

City of Belfast
Council Chambers-Belfast City Hall
Tuesday, September 2, 2014
7:00 p.m.

Regular Council Meeting No. 5

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 **10) K #1** Request of the City Manager to go into Executive Session to discuss police union negotiations matter pursuant to 1 M.R.S.A. 405 (6) D.
- Under Old Business: Update from JB Turner of Front Street Shipyard to use City property to store a mast.
- Edit item **10) D**, this item should read as a First reading of a resolution for the City Council to authorize the sale of up to \$4 million for the tax anticipation note of the City of Belfast.

Councilor Hurley, seconded by Councilor Hamilton, 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 19, 2014.

Councilor Hurley, seconded by Councilor Hamilton, made a motion to accept the minutes from Regular Council Meeting of August 19, 2014. This was approved, 5-0.

6) Open to the public

1. Christopher Grogan, spoke about his concerns with the invasive species of oriental bittersweet on City and private property throughout Belfast.
2. Chris Dyer, Game Warden clarified with the Council that Goldfish are not toxic once they grow to a certain size, which he had previously reported at the last City Council Meeting.

3. Carol Good, informed the Council and the public that the 11th Annual Wienerfest is this Sunday, September 7th from 11:00 a.m. to 3:00 p.m. at Steamboat Landing Park.

4. David Smith, spoke on behalf the Belfast Energy Saving Committee urging the Council to move forward with the idea of solar panels and a heat pump at the Fire Department, and informing the public of an opportunity to partake in an incentive program to get LED lighting through Efficiency Maine.

5. Laurie Allen, Belfast spoke about concerns with runoff and drainage issues throughout Belfast.

7) Communications

City Manager Joseph Slocum spoke about the following:

- The letter that was sent to Seaview Terrace residents and the plan to meet with them on Wednesday, September 3, 2014 to discuss drainage options provided by an engineer.
- Requested that a member of Council sign the City Annual Audit Engagement Letter.
- Informed Council about actions taken for unauthorized cutting in a City Right of Way by a resident, who assures the City it will not happen again.
- Gave an update on the Rail Trail project.

Councilor Hurley spoke about the following:

- The need to address a sidewalk on Waldo Ave.
- Discussed with Council the possibility of preserving historical aspects of the Rail Trail.
- Requested an update about when the Maskers building will be removed.

Councilor Hamilton requested an update on the Route 1 & 141 project.

8) Old Business and Council Committee Reports

JB Turner, Front Street Shipyard discussed their plan to store a mast on City property (next to the Masker's building). He informed the Council that the removal of the mast will take place Saturday, September 6th in which the Harbor Walk will be blocked off for 3 hours that day; pedestrians will be rerouted during that time.

9) Permits, Petitions and Licenses - Consent Agenda

A. Request to approve a "Request for Facility" application by The Girl Scouts of Maine and their representative, Patti Montana for use of Steamboat Landing Park on Saturday, September 13, 2014 from 10:00 a.m. to Noon for a "Kick-Off" event and recruitment.

B. Request to approve a "Request for Facility" application by The Community Assisting Recovery Effort under the direction of coordinator Patricia Kaplan to conduct a 5K Road Race and BBQ/music event in front of the Belfast Police Department on Saturday, September 27, 2014 from 10:00 a.m. to 2:00 p.m.

C. Request to approve a "Request for Facility" application by Rev. Deane Perkins, Unitarian Universalist Church of Belfast for a Peace Festival & Peace Walk on Friday, September 5 from 5:00 p.m. to 9:00 p.m. & Saturday, September 6 from 8:00 a.m. to 9:00 p.m.

Councilor Hamilton requested clarification on the map and route for the Peace Walk on September 6th.

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

10) Business

A) Update on Window Dressers efforts to provide window inserts to reduce the heat loss in Belfast homes and buildings.

City Manager Joseph Slocum talked about the Window Dresser's efforts and their request to provide the Boathouse with inserts this year for a total of \$10.00.

Councilor Hamilton, seconded by Councilor Mortier, made a motion to accept inserts for the Boathouse from the Window Dressers for a total of \$10.00. This motion was approved, 5-0.

B) Consideration of a request from the Pedestrian, Biking & Hiking Committee to purchase a pair of solar-powered Rectangular Rapid Flashing Beacons (RRFB's) for installation at the Main Street crosswalk at the top of the hill near the Alto Street intersection.

Glenn Montgomery, Pedestrian, Biking & Hiking Committee informed the Council of the specifications of these beacons and if purchased where the committee would like to use them.

Councilors discussed their concerns with these types of beacons being used in a residential area ultimately deciding to forego purchasing them at this time.

C) Consideration of a request to accept the bids for asphalt as submitted and to award the bid to the lowest bidder.

No discussion.

Councilor Hamilton, seconded by Councilor Mortier, made a motion to accept the bids for asphalt as submitted and to award the bid to the lowest bidder Lane Constructions for \$79.00 per ton for HMA (Hot Mix Asphalt) and \$1.25 per sq./yd. for reclaiming the streets, funds will come from account 450-577. This motion was approved, 5-0.

D) First reading of a resolution for the City Council to authorize the sale of up to \$4 million for the tax anticipation note of the City of Belfast.

City Manager Joseph Slocum explained the City's need for this and that the interest rate is less than 1%.

Councilor Hamilton, seconded by Councilor Sanders, made a motion to accept the first reading of a resolution for the City Council to authorize the sale of up to \$4 million for the tax anticipation note of the City of Belfast. This motion was approved, 5-0.

E) Discussion on a request to accept bids for the purchase of a “Rodding Machine” for the Wastewater Treatment program.

City Manager Joseph Slocum discussed with the Council the City’s need for purchasing a new Rodding Machine.

Councilor Hamilton, seconded by Councilor Sanders, made a motion to accept the bids for the purchase of a “Rodding Machine” as submitted and to award the bid to the lowest bidder SCAVIN Equipment CO. LLC for \$38,500.00, funds will come from the Wastewater Treatment Equipment Reserve account. This motion was approved, 5-0.

F) First reading on proposed amendments to the City Code of Ordinances regarding land use and zoning.

First Reading of Proposed Amendments to City Code of Ordinances, Chapter 102 Zoning. Amendments include the following:

- Article V, District Regulations, Division 1, Generally. Section 102-301. Amendments to Official Zoning Map
- Article V, District Regulations, Division 30. Establishment of Table of Uses for the following zoning districts located Inside the Bypass or near the Bypass: Residential 1, Residential 2, Residential 3, Downtown Commercial, Waterfront Mixed Use 1 and Waterfront Mixed Use 2.
- Article V, District Regulations, Division 31. Establishment of a Table of Dimensional Regulations for the following zoning districts located Inside the Bypass or near the Bypass: Residential 1, Residential 2, Residential 3, Downtown Commercial, Waterfront Mixed Use 1 and Waterfront Mixed Use 2.
- Article V, District Regulations, Division 6, Residential I Urban District; Division 8, Downtown Commercial District; Division 10, Waterfront '1A' District; Division 11.5, Waterfront Mixed use District; and Division 23, Health Care District. Current Ordinance provisions for the above zoning districts will be eliminated.
- Article X, Contract Rezoning, Division 3, Bradbury Manor, is proposed to be amended to establish Contract Rezoning provisions for certain properties located in the proposed Residential 1 and Residential 2 zoning districts.

Article X, Contract Rezoning, Division 4, Waterfront Mixed Use District and Waterfront Development District, is proposed to be amended. Amendments recognize the establishments of the Waterfront Mixed Use 1 and Waterfront Mixed Use 2 zoning districts,

and the requirement that all properties in the Waterfront Mixed Use 1 District, except a single family house located on Field Street, are required to use the contract rezoning process.

City Planner Wayne Marshall spoke about the proposals and informed the public that all of this information will be available online at the City website on September 3, 2014. The second reading and public hearing of the proposed amendments to the City Code of Ordinances, Chapter 102 Zoning, regarding land use and zoning will be held at the Boathouse on Wednesday, September 17th at 6:00 p.m.

Councilor Hurley, seconded by Councilor Mortier, made a motion to accept the formal first reading of Proposed Amendments to the City Code of Ordinances, Chapter 102 Zoning regarding land use and zoning, with the second reading and public hearing scheduled for Wednesday, September 17th at 6:00 p.m. at the Belfast Boathouse. This motion was approved, 5-0.

G) Consideration of a request from the Harbormaster to spend an additional \$500 from the Footbridge Maintenance Reserve to pay for an inspection of the drawbridge.

Councilors discussed crumbling on the bridge and chipped bricks.

Councilor Hamilton, seconded by Councilor Hurley, made a motion to accept the request from the Harbormaster to spend an addition \$500 from the Footbridge Maintenance Reserve to pay for an inspection of the drawbridge. This motion was approved, 5-0.

H) Updated discussion on maintenance of the landscaping associated with the Harbor Walk.

Parks and Recreation Director Norm Poirier spoke about the need to reevaluate how the City can improve the care of the Harbor Walk in the future.

Councilors discussed their concerns and where they would like to see future improvements.

I) Discussion on our membership to the County Budget Committee.

Councilor Sanders nominated himself to serve as the City of Belfast's representative to the County Budget Committee.

Councilor Hurley, seconded by Councilor Hamilton, made a motion to appoint Councilor Sanders as the City of Belfast representative to the County Budget Committee. This motion was approved, 5-0.

J) Request of the City Manager to go into Executive Session to discuss two real estate matters pursuant to 1 M.R.S.A. 405 (6) C.

Councilor Mortier, seconded by Councilor Sanders, made a motion to go into Executive Session to discuss two real estate matters pursuant to Title 1 M.R.S.A Section 405 (6) C at 9:51 p.m. The motion passed, 5-0.

Councilor Sanders, seconded by Councilor Hamilton, made a motion to adjourn Executive Session to discuss two real estate matters pursuant to Title 1 M.R.S.A Section 405 (6) C at 10:13 p.m. The motion passed, 5-0.

K) Request from the City Manager to go into Executive Session to discuss a request for poverty abatement pursuant to Title 36 M.R.S.A. Section 841.

Councilor Lee, seconded by Councilor Mortier, made a motion to go into Executive Session to discuss a request for poverty abatement pursuant to Title 36 M.R.S.A Section 841 at 10:14 p.m. The motion passed, 5-0.

Councilor Lee, seconded by Councilor Mortier, made a motion to adjourn Executive Session to discuss a request for poverty abatement pursuant to Title 36 M.R.S.A Section 841 at 10:17 p.m. The motion passed, 5-0.

K) #1 Request of the City Manager to go into Executive Session to discuss police union negotiations matter pursuant to 1 M.R.S.A. 405 (6) D.

Councilor Sanders, seconded by Councilor Hamilton, made a motion to go into Executive Session to discuss police union negotiations matter pursuant to Title 1 M.R.S.A Section 405 (6) D at 10:17 p.m. The motion passed, 5-0.

Councilor Sanders, seconded by Councilor Hamilton, made a motion to adjourn Executive Session to discuss police union negotiations matter pursuant to Title 1 M.R.S.A Section 405 (6) D at 10:23 p.m. The motion passed, 5-0.

L) Signing of Council Orders and housekeeping items.

Council Order #10 Signed by Councilor Hamilton, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$79.00 per ton for HMA (Hot Mix Asphalt) and \$1.25 per square yard for reclaiming the streets to Lane Constructions. Funds are to come from account 450-577. (Approved on September 2, 2014)

Council Order #11 Signed by Councilor Hamilton, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$38,500.00 for the purchase of a new Rodder Machine for the Wastewater Treatment Facility from SCAVIN Equipment Co. LLC. Funds are to come from the Wastewater Treatment Equipment Reserve. (Approved on September 2, 2014)

Council Order #12 Signed by Councilor Hamilton, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$500 for additional funds needed to pay for the inspection of the drawbridge. Funds are to come from the Footbridge Maintenance Reserve account. (Approved on September 2, 2014)

11) Open to the Public

No comments.

12) Communications

Councilor Hurley informed the public that nomination paper where due on August 29th to run for City Council and Councilors Lee and Hamilton have decided to resign.

Councilor Sanders reminded the public that today was the first day of school and urged the public to drive safe.

City Manager Joseph Slocum informed the public that he spoke with Bob Meggison of the Belfast Lions Club and they are requesting to hold their annual walk on the bridge on September 11th starting at 10:00 a.m.

Councilor Lee, seconded by Councilor Sanders, made a motion to accept the request from the Belfast Lions Club to conduct a walk across the bridge on September 11, 2014 at 10:00 a.m. This motion was approved, 5-0.

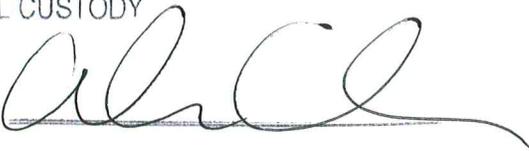
City Manager Joseph Slocum informed the Council that the Belfast Historical is looking for permission to re-install museum panels that were removed for the installation of the Harbor Walk. Council unanimously approved this request.

13) Adjourn

Councilor Sanders, seconded by Councilor Mortier, made a motion to adjourn the meeting at 10:23 p.m. This motion was approved, 5-0.

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

ATTEST



AMANDA CUSHMAN, BELFAST MAINE