

These are "Action Only" minutes. Video of comments may be found on recorded discs at City Hall or at www.cityofbelfast.org.

**City of Belfast
Council Chambers-Belfast City Hall
Tuesday, April 15, 2014
7:00 p.m.**

Public Hearing #1

The City of Belfast will hold a Public Hearing at 7:00 pm on Tuesday, April 15, 2014, immediately prior to its regularly scheduled City Council Meeting, at Belfast City Hall Council Chambers, 131 Church Street, Belfast, Maine, to discuss an application being submitted to the State of Maine CDBG program for a Housing Assistance Grant in an amount of up to \$500,000. The purpose of the grant application is to rehabilitate substandard housing that is occupied by low-to-moderate income individuals and households. Public comments will be solicited at this hearing and will be submitted as part of the application. All persons wishing to make comments or ask questions about the grant application are invited to attend this Public Hearing.

Mayor Ash asked for proponents and opponents and hearing none declared the hearing closed.

Public Hearing #2

In accordance with Title 28A Section 653 MRSA 1964 a public hearing will be held on April 15, 2014 at 7:00 pm or as soon as possible thereafter in the Council Chambers of Belfast City Hall to hear an application by the Moorings Oceanfront Resort Inc. d/b/a Papa J's located at 193 Searsport Avenue, Belfast, Maine for a renewal Malt, Spirituous and Vinous Restaurant Class liquor license, interior and exterior.

Mayor Ash asked for proponents and opponents and hearing none declared the hearing closed.

Public Hearing #3

Pursuant to Belfast Victualer License Ordinance a public hearing will be held on April 15, 2014 at 7:00 pm or as soon as possible thereafter, in the Council Chambers of Belfast City Hall on an application for a new Victualer License for Wayne Cousins d/b/a Off The Hook (formerly MMP) located at 21 Airport Road, Belfast, Maine license to expire May 31, 2015.

Mayor Ash asked for proponents and opponents and hearing none declared the hearing closed.

Public Hearing #4

Pursuant to Belfast Victualer's License Ordinance a public hearing will be held on Tuesday, April 15, 2014 at 7:00 pm or as soon as possible thereafter, in the Council Chambers of Belfast

City Hall on an application for a new Victualer's License for Kyle Skinner d/b/a Goose River Grocery located at 77 Swan Lake Avenue, Belfast, Maine license to expire May 31, 2015.

Mayor Ash asked for proponents and opponents and hearing none declared the hearing closed.

Public Hearing #5

In accordance with Title 28A Section 653 MRSA 1964 a public hearing will be held on April 15, 2014 at 7:00 pm or as soon as possible thereafter in the Council Chambers of Belfast City Hall to hear an application by Weathervane Seafoods d/b/a Weathervane Seafoods located at 3 Main Street, Public Landing, Belfast, Maine for a renewal Malt, Spirituous and Vinous Restaurant Class liquor license.

Mayor Ash asked for proponents and opponents and hearing none declared the hearing closed.

Regular Council Meeting No. 20

1) Call to order

2) Present: Mayor Walter Ash, Jr.; Councilors Mary Mortier, Roger Lee, Eric Sanders, Michael Hurley and Nancy Hamilton, and City Manager Joseph Slocum.

Absent: Admin. Assistant Manda Cushman.

3) Pledge of Allegiance

4) Adoption of the agenda

City Manager Joseph Slocum requested to amend the agenda as follows:

- Add item **10) B #1** Request from Our Town Belfast to remove foliage and two trees at the Main Street Park located between County Copy and Wanderbird Expedition Cruises as part of the Park Revitalization Project.
- Add item **10) D #1** Request to waive Boathouse fees for the Senior College.
- Revise the language of item **10) D** to read as follows: Request to have the City Council authorize staff to go out to bid for the City's Downtown Revitalization Project and to have the City Council authorize the City Manager and the City Treasurer to pursue a line of credit.

Councilor Hamilton, seconded by Councilor Mortier, made a motion to adopt the agenda as amended. This motion was approved, 5-0.

5) Acceptance of the minutes

Regular Council Meeting of April 1, 2014.

Councilor Mortier, seconded by Councilor Hamilton, made a motion to accept the minutes from Regular Council Meeting of April 1, 2014. This was approved, 5-0.

6) Open to the public

Please state your name and town you are from when addressing the City Council.

1. Bre Bebb, Executive Director of Our Town Belfast gave an organization update.
2. Morten Moesswilde, Belfast spoke about concerns with agenda item 10) E and requested from Council that they consider all possibilities and negative consequences.
3. Laurie Allen, Belfast spoke about concerns of run-off at Seaview Terrace and requested Councilor Mortier to order a 4 year spending spreadsheet before budget meetings begin.

7) Communications

City Manager Joseph Slocum addressed the following:

- Informed public that stakes in grass at Belfast Common is only an idea of possible space for additional parking, no decision has been made.
- Addressed citizen concern about Airport Runway Extension, and noted that no decision has been made.
- Will be scheduling budget meetings soon.
- Talked about the “Happy Belfast” video and how citizens can donate via Councilor Hurley.
- Addressed letter dated December 27, 2011 from City Attorney about property at Seaview Terrace.

Councilor Sanders addressed citizen concern about possible Airport Runway Extension.

Councilor Hamilton addressed that it is Tax Day and that with the upcoming budget she hopes that the City can balance tax payer dollars with the needs of the City.

8) Old Business and Council Committee Reports

Councilor Sanders informed the public that the next Withdrawal Committee Meeting will be Thursday, April 17th at 6:30 pm in Searsmont.

9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve an application by the Moorings Oceanfront Resort Inc. d/b/a Papa J’s located at 193 Searsport Avenue, Belfast, Maine for a renewal Malt, Spirituous and Vinous Restaurant Class liquor license, interior and exterior.
- B. Request to approve an application for a new Victualer License for Wayne Cousins d/b/a Off The Hook (formerly MMP) located at 21 Airport Road, Belfast, Maine license to expire May 31, 2015.

- C. Request to approve an application for a new Victualer's License for Kyle Skinner d/b/a Goose River Grocery located at 77 Swan Lake Avenue, Belfast, Maine license to expire May 31, 2015.
- D. Request to approve an application by Weathervane Seafoods d/b/a Weathervane Seafoods located at 3 Main Street, Public Landing, Belfast, Maine for a renewal Malt, Spirituous and Vinous Restaurant Class liquor license.
- E. Request to approve a Request to use City Facility application by Thor Emory for use of Heritage Park for the "Lobster Sup Cup" Race on Saturday, August 9, 2014 from 9:00 am to 3:00 pm.
- F. Request to approve a Request to use City Facility application by The Belfast Rotary Club for the 5K Kilted Canter Road Race in conjunction with the 2014 Celtic Celebration on Saturday, July 19, 2014 from 9:00 to 11:00 am starting and finishing at the Belfast Area High School.
- G. Request to approve a Request to use City Facility application by David Smith for the use of the City's Harbor Walk for an Earth Day Parade on Tuesday, April 22, 2014 from 12:30 to 4:00 pm.
- H. Request to approve a Request to use City Facility application by The Belfast Rotary Club for the 5K Bug Run Road Race in conjunction with the 2014 Harbor Fest Celebration on Saturday, August 16, 2014 from 8:30 – 10:00 am starting at Belfast Common and finishing at the bottom of the Park on Front Street.
- I. Request to approve a Request to use City Facility application by The Belfast Rotary Club for the 21st Annual Pancake 5K Road Race on Sunday, October 12, 2014 from 9:00 – 11:00 am starting and finishing at the Belfast Area High School parking lot.
- J. Request by Fire Chief Jim Richards to approve confirmation of an Ambulance Attendant, Alison Pagonis to be a member of the Belfast Ambulance Service.

Councilor Hamilton, seconded by Councilor Hurley, made a motion to accept the Consent Agenda. This motion was approved, 5-0.

10) Business

A) Request from David Smith to use the Boathouse on Earth Day, April 22 from 1 p.m. to 2 p.m. for an educational project for children.

Phyllis Coelho, Belfast spoke on behalf of David Smith. She informed Council about their plans to have celebrations on Earth Day, and requested that they have the Boathouse at no cost due to the limited time frame of the event.

Councilors discussed concerns with clean-up and waiving fees for some events and not others.

Councilor Lee, seconded by Councilor Hurley, made a motion to accept the request from David Smith to use the Boathouse on Earth Day, April 22 from 1 p.m. to 2 p.m. for an educational

project for children at no cost. The motion was approved, 3-2 with Councilors Hamilton and Mortier opposed.

B) Request from “Belfast Bay Watershed Coalition” and “Habitat Belfast” for Council to support the creation of an “in town” nature walk.

Cloe Chunn, Secretary for the Belfast Bay Watershed Coalition gave a brief history of these two organizations; she reviewed the map of the proposed walk, and requested support only from the City.

Councilors discussed points of concerns which included private property and range ways.

City Planner Wayne Marshall addressed Council concerns about private property, and noted that every place marked on the map is public property.

Councilors discussed that this motion should be limited to public property and that it should possibly be reviewed by the City attorney to determine if there are any legal issues.

Councilor Lee, seconded by Councilor Hurley, made a motion to accept the request from “Belfast Bay Watershed Coalition” and “Habitat Belfast” for Council to support the creation of an “in town” nature walk on public property only. The motion was approved, 4-1 with Councilor Hamilton opposed.

B) #1 Request from Our Town Belfast to remove foliage and two trees at the Main Street Park located between County Copy and Wanderbird Expedition Cruises as part of the Park Revitalization Project.

Bre Bebb, Executive Director of Our Town Belfast and Norm Poirier, Parks and Recreation Director spoke about the grant and their plan to remove two Norway Maples along with some other invasive shrubbery and overgrowth in a timely matter.

Councilors discussed concerns with the amount of removal, timeline and plans for replanting.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the request to remove two Norway Maples. The motion was approved, 5-0.

C) Request from the Economic Development Director to have the City Council authorize the City Manager to sign all documents required for acceptance of a \$1,900,000 Economic Development Administration Public Works grant.

Economic Development Director Thomas Kittredge gave background information about this Economic Development Administration Public Works grant to reconstruct Front Street, and thanked all those involved in the success of receiving this grant.

City Manager Joseph Slocum discussed that this is a 1.9 million Federal Grant, that will be matched by \$600,000+ from the Water District, and the City's match will be close to 1.3 million in which the City hopes to borrow that money, and hopes to pay for that debt service out of the Downtown Ave. TIF.

Councilor Hamilton, seconded by Councilor Sanders, made a motion to accept the request to authorize the City Manager to sign all documents required for acceptance of a \$1,900,000 Economic Development Administration Public Works grant, and to authorize the City Manager and Treasure to start investigating interim financing options and possible lines of credit to support the City's match. The motion was approved, 5-0.

D) Request to have the City Council authorize staff to go out to bid for the City's Downtown Revitalization Project, and to have the City Council authorize the City Manager and the City Treasurer to pursue a line of credit.

Economic Development Director Thomas Kittredge gave an update about the \$500,000 grant that CDBG Downtown Revitalization program to do a Downtown Revitalization Project, and noted that at this point they are not requesting any money, they are requested that the City Council authorize going out to bid and will come back to the City Council would the cost become more fine-tuned.

City Manager Joseph Slocum gave clarification on financing for the project thus far and why the City is looking at increasing their match due to a lack of engineering cost factored into original cost. He explained that they are hoping to also receive authorization to look into interim financing opportunities so the City can proceed on this before rolling it over into a long-term note that will be paid by the Downtown TIF.

Councilor Hamilton, seconded by Councilor Sanders, made a motion to accept the request to authorize staff to go out to bid, subject to the final decision on the lighting, for the City's Downtown Revitalization Project and to authorize the City Manager and Treasure to investigate interim financing opportunities for the City's share of this project which as the City stands right now is anticipated to be \$167,540. The motion was approved, 5-0.

D) #1 Request to waive Boathouse fees for the Senior College.

City Planner Wayne Marshall discussed the use of the Boathouse at no cost for the Senior College for their presentation and tour of the Waterfront for a group of approximately 25 individuals.

Councilors discussed concerns that this course charges a fee for those individuals to attend and the importance of clean-up after the use of the Boathouse.

Councilor Lee, seconded by Councilor Hurley, made a motion to accept the request by Senior College to use the Boathouse for their event at no cost. The motion was approved, 3-2 with Councilors Hamilton and Mortier opposed.

E) Request to have the City Council authorize the submission of a grant application to the Federal Aviation Administration for funds to conduct a “phase 2 update” of an Airport Master Plan Update, and to set aside \$7,466.10 from the Airport Runway Capital Reserve account (640-595) as the City of Belfast’s match funding for this project.

Economic Development Director Thomas Kittredge reviewed “phase 1” and the FAA’s proposal to do “phase 2” and that means

Councilor Hamilton, seconded by Councilor Mortier, made a motion to accept the request to authorize the submission of a grant application to the Federal Aviation Administration for funds to conduct a “phase 2 update” of an Airport Master Plan Update and to set aside \$7,466.10 from the Airport Runway Capital Reserve account (640-595) as the City of Belfast’s match funding for this project. The motion was approved, 5-0.

F) Request for Council authorization to submit an application to the Maine Office of Community Development for a \$500,000 Community Development Block Grant Housing Assistance Grant.

Economic Development Director Thomas Kittredge gave an overview of the Grant process and that he is recommending that the Council submit an application, which is due on May 2, 2014, for the full amount of \$500,000.

City Manager Joseph Slocum talked about where the match would come from, in which it was determined that there is no match from the City only the payment of administrative cost for the consultant Ron Harriman.

Councilor Mortier, seconded by Councilor Hamilton, made a motion to accept the request for authorization to submit an application to the Maine Office of Community Development for a \$500,000 Community Development Block Grant Housing Assistance Grant. The motion was approved, 5-0.

G) Request to have the City Council authorize the payment of legal expenses incurred for work on the City’s Downtown-Waterfront and Northport Avenue Tax Increment Financing Districts.

Economic Development Director Thomas Kittredge explained that the expenses would come from the following budget lines: \$425 from the Downtown-Waterfront TIF District (730-638) and \$3,469.05 from the Northport Avenue TIF District (730-691).

There was no discussion.

Councilor Sanders, seconded by Councilor Hamilton, made a motion to accept the request for authorization of payment of legal expenses incurred for work on the City's Downtown-Waterfront and Northport Avenue Tax Increment Financing Districts and to pay for expenses incurred for this work, staff request that funds be taken from the following accounts: \$425 from the Downtown-Waterfront TIF District (730-638) and \$3,469.05 from the Northport Avenue TIF District (730-691). The motion was approved, 5-0.

H) Request to put Tax foreclosed properties out to bid for sale with the bid opening to be at the City Council Meeting of July 15, 2014.

City Manager Joseph Slocum explained that the City has foreclosed on a few properties for non-payment of taxes and that from now until July owners will have the opportunity to redeem at which point bids will be opened at the City Council Meeting on July 15, 2014.

Councilors discussed the process, system, and the difficulty in doing a task such as this.

Councilor Sanders, seconded by Councilor Mortier, made a motion to accept the request to put Tax foreclosed properties out to bid for sale with the bid opening to be at the City Council Meeting of July 15, 2014. The motion was approved, 4-1 with Councilor Lee opposed.

I) Request from the Transfer Station to move money \$1,000 from the Transfer Station Capital Reserve to budget line 440-520 to install safety devises for the overhead doors.

Councilor Hamilton discussed her visit to the Transfer Station and the importance of this update for safety reasons.

Councilor Hamilton, seconded by Councilor Mortier, made a motion to accept the request from the Transfer Station to move \$1,000 from the Transfer Station Capital Reserve to budget line 440-520 to install safety devises for the overhead doors. The motion was approved, 5-0.

J) Discussion on Energy efficiency (Mike Hurley).

Councilor Hurley discussed the need for more energy and cost efficient options for City Buildings.

Councilors discussed updating the Fire Station furnace and requested the City Manager to look into consultants to update this building as well as the other City buildings that are in need.

K) Request to go into Executive Session to discuss a real estate matter pursuant to 1 M.R.S.A 405 (6) C.

Councilor Sanders, seconded by Councilor Hamilton, made a motion to go into Executive Session to discuss a real estate matter pursuant to 1 M.R.S.A 405 (6) C at 9:10 p.m. The motion passed, 5-0.

Councilor Hamilton, seconded by Councilor Mortier, made a motion to adjourn Executive Session to discuss a real estate matter pursuant to 1 M.R.S.A 405 (6) C at 10:10 p.m. The motion passed, 5-0.

L) Signing of Council Orders and housekeeping items.

None.

11) Open to the Public

None.

12) Communications

City Manager Joseph Slocum discussed RSU school board member coming forward to discuss that they are close to having an official RSU Budget.

Councilor Hurley talked about how quickly CMP tree trimming efforts are moving through the City and if you have not contacted them or City Hall to be put on a list to be consulted before trimming takes place at your location, please do so quickly.

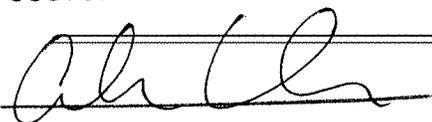
Councilor Hamilton reminded citizens that they can be put on this contact list through CMP's website.

13) Adjourn

Councilor Hamilton, seconded by Councilor Mortier, made a motion to adjourn at 10:11 p.m. The motion passed, 5-0.

HEREBY CERTIFY THAT THE ABOVE
IS A TRUE COPY OF INFORMATION
ON THE RECORD WHICH IS IN MY
OFFICIAL CUSTODY

ATTEST



AMANDA CUSHMAN, BELFAST MAINE