

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, August 19, 2014
7:00 p.m.**

Public Hearing #1

The City of Belfast will hold a Public Hearing at 7:00 PM on Tuesday, August 19th, 2014, immediately prior to its regularly-scheduled City Council meeting, at Belfast City Hall Council Chambers, 131 Church Street, Belfast, Maine 04915, to discuss acceptance of a \$300,000 Community Development Block Grant (CDBG) Housing Assistance Grant. The purpose of the grant 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 Project Development Phase. All persons wishing to make comments or ask questions about the acceptance of these funds are invited to attend this Public Hearing. Comments may be submitted in writing to: Thomas Kittredge, Economic Development Director, 131 Church Street, Belfast, Maine 04915, or via e-mail to economicdevelopment@cityofbelfast.org at any time prior to the Public Hearing. TDD/TTY users may call 711. If you are physically unable to access any of the City's programs or services, please call Thomas Kittredge, Economic Development Director, at (207) 338-3370, extension 16, so that accommodations can be made.

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 Tuesday, August 19, 2014 at 7:00 p.m. or as soon as possible thereafter in the Council Chambers of Belfast City Hall to hear an application by Tall Pine Healthcare Inc. d/b/a The Residence at Tall Pines located at 24 Martin Lane, Belfast, Maine for a renewal Malt & Vinous Other (Assisted Living) Class Liquor License, the interior only.

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

Regular Council Meeting No. 4

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, and 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 **9) C** Request from the Fire Chief to confirm Charles Sisson as a per-diem Paramedic for the Belfast Ambulance Service.
- Add item **10) I #1** Discussion and first reading on a possible tax anticipation note.

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

5) Acceptance of the minutes

Regular Council Meeting of August 5, 2014.

Councilor Hurley, seconded by Councilor Lee, made a motion to accept the minutes from Regular Council Meeting of August 5, 2014. This was approved, 5-0.

6) Open to the public

1. Skip Pendleton, Pedestrian, Hiking & Biking Committee spoke about the committees concern with pedestrian access along Swan Lake Avenue and their hope to have an engineer look into the possibilities of a shoulder stripe.
2. Deane Perkins, Minister Unitarian Universalist Church of Belfast spoke about the resolution request for item 10)A and their hope to have Council support for a community compassionate program and events.
3. Laurie Allen, Belfast spoke about runoff and drainage concerns as well as possible solutions to redirect water throughout the City.
4. Larry Theye, Reformation Planning Committee spoke about the upcoming withdrawal and the committees current efforts.

7) Communications

Councilor Hurley read a letter from resident Jim Sutherland and his concern with how the City currently proceeds with tax foreclosed properties.

City Manager Joseph Slocum addressed the following:

- Informed Council of a \$5,200 rebate from Maine Municipal Association.
- Informed Council that the light fixture for the Downtown Revitalization Project is ready to view and receive input.
- Read resignation letter from City Assessor Bob Whiteley, resignation will be effective at the end of August.
- Informed the Council and residents that the new City Clerk has started her work for the City.

- Thanked all those involved in the Harbor Fest over the weekend, it was another successful year.
- Requested Council approval to let Joe Ferro of Brooks Preservation Society and Ned Lightner of Bel TV take a truck onto the rail trail to film. (Council gave unanimous approval)
- Informed Council that a letter to Seaview Terrace residents will be going out tomorrow.

Councilor Mortier spoke about concerns with a compromised concept of part valuation/part student numbers.

Councilor Sanders inquired about whether or not the City has received corrective numbers from RSU consultant Chuck Lawton. (City Manager informed Council that they have not and will inquire about this directly with Mr. Lawton tomorrow.)

Councilor Lee spoke about looking for solutions for runoff throughout the City and requested that Council consider having an engineer look at possibilities for redirecting water.

8) Old Business and Council Committee Reports

Councilor Sanders informed the Council that the next Withdrawal Committee Meeting is scheduled for September 2, 2014 at 5:30 p.m. in the Council Chambers, the Public Hearing will take place on September 4, 2014 at 7:00 p.m. at the Belfast Area High School.

City Manager Joseph Slocum read the request from Pedestrian, Hiking and Biking Committee about looking into taking necessary steps to reduce the speed along Swan Lake Avenue as well as other options for pedestrian access.

9) Permits, Petitions and Licenses - Consent Agenda

- A) Request to use City Park and some of the local sidewalks for a fundraiser to support the efforts to “Stop Diabetes” with a community walk. The date for this event is September 13, 2014 at 10:00 am.
- B) Request by Dave Carlson of Three Tides to temporarily relocate liquor license to Steamboat Landing August 15, 2014 for the Belfast Harbor Fest.
- C) Request from the Fire Chief to confirm Charles Sisson as a per-diem Paramedic for the Belfast Ambulance Service.

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

10) Business

- A) Consideration of a resolution to support the creation of Compassionate City’s Program in Belfast.

City Manager Joseph Slocum spoke about the request from the First Church and Unitarian Universalist Church of Belfast and read the proposed resolution.

Councilors discussed their concerns with the proposed resolution and whether or not the group had submitted a facility request application for their upcoming events. (It was determined that an updated request form has not been submitted and the group will submit an updated form to the Parks and Recreation department to be considered by Council at the September 2, 2014 Council Meeting.)

Councilor Lee, seconded by Councilor Sanders, made a motion to accept the resolution to support the creation of Compassionate City's Program in Belfast. This motion was approved, 3-1 (Councilor Hamilton opposed and Councilor Hurley abstained).

B) Celtic Celebration Committee request to use Belfast Common, Front Street and Steamboat Landing for July 17, 18 and 19, 2015.

No discussion.

Councilor Hurley, seconded by Councilor Hamilton, made a motion to accept the Celtic Celebration Committee request to use Belfast Common, Front Street and Steamboat Landing for July 17, 18, and 19, 2015. This motion was approved, 5-0.

C) Consideration of bids to supply road salt for the City.

No discussion.

Councilor Hamilton, seconded by Councilor Lee, made a motion to accept the bids to supply road salt for the City and to award the bid to the lowest bidder: Morton Salt at a price of \$57.65 per ton. This motion was approved, 5-0.

D) Consideration of bids to supply road sand for the City.

No discussion.

Councilor Mortier, seconded by Councilor Hamilton, made a motion to accept the bids to supply road sand for the City and to award the bid to the lowest bidder: Hanson Industries at a price of \$6.29 per yard. This motion was approved, 5-0.

E) Request of the Police Chief for the City to accept the sum of \$574 as its share of a successful drug trafficking investigation in partnership with the Maine Drug Enforcement Agency.

Councilor Hamilton, seconded by Councilor Mortier, made a motion to accept the request from the Police Chief for the City to accept the sum of \$574 as its share of a successful drug trafficking investigation in partnership with the Maine Drug Enforcement Agency.

Councilor Hurley discussed his concerns with this issue and requested that Council consider revising the motion to accept the sum of \$574 with the condition that the Police Department uses it for drug education purposes.

Councilor Hurley, seconded by Councilor Lee, made a motion to accept the request from the Police Chief for the City to accept the sum of \$574 as its share of a successful drug trafficking investigation in partnership with the Maine Drug Enforcement Agency with the condition that these funds are used for drug education purposes. This motion was approved, 5-0.

F) Request to accept a \$300,000 Community Development Block Grant for housing assistance.

Economic Development Director Thomas Kittredge informed the Council that they have received a \$300,000 Community Development Block Grant for housing assistance and is looking for Council support to accept the grant and sign a resolution.

Councilor Hurley, seconded by Councilor Lee, made a motion to accept a \$300,000 Community Development Block Grant for housing assistance and to sign a resolution. This motion was approved, 5-0.

G) Request to have the Council approved revised guidelines for the City's Housing Rehabilitation Grant Program.

Economic Development Director Thomas Kittredge gave a brief explanation of the project.

Project Administrator, Ron Harriman spoke about the guidelines for the 2014 Grant in comparison to the 2011. He highlighted the program objectives, program benefits, program funding and financing, rent regulatory agreement, and rent level.

Councilors discussed the positive changes and additions made to the guidelines.

Councilor Mortier, seconded by Councilor Lee, made a motion to accept the revised guidelines for the City's Housing Rehabilitation Grant Program. This motion was approved, 5-0.

***Councilors took a five minute break to look at a lighting option for the Downtown Revitalization project displayed outside of City Hall.**

***Request from City Manager to move item 10) M** Consideration of our request from Inland Fisheries and Wildlife to reconstruct the Muck and stock it with trout for youth fishing only.

Parks and Recreation Director Norm Poirier explained the request and informed Council that the Parks and Recreation Commission has discussed and is in favor of this request.

Chris Dyer, Game Warden gave further insight into what Inland Fisheries and Wildlife hope to achieve with the reconstruction of the Muck and ultimately looking for Council approval to move forward in looking into the logistics of how to make this possible at a reasonable price for the City.

Councilor Sanders, seconded by Councilor Lee, made a motion to accept the request from Inland Fisheries and Wildlife to look into the logistics of reconstruct the Muck to eventually stock it with trout for youth fishing only. This motion was approved, 5-0.

H) Request by CMP and the Public Works Director to remove a tree at Robins Road and at 186 Congress Street.

No discussion.

Councilor Hamilton, seconded by Councilor Mortier, made a motion to accept the request by CMP and the Public Works Director to remove a tree at Robbins Road and at 186 Congress Street. This motion was approved, 5-0.

***City Planner Wayne Marshall requested Council direction on how to proceed with lighting for the Downtown Revitalization Project. Councilors weighed in, ultimately deciding to move forward with the light as presented at tonight's meeting.**

Councilor Lee, seconded by Councilor Hamilton, made a motion to accept the light as presented for the Downtown Revitalization Project. This motion was approved, 5-0.

I) Request to transfer \$2200 form the Airport Runway Capital Reserve account to a project account established to pay for appraisal services.

No discussion.

Councilor Hamilton, seconded by Councilor Sanders, made a motion to accept the request to transfer \$2200 from the Airport Runway Capital Reserve account to a project account established to pay for appraisal services. This motion was approved, 5-0.

I) #1 Discussion and first reading on a possible tax anticipation note.

City Manager Joseph Slocum explained the request noting that the City may need to consider a bond anticipation note for the Front Street Project.

It was agreed to accept the first reading of a resolution for a tax anticipation note.

Councilor Mortier, seconded by Councilor Hamilton, made a motion to accept the first reading on a possible tax anticipation note. This motion was approved, 5-0.

J) Consideration of bids to remove 2.1 miles of rail and railroad ties within the City owned rail corridor.

City Manager Joseph Slocum reviewed the bids and recommended to the Council that they award the bid to F.C. Work & Sons, Inc.

Councilor Hamilton, seconded by Councilor Lee, made a motion to accept the bids to remove 2.1 miles of rail and railroad ties within the City owned rail corridor and to award the bid to F.C. Work & Sons, Inc. This motion was approved, 5-0.

K) Requests from the Economic Development Director to amend a proposed RFP to develop a building for multiple small commercial tenants at the Belfast Business Park.

Economic Development Director Thomas Kittredge explained the changes which include reducing the square footage to 4,000 to 5,000 feet from 20,000 feet and to change the requirement of a shared loading dock for a shared forklift, otherwise the RFP remains essentially the same.

Councilor Hurley, seconded by Councilor Hamilton, made a motion to accept the request from the Economic Development Director to amend a proposed RFP to develop a building for multiple small commercial tenants at the Belfast Business Park. This motion was approved, 5-0.

L) Request to use Steamboat Landing for a private wedding.

Parks and Recreation Director Norm Poirier reviewed the request, noting that the Parks and Recreation Commission had discussed the request and were opposed.

Councilors discussed the specifics of the request, noting the positives and negatives to allowing a private event to occur in the Parks, ultimately deciding they were opposed to the request. They requested that

the Parks and Recreation Commission create a policy on private uses for public parks to bring back to Council for review and possible approval at another time.

N) Approval of a letter of support for an application by the Municipal Review Committee to construct a new landfill.

City Manager Joseph Slocum explained that this letter will be an initial letter of support from the City stating that the Mayor will sign on behalf of the Council.

Councilor Lee, seconded by Councilor Sanders, made a motion to accept the letter of support for an application by the Municipal Review Committee to construct a new landfill. This motion was approved, 5-0.

O) Consideration of the City Managers Contract.

Councilor Lee explained that Council has reviewed the City Manager and are requesting to extend the City Managers contract for another two years.

Councilor Lee, seconded by Councilor Sanders, made a motion to accept the City Managers Contract for a 2 year extension, expiring June 18, 2017. This motion was approved, 5-0.

P) Signing of Council Orders and housekeeping items.

Council Order # 6 Signed by Councilor Hamilton, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$57.65 per ton to Morton Salt for City/Public Works Road Salt for the 2014-2015 season. Funds are to come from account 410-570. (Approved on August 19, 2014)

Council Order # 7 Signed by Councilor Mortier, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$6.29 per yard to Hanson Industries Inc. for City/Public Works Road Sand, this bid is for 4000 yards of sand for the 2014-2015 season. Funds are to come from account 410-571. (Approved on August 19, 2014)

Council Order # 8 Signed by Councilor Hamilton, Ordered That:

The City Manager and the City Treasurer are authorized to transfer an additional \$2,200.00 from Airport Runway Capital Reserve Account (640-595) to an account previously established to pay for appraisal/survey services required for a potential land swap between the City of Belfast and the Maine Army National Guard (730-807). (Approved on August 19, 2014)

Council Order # 9 Signed by Councilor Hurley, Ordered That:

The City Manager and the City Treasurer are authorized to accept the sum of \$574.00 as its share of a successful drug trafficking investigation in partnership with the Maine Drug Enforcement Agency. Funds are to be placed in the Police Forfeiture account (730-672). (Approved on August 19, 2014)

11) Open to the Public

1. Larry Theye, Reorganization Planning Committee spoke about his hope to get direction from the Council, going into the Committees next meeting about supporting his position on sharing in cost or should he concede the point and go along with the property valuation basis.

Council discussed their positions on the matter.

12) Communications

Councilor Hurley informed the Council that on Thursday, August 21, 2014 he along with City staff members will be having a phone conference with ReVision Energy and will update Council when they get more information.

Councilor Hurley discussed upcoming events on Monday, September 1, 2014 (Labor Day) celebrating the 200th year since surrendering to the British.

Councilor Sanders thanked Councilor Mortier and all those who volunteer throughout the City to upkeep and take care of garden and landscaping.

Councilor Mortier accepted the thanks noting that it is part of her work with Our Town Belfast and there are many volunteers that contribute to that work.

13) Adjourn

Councilor Sanders, seconded by Councilor Hurley, made a motion to adjourn the meeting at 10:10 p.m. This motion was approved, 5-0.

I 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