



**TENTATIVE AGENDA
SPECIAL TOWN COUNCIL MEETING
** MONDAY, NOVEMBER 4, 2024 at 5:30 PM**
in the Town Manager's Office & via ZOOM**

‘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: n/a

UNFINISHED BUSINESS: n/a

NEW BUSINESS:

4. ORDER #247-2024 Authorization of Bonds and Bond Anticipation Note for Economic Development
5. Adjournment

Join Zoom Meeting <https://us02web.zoom.us/j/2906301567>

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/kc0L05Af7m>

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

Submit any public comments to the Town Manager prior to the meeting: 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.

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

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



Millinocket

Maine's Biggest Small Town

Town of Millinocket
197 Penobscot Avenue
Millinocket, Maine 04462
Manager@Millinocket.org www.millinocket.org
207-723-7000 Ext 5

Citizen Guide to Town Council Meetings

This is an overview of information related to Council Meetings. We hope it is helpful to understanding the process. Thank you for participating in our local government. The town meeting is a place where the public is encouraged to participate. Below are some of the terms:

- **Order** – Item of business to be proposed (motioned) to council for discussion and vote.
- **Motion** – A Councilor proposal to the whole Council for discussion and vote. This could include an Order, an Amendment, or other. Any councilor can make a motion at any point in time during a Town Council meeting, regardless of whether it is on the agenda or not.
- **Second** – A “second” is used when a councilor supports an order to be discussed and voted upon. Without a “second” an order or motion does not get discussed or voted on.
- **Amendment** – A change to an original order, which can be motioned by a councilor and approved or voted down by the whole council.
- **Minutes** – Summary of past meetings, including votes and discussion, that needs Council approval for officially entering the record.
- **Parliamentary Procedure**-This is the protocol used and questions go to the Council Chair. The Council follows Robert’s Rules of Order. The Council adopted additional procedures at the initial session of a new term.
- **Warrant** – a list of articles for items the Council may act on, which usually comes in the form of approving expenditures.
- **Mil Rate** – Tax rate. The tax rate determines what is paid in property taxes. It is stated in “so many dollars per thousand dollars of valuation.” Residential property owners may want to seek homestead exemptions or Veteran’s exemptions (for qualified veterans) to potentially lower their property tax rate, which may be done through the town’s Tax Assessor.
- **Two Minute Public Comment** – Typically the last agenda item provides any member of the public an opportunity to express general concerns, thoughts, or feedback publicly. The Council invites any and all people to speak. Each member of the public will be allowed to speak for a period of not more than two minutes and the Council shall not enter into a debate or a question-and-answer session unless the question can be answered in a brief statement without a debate. This will be at the discretion of the Council Chair.
- **Executive Sessions** – These are private meetings held by the Council when certain matters must be kept confidential to protect other parties, as required by US and/or Maine law, Town Charter, or by contract. This could include personnel issues, legal issues, economic development issues or other. No Action by the Council can be taken in Executive Session—only in public Council meetings can any vote or decision be made by the Council.

- **To ask questions** or offer feedback during Town meetings, the public may do so within the public comment period of each order on the agenda. Any Councilor motion will be open to both the Council and the Public for discussion.

The public is asked to be respectful and orderly. It is of the Council Chairman's discretion to determine whether a public comment is disrespectful or inappropriate in nature, at which point the Chairman may request the ceasing of comment or removal of the public member.

Millinocket publishes the draft agendas on the website and Facebook prior to meetings. If you have questions, you may ask the manager and/or a Town Councilor before the meeting. The town website is www.millinocket.org.

HOW CAN I GET MORE INVOLVED? Come up and speak or submit a written statement to the Council Chairman and/or Town Manager. The Town Council is always seeking public input to ensure all perspectives, beliefs and desires of the public are considered.

Want to do more? Become an appointed member of a committee or board such as the Planning Board, Events Committee, or Board of Appeals. The Town publishes these openings on the website, Facebook, and local newspaper. You may also request to serve on an existing subcommittee by filling out a form on the town website at:

<https://millinocket.org/government/committees-andboards/>.

PROVIDING FOR Authorization of Bonds and Bond Anticipation Note for Economic Development

WHEREAS Our Katahdin is a non-profit organization founded to support community and economic development in the Katahdin region; and

WHEREAS Our Katahdin owns and operates the former Great Northern Paper mill site in Millinocket, ME now known as One North; and

WHEREAS Our Katahdin has invested \$7,000,000 into infrastructure in the greenfield of the One North site; and

WHEREAS Our Katahdin has secured \$1,000,000 in additional federal funds to invest in water infrastructure of the greenfield of the One North site; and

WHEREAS the One North greenfield development project in Millinocket, Maine will host a new biofuel manufacturing facility; and

WHEREAS the biofuel manufacturer has an option to lease certain premises on the greenfield of the One North site; and

WHEREAS the infrastructure serving the premises of the One North site, including roads and water/wastewater systems, requires additional investment to accommodate the new facility; and

WHEREAS the Town of Millinocket, Maine (“Town”) seeks to support economic development and job growth in the region; and

WHEREAS the Town Council finds it is in the public interest to issue general obligation bonds in an amount not to exceed \$6,000,000 to fund these infrastructure improvements; and

WHEREAS the Town Council finds it is in the public interest to issue a Bond Anticipation Note (BAN) in an amount not to exceed \$6,000,000 in order to have funds available for the greenfield development project prior to bond funds being available from the Maine Bond Bank; and

WHEREAS any short-term debt incurred by the issuance of a BAN will be retired by the bond funds and the BAN will terminate upon issuance of the bond; and

WHEREAS the bond issuance and the BAN issuance are/is conditioned on the following: (1) biofuel manufacturer exercises the option to lease at the One North site, (2) biofuel manufacturer applies to the Maine DEP for its air emissions permit for Millinocket, and (3) biofuel manufacturer secures the development capital required for their Millinocket facility.

**NOW, THEREFORE, BE IT ORDERED BY THE TOWN COUNCIL OF MILLINOCKET,
MAINE:**

1. The Town is hereby authorized to issue general obligation bonds and a Bond Anticipation Note, each with a principal amount not to exceed \$6,000,000 to finance infrastructure upgrades for the One North greenfield development project.
2. The bonds and the BAN shall be issued upon the biofuel manufacturer meeting the following requirements: (1) exercise their option to lease at the One North site, (2) submission of an application to the Maine DEP for air emissions permit(s) for the One North site, and (3) demonstration of adequate development capital for their Millinocket facility.
3. The Town Manager is authorized to take all actions necessary to execute all necessary work pertaining to the issuance and sale of the bonds and Bond Anticipation Note.

PASSED BY COUNCIL: _____

ATTTEST: _____