



Millinocket

Maine's Biggest Small Town

MINUTES OF: Sustainability Subcommittee Agenda 3/11/2021

12:00 PM - Meeting Via Zoom (Link to be Posted on Town Website)

ATTENDEES

Committee Members: Chair Golieb, Brittany Grutter, Jane Danforth, Dick Angotti, Louie Pelletier

Public Members: Mike Madore, Rick Dymont, Matthew Bragdon, Patric Santerre, Chief Tom Malcolm, Celeste Bard, Meagan Collins

Meeting called at 12:02PM

AGENDA

1. Updates on Airport Terminal Project

- a. **Updates from Arcadia Designworks** - Patric and Celeste gave presentation on updated floor plan and what is eligible for FAA funding. Roughly the same size as last design with the exception of the baggage area. This space could be used for events and be revenue-generating. Plans can change in the future-- these designs are for fundraising and visual for community. MIKE MADORE: if funds were available, would there be room to expand square footage? PATRIC: yes, but need master plan for airport and need to look at site, which will drive parking, setbacks, and other issues that we'll need to look at. It can be expanded based upon input from community. CELESTE: May be restrictions based upon funding, but if want it to be bigger in future, we should think about design and location to ensure we can expand. MIKE MADORE: likes this design much better than previous design. PATRIC - being able to see the rendering once completed, it will assist with funding. We squeezed a lot



Millinocket

Maine's Biggest Small Town

into the design and isn't sure it needs to be expanded further. Excited about design and angles. It will change over time, but for now it's a good start. CELESTE - diagonal line is similar to MML design to feel larger space. PETER - see a lot of potential from the Chamber perspective for economic development - related events, multipurpose utility, community space. DICK - don't want to be negative nelly, but as a public building we may be in competition with the taxpayer. Could create a problem in the future. CELESTE - much smaller and different space than Elks and other locations, so may not apply. Concern that was brought up early on, but after getting feedback from public and council, it's not really in competition. PATRIC - next step would be looking at a proforma for building, which would provide forecast of revenue. Jeff felt event center could be after hours. DICK - understand it's a different space, but have to be careful of how it might be perceived of taking away business from others. LOUIE - it can serve the community as well, not just competition. Library also might be considered competition. How it's utilized and how we charge is up to us. Only a good thing as we grow. MIKE MADORE - in talking about conference area, what's been problem for years, many have tried to utilize space for business meetings but space always lacked. Don't have intimate conference space for business that can be utilized. This airport building fills a need, and I don't think it will step into direct competition with larger venues available. I believe it's a necessity and would rather have it and not need it then to need it and not have it. Louie is right-- competition is good for an area. PATRIC - it's beyond our scope, but it'll be interesting to see what other airports with conference rooms use it for-- if it's aviation related. RICK D - shared spaces that could be eligible for FAA funding. STEVE - many of the rooms might be eligible for FAA funding, but are there also square footage requirements that might limit us? RICK D - doesn't see restrictions on a building this size -- doesn't



Millinocket

Maine's Biggest Small Town

seem excessive. Idea is to generate visitors and this has been reviewed by public. Thinks this is a reasonable size. LOUIE - asked if he thinks this is the right sized building in general. RICK D - need to know about future operations to know more, but thinks the reasonable approach to assume we might get one, two or three flights a day. We could also check with Rockland and Bar Harbor on their sq footage for their usage so if we're questioned we can point to other airports to justify our building size. We could be eligible for up to \$150,000/year to fund the airport through the FAA. Up to \$200,000/year with discretionary money if we get commercial service. MIKE MADORE - did exchange with Jackman some years ago -- borrowing money to build and return money. Could something similar been done here? RICK D - yes, think so. New airport terminal is absolutely needed given our current use, and we shouldn't reduce size because FAA usually puts money in at one time. Shouldn't be confident with adding on later if expecting FAA funding-- we should do the right sized building now. Usually a one-time deal. STEVE - knowing our airport and our situation, what kind of competition are we looking at? How likely are we to get funding? RICK D - thinks there's a good chance by showing we've been in need for some time. If we can demonstrate that with non-FAA funding and partnerships putting money into this, it would put us in a great position. STEVE - that was the thought process behind us putting in some money, around \$7,000 shows we're putting skin in the game, holding multiple committee and council meetings to develop the plan, and shows we're actively engaged and leading the effort. RICK D - your airport is better than almost any other airport in this part of the state. I saw your council and committee meetings, and there also seems to be widespread support. Community support is essential. Promoting our airport would be helpful.

- b. **Grant from NBRC** - BRITTANY - spoke to the NBRC grant and its overall purpose. MIKE - seek letters of support from Chamber and



Millinocket

Maine's Biggest Small Town

Hospital. JANE - can definitely get support from Hospital. Can we have a one-pager on how our airport is superior to the other airports? Might be helpful to show our asset. PATRIC - Jeff can speak to that in many ways. Next phase is to finalize model and create renderings that can be used for fundraising. We can talk about why someone would want to use the millinocket airport. CELESTE - based on Rick's insight we can compile a list and send to Jeff.

2. **Direction for Intern -**

- a. **Food Sovereignty Policy Recommendations** - STEVE - asked Tom and Dick on input as safety and code. TOM - fine with it. DICK - needs to review. STEVE - gave brief overview of the policy and its history. Dairy and animal products cannot be sold under this law, unless they're an ingredient in a product that has already been approved by the USDA. DICK - not really falling under code, more public safety. PETER - seems common sense, looks good. TOM - spelled out plainly and common sense. DICK - only area that might be code is home occupation. Having separate place from personal ingredients. If using same kitchen, code will have to make sure they're using separate cabinets, etc. STEVE - thoughts on the pricing of a permit? DICK - annual price for home occupation is \$25, could be done. TOM - always had issue with peddlers hill licenses. Having to check on them is difficult and all being on a different time period. STEVE - will add to next agenda for discussion. Everyone ok with \$25 annual fee? All in agreement.
- b. **Next steps/direction for Meagan** - discussion on community gardens, lack of capacity in the town for new projects, food boxes, entrepreneurship and others. MEAGAN - will create an action plan by the end of internship (May 2021). Committee members thanked her for her work and assisting with food drives.



Millinocket

Maine's Biggest Small Town

3. **Review and discussion of CIRD Lookbook** - STEVE - will move this conversation to the next meeting
 - a. Identify areas the subcommittee can take the lead
4. **Discussion on Fire Station building** - STEVE - Elks property on Central Street seems to be best option at this point, as it abuts airport property and could satisfy FAA requirements of an on-site Fire station. Asked Dick on update on Elks property. Solar could be there as well, and they expressed interest in investing in infrastructure for connecting fire with airport. DICK - currently in discussions with them, including how the parcel can be divided and utilized. MIKE - mentioned previous plans of lot with the Elks, mentioned wetlands on lot. Elks originally invested in the lot \$90,000. PATRIC - shared map. STEVE - most important person to ask is Chief Malcom. TOM - perfect location, expressed support for it. Gives access needed, private road. DICK - lot big enough to have training area for staff. Fits perfectly for enhancement of building. STEVE - asked chief on water pressure, other utilities. TOM - checked pressure and everything seems perfect for it. DICK - potential for building water line down lot for more usage. MIKE MADORE - perhaps Elks can use the line for a new lodge. STEVE - checks off all boxes, and we all are in agreement of location. Next steps looking at funding, use of former building, etc. DICK - generator in the building that serves municipal building. STEVE - can it be moved into a shed to make room for another usage? DICK - yes, there's room to move it. BRITTANY - spoke to the potential of the Norther Forest Center to buy the fire station depending on the specs and condition. Mixed use needed, so with more information they would have more info. STEVE - we should talk about whether the building should be kept as a public building or if we should sell and make it a tax-revenue property? MIKE MADORE - should be sold and create more tax-revenue. LOUIE - Agreed with Mike. JANE - perhaps used as a youth center. STEVE - I think biggest problem is current condition of the building. Asked Chief to speak to that. TOM - bad condition, like old school buildings. Not insulated and not up to code. Would



Millinocket

Maine's Biggest Small Town

like to see the building preserved since many buildings were torn down. STEVE - agreed on preserving building, making it a stipulation on purchase. Asked Tom about condition because if we do keep it as a public building, we would have to put in a significant amount of funds into renovating it. Better to have it tax-producing. TOM - agreed. LOUIE - thinking of youth center idea, perhaps speak to Our Katahdin. STEVE - next steps is looking at funding opportunities for new building utilizing existing design. Mentioned how regionalizing opens up many funds for this. Will update committee on progress in discussions with Elks on the property.

5. Attracting and retaining younger people

a. Update on discussion with Unity College - Steve provided update on conversation with Unity College President and his interest in having a far-reaching educational program that can give college credits via employers to their employees for things they do/learn on the job.

b. Youth Committee updates - STEVE - asked for all to put out the word to youth who might be interested in attending. TOM - asked Peter if there's a youth representative on the School Board. PETER - not now. FURTHER DISCUSSION between Peter Tom and Dick on school board. DICK - perhaps have a youth at council meetings, similar to how the school board did it. STEVE - great idea. Perhaps students can nominate their representative from the committee, or take turns. TOM - great idea, and many good ideas have come out of this type of scenario in the past. DICK - youth can learn parliamentary procedures.

6. **Tree Planting Grant** - STEVE - updates on the grant. Spoke to lack of capacity issue raised earlier, and requested funding for an intern to be in charge of maintaining trees as Public Works is already burdened with their current workload. Group agreed with intern. Intern can also be looking at community garden initiatives. Asked Dick if he could check in to see if we could use a meter



Millinocket

Maine's Biggest Small Town

to track water usage from local businesses donating water to avoid charging them wastewater fees. DICK - will look into positives and negatives of that.

MEETING ADJOURNED 1:55PM