



**TENTATIVE AGENDA  
REGULAR TOWN COUNCIL MEETING  
& PUBLIC HEARING in COUNCIL CHAMBERS and via Zoom  
Thursday, October 13, 2022, 5:30 PM**

'This is a fragrance-free building. Please help us to accommodate our co-workers and clients who are chemically sensitive to fragrances and other scented products. Thank you for not wearing perfume, aftershave, scented hand lotion, fragranced hair products, and or similar products.'

1. Roll Call
2. Pledge of Allegiance
3. Adjustments to the Agenda: Update(s): Orders #249-2022, 250-2022, #255-2022, #259-2022; Addition(s): Orders #260-2022, #261-2022
4. Approval of the Minutes: August 11, 2022, Regular Town Council Meeting.
5. Special Presentations: n/a
6. ORDINANCE #2-2022 Public Hearing - 1<sup>st</sup> Reading – Amendment to Chapter 75, General Assistance

**Unfinished Business:** n/a

**New Business:**

7. Town Manager's Report – 10/13/2022
8. ORDER #249-2022 Execution of the Town Warrant for October 13, 2022
9. ORDER #250-2022 Execution of the Wastewater Warrant for October 13, 2022
10. ORDER #251-2022 Approval of the Appointment to Events Committee – R. Dorobis
11. ORDER #252-2022 Approval to Enter into an Agreement – Maine Housing Maine Water Assistance Program
12. ORDER #253-2022 Approval of Municipal Release Deed – 41 Colony Place
13. ORDER #254-2022 Approval of Lease Agreement – Anthony Cesare, d/b/a West Branch Aviation
14. ORDER #255-2022 Approval to Seek Bids for Real Estate Agent Representation
15. ORDER #256-2022 Approval of Donation - Veteran's Memorial Park Fundraiser
16. ORDER # 257-2022 Approval to Seek Bids for Dog Park Fencing
17. ORDER #258-2022 Approval to Expend \$615 from the Events Budget
18. ORDER #259-2022 Authorization of Real Estate Purchase

19. ORDER #260-2022 Reactivation of Millinocket's Recycling Facility

20. ORDER #261-2022 Approval of Street Closure for Halloween Festivities

21. Reports and Communications:

- a. Warrant Committee for the October 27, 2022, Council Meeting will be Councilor Bragdon and Councilor Danforth
- b. Chair's Committees Reports
- c. Two Minute Public Comment

22. Adjournment

Join Zoom Meeting <https://us02web.zoom.us/j/82058394915>

Meeting ID: 820 5839 4915

One tap mobile +13017158592, 82058394915# US (Washington DC); +13126266799, 82058394915# US  
(Chicago)

Dial In: Find your local number: <https://us02web.zoom.us/j/82058394915>

**Meetings are open to the public for in person attendance and via Zoom.**

**The Town of Millinocket supports optional face masks/coverings and social distancing.**

Submit any public comments to the Town Manager prior to the meeting: [manager@millinocket.org](mailto:manager@millinocket.org) or call (207) 723-7000 Ext.5 to make special arrangements. Meetings are also available via Zoom and Youtube Channel.

Find all direct links on our website: [Millinocket.org](http://Millinocket.org).

**\*\*Stay Healthy, Stay Safe\*\***

**ORDER #249-2022**

**PROVIDING FOR:** Execution of the Town Warrant for October 13, 2022

IT IS ORDERED that the Town Warrant for October 13, 2022, in the amount of \$288,045.20 is hereby approved.

Passed by the Town Council \_\_\_\_\_

Attest: \_\_\_\_\_

**A / P Check Register**  
Bank: BANGOR SAVINGS A/P

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Type	Check	Amount	Date	Wrnt	Payee
R	33107	4,464.83	10/13/22	109	0064 BERNSTEIN, SHUR, SAWYER & NELSON
R	33108	711.65	10/13/22	109	0869 BIDDEFORD INTERNET CORPORATION
R	33109	816.25	10/13/22	109	1869 BLOOMER & RUSSELL, P.A.
R	33110	1,155.49	10/13/22	109	0229 CARQUEST AUTO PARTS
R	33111	400.00	10/13/22	109	1781 CMD POWERSYSTEMS, INC
R	33112	154.20	10/13/22	109	1883 CONSOLIDATED COMMUNICATIONS
R	33113	43.49	10/13/22	109	1911 CULLEN, KATIE
R	33114	109.24	10/13/22	109	0157 DEAD RIVER
R	33115	790.00	10/13/22	109	1775 DESIGNLAB, LLC
R	33116	1,147.58	10/13/22	109	0181 DYSARTS SERVICE
R	33117	806.63	10/13/22	109	1476 ELECTION SYSTEMS & SOFTWARE, LLC
R	33118	2,175.25	10/13/22	109	0211 FIRE TECH & SAFETY
R	33119	33,170.46	10/13/22	109	0241 GREENWAY EQUIP. SALES
R	33120	1,996.76	10/13/22	109	1039 HOGAN TIRE, INC.
R	33121	639.98	10/13/22	109	1955 HORIZON SOLUTIONS LLC
R	33122	344.57	10/13/22	109	2102 JAMIESON, PETER
R	33123	20.66	10/13/22	109	0286 JANDREAU'S GREENHOUSE
R	33124	74.00	10/13/22	109	2053 JEAN'S SERENDIPITY INC
R	33125	243.92	10/13/22	109	1903 KATAHDIN TRUE VALUE
R	33126	58.67	10/13/22	109	1270 LAKEMAN, DIANA M.
R	33127	370.00	10/13/22	109	2139 MAINE EQUIPMENT & PARTY RENTAL
R	33128	130.00	10/13/22	109	0392 MAINE MUNICIPAL ASSOCIATION
R	33129	27,386.28	10/13/22	109	0391 MAINE MUNICIPAL ASSOCIATION
R	33130	224.03	10/13/22	109	0687 MALCOLM, THOMAS M.
R	33131	276.30	10/13/22	109	1259 MATHESON TRI-GAS, INC.
R	33132	990.00	10/13/22	109	0451 MILLINOCKET INSURANCE AGENCY
R	33133	50,000.00	10/13/22	109	0452 MILLINOCKET MEMORIAL LIBRARY
R	33134	210.37	10/13/22	109	0456 MILLINOCKET, TOWN OF
R	33135	3,500.00	10/13/22	109	1914 MORROW, CLINT
R	33136	1,500.00	10/13/22	109	2120 MRLD, LLC
R	33137	33,291.05	10/13/22	109	0471 MUNICIPAL REVIEW COMMITTEE, INC
R	33138	326.30	10/13/22	109	1819 NAPA AUTO PARTS
R	33139	3,025.49	10/13/22	109	1680 NEW ENGLAND SALT CO. LLC
R	33140	128.00	10/13/22	109	0013 NORTHERN LIGHT DRUG TESTING SERVICES
R	33141	58.00	10/13/22	109	0511 OAK GROVE SPRING WATER CO.
R	33142	2,078.75	10/13/22	109	0513 OLVER ASSOCIATES INC.
R	33143	237.35	10/13/22	109	0547 PINE STATE ELEVATOR COMPANY
R	33144	188.73	10/13/22	109	1596 PREBLE OIL COMPANY
R	33145	20.82	10/13/22	109	1261 QUIRK AUTO GROUP
R	33146	38.00	10/13/22	109	0584 REGISTER OF DEEDS
R	33147	2,265.91	10/13/22	109	0636 SOUTH-WORTH MILTON, INC.
R	33148	106,359.00	10/13/22	109	2138 SPECTOR MANUFACTURING INC
R	33149	88.55	10/13/22	109	0649 STERNS LUMBER COMPANY INC
R	33150	429.37	10/13/22	109	0695 TOWN OF EAST MILLINOCKET
R	33151	121.98	10/13/22	109	0075 TRACTION
R	33152	85.00	10/13/22	109	0731 TWO DUCKS ON AN ISLAND, LLC
R	33153	82.50	10/13/22	109	0737 UNIFIRST CORPORATION
R	33154	262.25	10/13/22	109	0748 US CELLULAR

10W11

Millinocket  
1:03 PM

**A / P Check Register**  
Bank: BANGOR SAVINGS A/P

10/12/2022  
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Type	Check	Amount	Date	Wrnt	Payee
V	33155	0.00	10/13/22	109	1502 VERSANT POWER
R	33156	856.79	10/13/22	109	1502 VERSANT POWER
R	33157	3,770.77	10/13/22	109	0778 WHITE SIGN
R	33158	15.00	10/13/22	109	1660 WILSON, TERRANCE
R	33159	264.99	10/13/22	109	0792 WINTERPORT BOOT
R	33160	139.99	10/13/22	109	1321 ZERO WASTE USA
<b>Total</b>		<b>288,045.20</b>			

<b>Count</b>	
Checks	53
Voids	1

**ORDER #250-2022**

**PROVIDING FOR:** Execution of the Wastewater Warrant for October 13, 2022  
**IT IS ORDERED** that the Wastewater Warrant for October 13, 2022, in the amount of \$17,420.02 is hereby approved.

Passed by the Town Council \_\_\_\_\_

Attest: \_\_\_\_\_

Millinocket  
2:03 PM

WW

**A / P Check Register**  
Bank: KEY BANK WW A/P FD 3  
\*\*\*\* REPRINT \*\*\*\*

10/12/2022  
Page 1

Type	Check	Amount	Date	Wrnt	Payee
R	10224	66.96	10/13/22	110	0869 BIDDEFORD INTERNET CORPORATION
R	10225	130.00	10/13/22	110	0009 CLEARWATER LABORATORY
R	10226	426.15	10/13/22	110	0157 DEAD RIVER
R	10227	307.00	10/13/22	110	0235 GILMAN ELECTRICAL SUPPLY
R	10228	124.86	10/13/22	110	1903 KATAHDIN TRUE VALUE
R	10229	2,432.52	10/13/22	110	0391 MAINE MUNICIPAL ASSOCIATION
R	10230	73.99	10/13/22	110	1819 NAPA AUTO PARTS
R	10231	754.19	10/13/22	110	0485 NCL OF WISCONSIN, INC.
R	10232	4,734.35	10/13/22	110	0513 OLVER ASSOCIATES INC.
R	10233	209.00	10/13/22	110	0584 REGISTER OF DEEDS
R	10234	28.78	10/13/22	110	1668 STANLEY'S AUTO CENTER LLC
R	10235	58.68	10/13/22	110	0649 STERNS LUMBER COMPANY INC
R	10236	4,684.00	10/13/22	110	0648 STEVE'S AUTOBODY
R	10237	35.00	10/13/22	110	0748 US CELLULAR
R	10238	2,906.88	10/13/22	110	1057 USA BLUE BOOK
R	10239	252.70	10/13/22	110	1502 VERSANT POWER
R	10240	194.96	10/13/22	110	0445 W. S. EMERSON COMPANY, INC
<b>Total</b>		<b>17,420.02</b>			

<b>Count</b>	
Checks	17
Voids	0

**ORDER #255-2022**

**PROVIDING FOR:** Authorization to Seek and Accept Bids for Real Estate Agent Representation.

**IT IS ORDERED:** The Millinocket Town Council authorizes the Town Manager to seek and accept proposals for real estate agent representation to act on behalf of the Town regarding development opportunities.

**Passed by Council:** \_\_\_\_\_

**Attest:** \_\_\_\_\_



**PROVIDING FOR:** Authorization of Real Estate Purchase

**WHEREAS** the Sustainability Committee has identified the need for a new fire station building for the Town and thoroughly examined potential sites for the development of a new fire station building, and;

**WHEREAS** the Elks of Millinocket have agreed upon a sale price of \$260,000 for the approximately 112 acres of land, referred to as Map R05 Lot 011 on the tax map, and;

**WHEREAS** the Town of Millinocket via the Sustainability Committee conducted a site analysis through Razor LLC, a Maine-based architecture firm, and found the site to be suitable for the purposes described herein and attached, and;

**WHEREAS** the Town has explored multiple avenues of financing the purchase of real estate and Bangor Savings Bank provided the best loan option;

**IT IS THEREFORE ORDERED** that the Town Council accepts the purchase price of \$260,000 and authorizes the Town Manager to secure financing via Bangor Savings Bank at a 10-year term with an interest rate to be negotiated by the Town Manager.

PASSED BY THE COUNCIL: \_\_\_\_\_

ATTEST: \_\_\_\_\_

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Recommendation to the Millinocket Town Council

# **ACQUISITION OF REAL ESTATE**

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Sustainability Committee

Oct 3, 2022

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## Contents

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RFP Bid Selection Background (pg. 3)

Recommended Order (pg. 5)

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## Cover Page

### **1. Committee Name**

- a. Sustainability Committee

### **2. Summary of Recommendation**

- a. The Sustainability Committee recommends that the Millinocket Town Council pass the Order included in this document to accept the purchase price of \$260,000 for approximately 112 acres of land currently owned by the Elks club of Millinocket for the development of a new fire station and to retain the ability to further develop the site for future needs and/or revenue.

### **3. All Meeting Dates the Particular Issue was Discussed**

- a. 08/14/2020, 10/27/2020, 11/19/2020, 12/02/2020, 2/17/2021, 3/11/2021, 8/18/2021, 11/10/2021, 1/25/2022, 2/14/2022, 3/18/2022, 4/22/2022, 10/3/2022

### **4. Public Input Presented from the Community**

- a. All in favor.

### **5. Vote from the Committee**

- a. Unanimously approved

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## Background

The existing fire station building was built in the 1930's and has limited capacity to handle the modern equipment required for an efficient and safe operation. In addition, the building requires significant repairs and does not comply with federal codes/standards. The need for a new fire station has been clearly demonstrated and discussed for over one year within the Sustainability Committee, as has the exploration of potential sites to build a new station that would be appropriately accessible and allow for potential future expansion.

The land owned by the Elks on Central Street has been chosen as the most appropriate site as it serves multiple functions: on a major artery in/out of town, has an excess of land for training and/or expansion, has ample space to maneuver engines and other equipment, and can directly respond to airport operations should the need arise. The site also will allow for the development of Central Street frontage land and offer the Town the ability to subdivide lots on the interior of the property for development, which could both generate revenue and increase the tax base.

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## Recommended Order

### PROVIDING FOR: AUTHORIZATION OF REAL ESTATE PURCHASE

WHEREAS the Sustainability Committee has identified the need for a new fire station building for the Town and thoroughly examined potential sites for the development of a new fire station building, and;

WHEREAS the Elks of Millinocket have agreed upon a sale price of \$260,000 for the approximately 112 acres of land, referred to as lot \_\_\_\_ on tax map \_\_\_\_, and;

WHEREAS the Town of Millinocket via the Sustainability Committee conducted a site analysis through Rasor LLC, a Maine-based architecture firm, and found the site to be suitable for the purposes described herein and attached, and;

WHEREAS the Town has explored multiple avenues of financing the purchase of real estate and Bangor Savings Bank provided the best loan option;

IT IS THEREFORE ORDERED that the Town Council accepts the purchase price of \$260,000 and authorizes the Town Manager to secure financing via Bangor Savings Bank at a 10-year term with an interest rate of \_\_\_\_%

**PROVIDING FOR:** Reactivation of Millinocket's Recycling Facility

**WHEREAS** there has been consistent communication from citizens of Millinocket expressing interest in reactivation of the Town's Recycling Facility

**AND WHEREAS** The Town's Public Works Director has provided data to support the potential success reactivation of the facility including available staffing, increasing costs of trash offtake, and a promising increase in the market for recycled materials

**AND WHEREAS** the Transfer Site's part-time budget line will need to be increased by \$14,577.00 to cover the expense of operating the facility which is expected to be offset by additional revenue from the recyclable materials

**IT IS ORDERED** that the Millinocket Town Council authorizes the Town Treasurer to transfer \$14,577.00 (fourteen thousand five hundred seventy-seven dollars and zero cents) from CAPITAL RESERVES – EQUIPMENT RESERVE TRANSFER SITE account (R 5000-4008) to the Transfer Site Part-Time budget line (0409-0420).

PASSED BY THE COUNCIL: \_\_\_\_\_

ATTEST: \_\_\_\_\_

## Startup of Recycling 2022

Projected Tonnage from November 1, 2022 to June 30, 2023 (8 months) = 80Tons

Based on the market Value average would be a revenue price per ton of \$70/ton

**Revenue= \$5,600**

Includes trucking and fuel costs

**Disposal**

80 Tons of recycle not going into MSW disposal at \$100/ton cost

**Savings= \$8,000**

MRC pays a \$5/ton rebate on MSW disposal

**\$5 Rebate = (\$400)**

**Total Revenue & Disposal Savings = \$13,200**

\*January 2023 CIP Index may have an increase of 7% which would increase tipping fees from \$77.25/Ton to \$82.25/Ton (+\$5/Ton)

Backing out 80 tons of recycle in the trash stream would save trucking & fuel.

Labor Costs (1 Person) \$13.13/hr. x 29 hrs. x 35 weeks

**Payroll = \$13,327**

**Benefits = \$1,250**

Bailing wires and starpping

Good inventory

**\$14,577**





**PROVIDING FOR:** Approval of street closures for Halloween Festivities.

**IT IS ORDERED** that the Millinocket Town Council grant approval for the closure of the following streets and parking for Halloween festivities:

1. Massachusetts Avenue from Heritage Drive by Faith Baptist Church to New Jersey Street and Independence Lane at the Massachusetts Avenue intersection from 4:00 pm to 9:00 pm as a safety concern for the large amount of trick or treaters, and
2. Aroostook Avenue from Summer Street to Central Street for the safety of those participating in the Town of Millinocket's Trunk or Treat.

Note: Millinocket Fire Department will set up on the ramp in front of the Fire Department and the Red Knights plan to set up across the street at Katahdin Appliance.

PASSED BY THE COUNCIL: \_\_\_\_\_

ATTEST: \_\_\_\_\_

## **Street closure for Halloween Evening**

**I would like to suggest that we close Massachusetts Avenue from Heritage Drive by Faith Baptist Church to New Jersey Street from 4pm to 9pm as a safety concern for the large amount of trick or treaters that seem to go there. Also, would close Independence Lane at the Massachusetts Avenue intersection.**

**Would like to close Aroostook Avenue from Summer Street to Central Street as well for trunk or treaters that would like to set up and join in on the Town of Millinocket's trunk or treat, Millinocket Fire will have it set up on the ramp in front of the Fire Department and the Red Knights also plan to have a set up at Katahdin Appliance.**

**We would only allow local residence access to and from their homes. This will help with safety concerns during the events.**

**Chief Thomas Malcolm  
Millinocket Fire Dept.  
Health and Safety Officer**