, 37 Fourth Street** on the first Tuesday of November, the same being the 5th day in the year of our Lord two thousand twenty-four (2024) for the purpose of effecting the election to the following office:

All Elected at Large:

- **TWO MEMBERS OF THE CITY COUNCIL FOR A TERM OF THREE YEARS**
- **TWO MEMBERS OF THE RSU #34 SCHOOL BOARD FOR A TERM OF THREE YEARS**
- **UTC REG. 4 SCHOOL MINOR CAPITAL REFERENDUM QUESTION**

The polls shall be opened at 7:00 a.m. and close at 8:00 p.m.

The Registrar of voters will hold office hours while the polls are open to correct any error in or change a name or address on the voting list; to accept the registration of any person who becomes 18 years of age on election day, or after the close of registration prior to it; and to accept new enrollments. A person who is not registered as a voter may not vote in any election.

Given under our hands in Old Town this 7th day of October in the year of our Lord two thousand twenty – four (2024).

Majority of Municipal Officers of Old Town

A true copy of the Warrant and Notice of Election.

Attest: _____
Laura Engstrom-Old Town City Clerk

State of Maine

OFFICER'S RETURN

County of Penobscot, ss.

I certify that I have notified the voters of Old Town in Ward One of the time and place of the Municipal Election by posting an attested copy of the within warrant at:

The Elks Lodge, 37 Fourth Street Old Town Maine

(Place of Posting)

a conspicuous, public place within Old Town and ward One

on _____ which is at least 10 days prior to election day.

(Date of posting)

Dated at Old Town this _____ day of October ,_2024

Attest:

Constable or Resident of Old Town



CITY OF OLD TOWN
VOTER REGISTRATION HOURS

The Registrar of Voters and deputy registrars will be at the following locations to register new voters and correct the voting list. The dates are as follows:

October 02, - November 04, 2024

City Hall Clerk's office 265 Main Street, during business hours.

7:00 A.M. TO 5:00 P.M.

November 05, 2024 - ELECTION DAY

Deputy Registrars will be at the polls, Elks Lodge, 37 Fourth Street

7:00 A.M. TO 8:00 P.M.

REGISTRAR OF VOTERS: Laura Engstrom
DEPUTY REGISTRAR: Kelly Moody
DEPUTY REGISTRAR: Catherine Martinage
DEPUTY REGISTRAR: Madison Ruopp