CITY OF BELFAST

131 Church Street
Belfast, Maine 04915

Joseph J. Slocum
City Manager

E-mail:jslocum@cityofbelfast.org
Tel: (207) 338-3370 ext. 10
Fax: (207) 338-2419

MANAGER'S REPORT
Belfast City Council Meeting
Tuesday, September 15, 2015
7:00 p.m. – Regular Council Meeting

TO: Mayor Walter Ash Jr. and Honorable Members of Belfast City Council

FROM: Joseph J. Slocum, City Manager

DATE: Friday, September 11, 2015

Agenda Items:

10-A

Consideration of a request for permission from the American Legion to place its dumpster in Crawford Park.

The Legion is an active place, and generates a fair amount of garbage. For years the dumpster has been in front of their front door, which can often give off an unpleasant smell. They requested permission to put it in the back of their building, which is just inches from the boundary line of the City owned Crawford Park. The Parks and Recreation Commission has reviewed this request and has agreed to support it, under certain conditions. These conditions are outlined in a memo from Norm Poirier, Parks and Recreation Director, which is in your packet. The conditions include that the permission can be discontinued on 45 day notice, and that such permission would not be transferred, should the building ever be sold to a third party.

At the time this is being dictated, I have very little information on this proposal. Attached in your packet is the only documentation I have. We will endeavor to get additional information to you before the meeting. It appears they wish to place the dumpster at the Northwestern corner of the building, where their building meets the park.

10–B

Request for approval of the 2015 Belfast combined Municipal Tax Rate and commit the taxes to the City Tax Collector for collection.

The amounts to be collected are:		% OF TAX BILL	Mil Rate
County taxes	$1,376,366.83.	8.5%	1.88
City taxes	$4,699,734	30.2%	6.73
City TIF*	$213,908.29		
School taxes	$9,969,315.92	61.3%	13.66
TOTAL:	$16,259,325.04	100%	22.27 (or 22.28)
TOTAL Valuation	$729,628,000		

- The City TIF (Tax Increment Finance) dollars are City Taxes which are used for specific things in the districts where these taxes are generated. For example, the area designated as the Downtown TIF has generated most of these taxes and it pays for the debt service on the Harborwalk. These City taxes are included in the total tax percentages and mil rate calculations listed above.

Total taxes to be raised / Total Valuation = Belfast Combined (County, City School) Tax rate or Mil Rate

$16,259,325.04 / $729,628,000 = .022284 OR a MIL Rate of 22.28 per thousand.

The existing Mil Rate is 21.65 so this represents a .63 rate increase or a cash increase of 63 cents for every thousand dollars of property value.

This is a 2.5% total increase in the taxes to be collected.

If you own a $100,000 piece of property:

Last year's taxes: 21.65 X 100- a Combined (County, City School) tax bill of $2,165.

This year's taxes: 22.28 X 100-a Combined (County, City School) tax bill of $2,228.

THIS REPRESENTS AN ACTUAL TAX INCREASE OF $63 FOR EVERY $100,000 OF PROPERTY VALUE.

ON A $75,000 PROPERTY THE TAX INCREASE IS $47.25.

ON A $250,000 PROPERTY THE TAX INCREASE IS $157.50.

The City Council must consider what Mil Rate to apply. The State authorizes the City to collect up to an additional 5% of the taxes that are due to help the city cover the cost of any abatements that may be needed to be made after the bills are issued, and to help municipalities build up a bit of a surplus to cover unexpected expenditures, and to provide the city with a financial cushion.

Attached, in your packet, are three possible scenarios outlined by the City Assessor, Brent Martin for your consideration. These scenarios show that the minimum tax rate we can collect is 22.28. The maximum we can collect is 23.40, under the state's 5% rule.

Brent has provided you with calculation forms of possible Mil Rates at 22.30, 22.40, and 22.50. These rates would leave the City with an overlay of $11,379.35, $83,382.47 or $155,386.49, respectively. The assessor will be at the meeting to discuss what your overlay preferences are within this 5% authorized by State.

Once this Council agrees on a Mil Rate, we will ask that you commit this Mil Rate to the Tax Collector, so that she can issue the bills and collect taxes under this new Mil Rate.

10-C

Consideration of a recommendation from the City Manager to eliminate the payment in lieu of tax obligation of Waterfall Arts.

Over 10 years ago, the City sold the former Anderson School to an artist group, in an effort to build a cultural enhancement that would benefit the neighborhood and the City for years to come. This was a new and major undertaking by a few individuals, who have struggled for the entire decade to make this cultural and social center a viable resource for the Belfast Community. The original agreement asked the new owners to pay one third of the normal property taxes, as an unknown entity, as payment in lieu of taxes, so that the City would be assured to get some minimum benefit from this enterprise. Since that benefit was largely unknown at the time, a payment in lieu of tax provision made sense. Today it does not. No other nonprofit in the City is asked to pay a payment in lieu of taxes. In fact their nonprofit status may entitle them to an exemption of local property tax. I have asked the City Assessor to look into this. If in fact he determines they are entitled to a local property tax exemption, then I will ask the Council to relieve Waterfall Arts from any obligation to make further payments on any obligations in lieu of tax payments.

Today, 10 years later Waterfall Arts has become a unique destination point, and a crucial element of our community fabric. We no longer have to wonder whether it will provide a benefit to the neighborhood and the community. It has demonstrated that contribution in an overwhelming fashion. It has offered hundreds of cultural events, artistic opportunities, and enhancements to the local and regional arts economy. Waterfall Arts has absorbed the City's management of our celebrated farmers market, helped with a home for our premier ice-skating rink, and acted as the home of our annual Winter Fair. It was Waterfall Arts who helped the City secure a $50,000 grant to set up the Creative Coalition which we support annually. I firmly believe if we knew 10 years ago, what we know today, then we never would have asked for this payment in lieu of taxes, in the first place. The City uses their parking lot and facilities on a regular basis. Waterfall arts is also modeling major community goals set by the Council of the City of Belfast, by working to enhance access to the disabled and reduction of our dependence on fossil fuels. We do not need to penalize them for this, because such improvements would add value and thus increase their payment in lieu of tax obligation. I am still waiting to hear whether or not they would ask the Council to approve the elimination of all Payment in Lieu of Tax obligations, conditioned upon a finding by the Assessor that they are otherwise legally entitled to a tax exemption.

10-D

Request from the City Manager for the Council to approve a three-year collective bargaining agreement from July 1, 2014 to June 30th,2017 covering full-time employees in the Public Works, Wastewater Treatment and the Transfer Station Departments.

The City is lucky to have so many great and truly dedicated employees. A big number of them work for the Public Works, Wastewater Treatment and Transfer Station Departments. Most of these employees work under a collective-bargaining agreement. We have negotiated for over 2 years trying to find a way to find a balance between recognizing them for their skills and contributions while at the same time trying to be responsible to the financial impacts an increase would have upon the taxpayers of the City.

The major issues in most negotiations involve both compensation and benefits. The cost of living has gone up every single year and so has health insurance. Prior to this agreement, the City paid 100% of an employee's individual health care coverage. We have a good plan that costs less than anything sold by the Maine municipal Association and yet it provides better benefits. The City has benefited many years by participating in this lower-cost plan.

However, over the last 20 years the City has not paid very much towards dependent care coverage. In fact we only pay the hundred dollars per month to contribute toward it. This means the City employee who wants to provide health insurance coverage for their children have had to pay $400 a month for and $970 a month to provide healthcare to their spouse or spouse and children.

Our contribution towards dependent healthcare has been below the standard offered by most municipalities in the State for more than a decade. Having said that, many municipalities do ask their employees to contribute towards their own individual health care and we have not been one of those employers over the last decade.

So we set out to negotiate an agreement whereby the employee would now pay a percentage of their health insurance and the City would increase its contribution toward helping with the cost of health insurance for children and spouses.

The proposal under this collective-bargaining agreement is virtually the same as the one the City previously authorized earlier this year for the Police Union and for all other nonunion employees. Because the State does not allow the City to enter into a four-year collective-bargaining agreement we have elected to enter into a one-year agreement followed by a three-year agreement. We approved the one year 0 increase for one year at the last Council meeting. The provisions of that agreement and the second agreement are as follows:

Two Contracts:

Contract #1 One year 7/1/13 to 6/30/14 No Change 0$ increase

Contract #2 Three year 7/1/14 to 6/30/17

7/1/14 to 6/30/15 YR #1 1% COLA and No Change in Health Insurance

10/1/15 to 6/30/16 YR #2 1% COLA and

All employees now pay 10% Health Insurance for Individual Coverage only

If Individual employees wants dependent coverage then they now

Pay 20% and the City now pays 80%for all coverage including Individual

7/1/16 to 6/30/17 YR #3

1% COLA and same Health Insurance plan as year before:
Individual pays 10%
If dependent coverage sought the employee pays 20% for whole family, including themselves

An 80%-20" Plan where the employer pays 80% and the employee pays 20% is the norm amongst most municipalities in the state of Maine.

There are also some other minor changes which are reflected in an exhibit attached to this Memo..

10-E

Request from Ryan Otis for consideration of a request to extend power lines across the Washington street parking lot toward front Street in order to expand his business.

The City formally agreed to sell a piece of land belonging to the City, behind Mr. Otis' building. He is now looking for a reasonably priced way to bring electricity to the project. There is a memo attached from City Planner, Wayne Marshall, discussing this request.

10-F Consideration of a request from the Parks and Recreation Director to spend up to $5,000 from the Parks maintenance budget line to provide for certain repairs and changes to the steamboat landing gazebo.

Replacing the gazebo, as it is currently designed, would be very expensive. Likely, the range of $26-$32,000. There is a memo attached to your packet which explains how the Parks and Recreation Director proposes to modify the existing gazebo, from its original design, but retain its utility, while rebuilding some of its key elements.

10-G Update on the Project Canopy grant with request to expand the footprint of certain tree locations in the downtown area.

We have many areas downtown where we want replace the trees. Some of these trees are stunted by poor soils, a lack of exposure to air, sun, or surface water. Our consulting arborist has recommended that we expand the footprint of some of these areas, which will include removal of some of the sidewalk surrounding these trees. We are producing photographs for you of each of these locations, identifying the areas of concrete that we wish to remove and return to open air soil. There are two images of each of these locations, so the city can get a broad sense of how we propose to do this. Your decision will impact the types of trees that we try to replace in these locations.

10-H Updated discussion on the creation of signs to notify the public about their opportunity to vote on Election Day.

We have discussed, for some time, the idea of creating signs that alert people of the actual day of the election. We want to put signs up in several locations in the City which encourage people to vote on that day, either for a General election in the fall, or a School Budget election in the summer. Some councilmembers have requested an opportunity to see what we propose to have drawn up, before we purchase anything. We would like to discuss the possibility of asking the High School arts program to participate in this process, and help by designing their own creative and easily readable signs.

10-I Request from the City Manager to go into Executive Session to discuss an Economic Development proposal, under 1 MRSA 405 6 C.

10-J Request from the City Manager to go into Executive Session to discuss an Economic Development proposal, under 1 MRSA 405 6 C.

10-K Request from the City Manager to go into Executive Session to discuss an Economic Development proposal, under 1 MRSA 405 6 C.

That's about it for now. Have a safe and enjoyable weekend, and don't forget that there is a huge parade oing to be taking place on High Street and Northport Avenue tomorrow, September 12, 2015 from 9:30 AM until 1:30 PM.

If you are East of High Street and Northport Avenue and want to get West of those streets, then you should work your way out towards Front Street, past the Front Street Shipyard, and drive up Pierce Street to take a right on River Street to Field Street, in order to access the Route 1 bypass, in either

direction. Those persons wishing to get below High Street and Northport Avenue during the same hours, should get on Route 1 and get off on High Street to use Field Street to get you down to Front Street. Be safe, shop local and enjoy the weather.

City of Belfast
Consent Agenda
Tuesday, September 15, 2015
Meeting #6

The following items are proposed as our Consent Agenda. As in the past the items are voted on in one blanket motion to the affirmative. One Councilor makes a motion to approve the items as stated, and then another Councilor will second that motion and the whole Council votes. If a Councilor requests an item be removed from the consent agenda, they do so during the adoption of the agenda. If a member of the public requests that an item be removed from the consent agenda, they can do so in the open to the public section. Suggested motions are listed and supporting material is enclosed.

9) Permits, Petitions and Licenses - Consent Agenda

A. Request to approve an application for a Special Amusement Permit for Pinchy, Inc. d/b/a Three Tides for live entertainment, music, vocals – Karaoke, DJ and dancing at 2 Pinchy Lane, Belfast, Maine, interior and exterior decks.

Motion to approve an application for a Special Amusement Permit for Pinchy, Inc. d/b/a Three Tides for live entertainment, music, vocals – Karaoke, DJ and dancing at 2 Pinchy Lane, Belfast, Maine, interior and exterior decks.

B. Request to approve 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 and Vinous Other (Assisted Living) Class liquor license, interior only.

Motion to approve 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 and Vinous Other (Assisted Living) Class liquor license, interior only.

C. Request to approve an application by J J J & G, Inc. d/b/a Darby's Restaurant located at 155 High Street, Belfast, Maine for a renewal Malt, Spirituous and Vinous Restaurant Class liquor license, interior only.

Motion to approve an application by J J J & G, Inc. d/b/a Darby's Restaurant located at 155 High Street, Belfast, Maine for a renewal Malt, Spirituous and Vinous Restaurant Class liquor license, interior only.

10.A

MEMORANDUM

September 11, 2015

To: Joseph Slocum, Belfast City Manager
Honorable Mayor Ash and Belfast City Council
From: Norm Poirier, Belfast Parks and Recreation Department
Re: American Legion Request

Cc: Belfast Parks and Recreation Commission

The American Legion has requested an easement for Crawford Park to install a dumpster and enclose the area with stockade style fence. The location of the dumpster would not interfere with the general activities within the park but the Department and Commission has the following recommendations.

1. Easement will not be included in any potential future sale of the building.
2. The dumpster is fenced in with a wooden stockade fence stained to match the building.
3. The American Legion maintains the cleanliness of the area around the dumpster.
4. Parks and Recreation and the City of Belfast retain the rights to the property and the ability to discontinue the easement with a 45 day notice to the Legion.
5. If the Legion has an outside water source – access to it for Margaret's Point garden at the end of the park.

The Parks and Recreation Commission at the Thursday, September 10, 2015 voted in favor of the easement with the above-mentioned recommendations. The Commission made it very clear in the meeting that this decision in no way indicates their willingness for future easements in other City park Properties.

ALBERT
ALDUS

STOPPED INTO REQUEST TO BE PUT ON AN AGENDA FOR AN EASEMENT FOR THE LEGION HALL ONTO CITY PROPERTY.

Permit needed for Dumpster Enclosure.

25' From center line of Road would be the beginning of the property line

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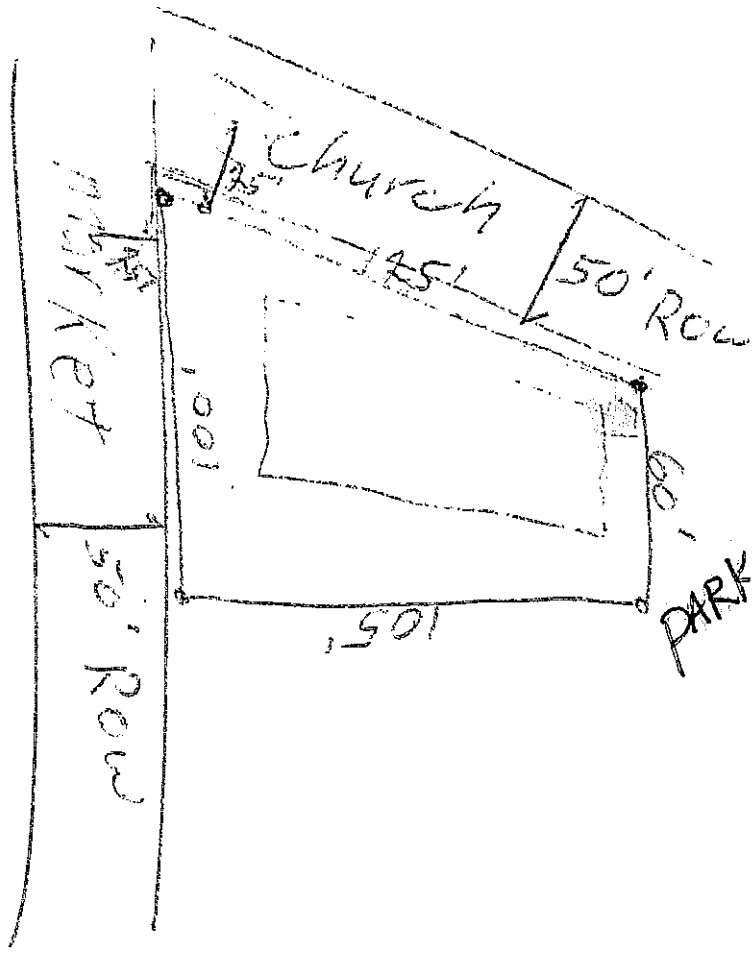
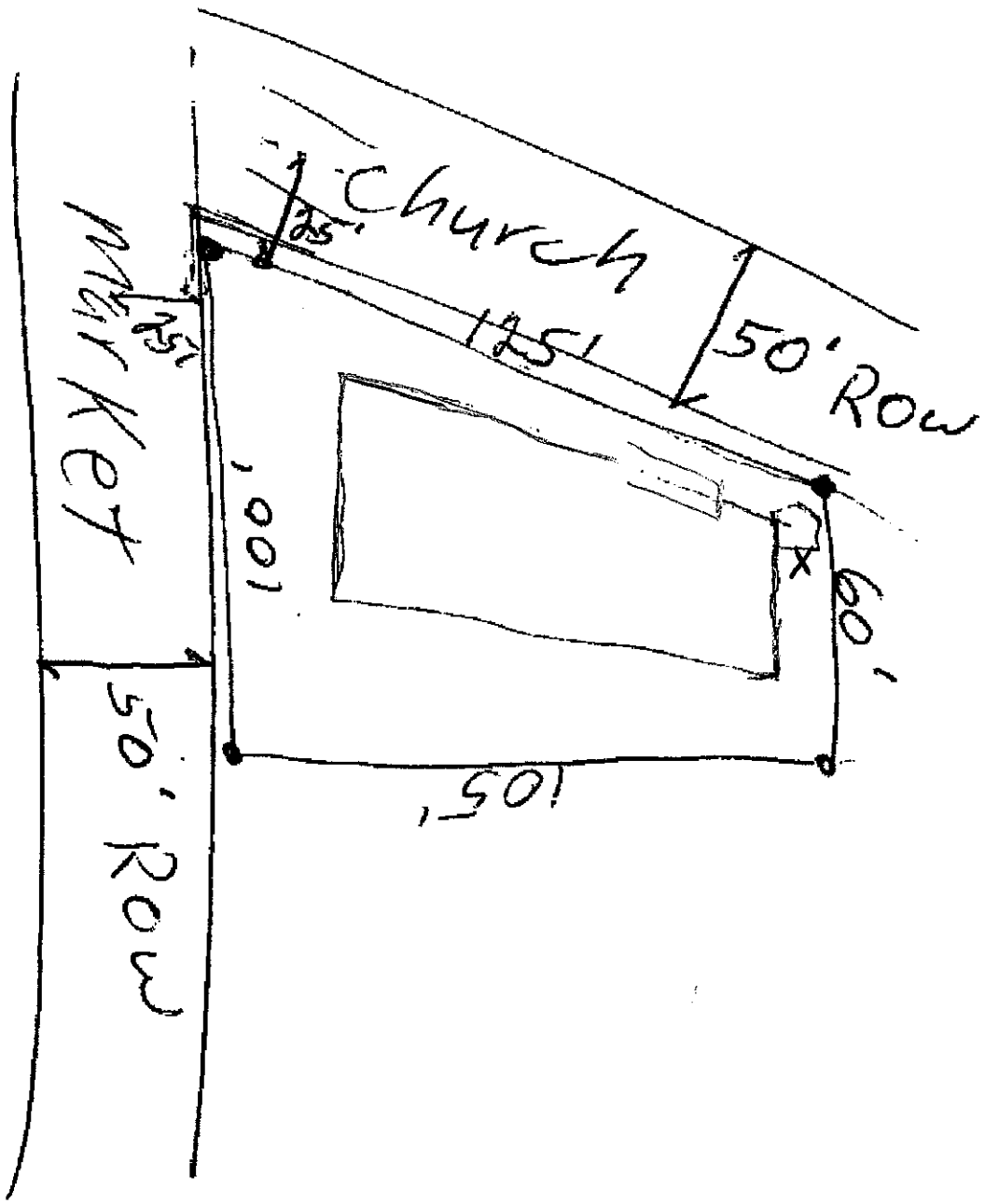
WAYNE COOKSON, CMDR.
LEGION HALL # 3381202



25' From center line of Road would be The begining of The property line

Permit needed for Dumpster Enclosure.



2015 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

10.B

Municipality: _____ Data entry fields

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Local Taxable Real Estate Valuation	1	$691,180,600	
2. Local Taxable Personal Property Valuation	2	$26,199,200	
3. Total Taxable Valuation (Line 1 plus line 2)			3 $717,379,800 (should agree with MVR Page 1, line 11)
4. Total of all Homestead Exempt Valuation	4(a)	$14,454,399 (should agree with MVR Page 1, line 14f)	
Total of all Homestead Exempt Valuation divided by 2	4(b)	$7,227,200	
5. Total of all **BETE Exempt Valuation** (+'Enhanced BETE Calc sheet'!J12)	5(a)	$14,259,000	
Enhanced Total of all reimbursable BETE Exempt Valuation (+'Enhanced BETE Calc sheet'!J50:J50, Line 4.a)	5(b)	$5,021,000	
6. Total Valuation Base (Line 3 plus line 4(b) plus line 5)			6 $729,628,000
ASSESSMENTS			
7. County Tax	7	$1,376,366.83	
8. Municipal Appropriation	8	$5,065,151.00	
9. TIF Financing Plan Amount	9	$213,908.29	
10. Local Education Appropriation **(Local Share/Contribution)** (Adjusted to Municipal Fiscal Year)	10	$9,969,315.92	
11. Total Appropriations (Add lines 7 through 10)			11 $16,624,742.04
ALLOWABLE DEDUCTIONS			
12. State Municipal Revenue Sharing	12	$365,417.00	
13. Other Revenues: All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc... **(Do Not Include any Homestead or BETE Reimbursement)**	13		
14. Total Deductions (Line 12 plus line 13)			14 $365,417.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)			15 $16,259,325.04

16.	$16,259,325.04 (Amount from line 15)	x	1.05	=	$17,072,291.29	Maximum Allowable Tax
17.	$16,259,325.04 (Amount from line 15)	÷	$729,628,000 (Amount from line 6)	=	0.02228	Minimum Tax Rate
18.	$17,072,291.29 (Amount from line 16)	÷	$729,628,000 (Amount from line 6)	=	0.02340	Maximum Tax Rate
19.	$717,379,800.00 (Amount from line 3)	x	0.02230 (Selected Rate)	=	$15,997,569.54 (Enter on MVR Page 1, line 13)	Tax for Commitment
20.	$16,259,325.04 (Amount from line 15)	x	0.05	=	$812,966.25	Maximum Overlay
21.	$7,227,200 (Amount from line 4b.)	x	0.02230 (Selected Rate)	=	$161,166.55 (Enter on line 8, Assessment Warrant)	**Homestead Reimbursement**
22.	$5,021,000 (Amount from line 5b.)	x	0.02230 (Selected Rate)	=	$111,968.30 (Enter on line 9, Assessment Warrant)	**BETE Reimbursement**
23.	$16,270,704.39 (Line 19 plus lines 21 and 22)	-	$16,259,325.04 (Amount from line 15)	=	$11,379.35 (Enter on line 5, Assessment Warrant)	Overlay

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

3 different mill rates.

2015 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

Municipality: _____ **Data entry fields**

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Local Taxable Real Estate Valuation	1	$691,180,600	
2. Local Taxable Personal Property Valuation	2	$26,199,200	
3. Total Taxable Valuation (Line 1 plus line 2)			3 $717,379,800 (should agree with MVR Page 1, line 11)
4. Total of all Homestead Exempt Valuation	4(a)	$14,454,399 (should agree with MVR Page 1, line 14f)	
Total of all Homestead Exempt Valuation divided by 2	4(b)	$7,227,200	
5. Total of all **BETE Exempt Valuation** (+'Enhanced BETE Calc sheet'!J12)	5(a)	$14,259,000	
Enhanced Total of all reimbursable BETE Exempt Valuation (+'Enhanced BETE Calc sheet'!J50:J50, Line 4.a)	5(b)	$5,021,000	
6. Total Valuation Base (Line 3 plus line 4(b) plus line 5)			6 $729,628,000

ASSESSMENTS

7. County Tax	7	$1,376,366.83
8. Municipal Appropriation	8	$5,065,151.00
9. TIF Financing Plan Amount	9	$214,867.97
10. Local Education Appropriation **(Local Share/Contribution)** (Adjusted to Municipal Fiscal Year)	10	$9,969,315.92
11. Total Appropriations (Add lines 7 through 10)		11 $16,625,701.72

ALLOWABLE DEDUCTIONS

12. State Municipal Revenue Sharing	12	$365,417.00
13. Other Revenues: All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc... **(Do Not Include any Homestead or BETE Reimbursement)**	13	
14. Total Deductions (Line 12 plus line 13)		14 $365,417.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)		15 $16,260,284.72

16.	$16,260,284.72 (Amount from line 15)	x	1.05	=	$17,073,298.96	Maximum Allowable Tax
17.	$16,260,284.72 (Amount from line 15)	÷	$729,628,000 (Amount from line 6)	=	0.02229	Minimum Tax Rate
18.	$17,073,298.96 (Amount from line 16)	÷	$729,628,000 (Amount from line 6)	=	0.02340	Maximum Tax Rate
19.	$717,379,800.00 (Amount from line 3)	x	0.02240 (Selected Rate)	=	$16,069,307.52 (Enter on MVR Page 1, line 13)	Tax for Commitment
20.	$16,260,284.72 (Amount from line 15)	x	0.05	=	$813,014.24	Maximum Overlay
21.	$7,227,200 (Amount from line 4b.)	x	0.02240 (Selected Rate)	=	$161,889.27 (Enter on line 8, Assessment Warrant)	**Homestead Reimbursement**
22.	$5,021,000 (Amount from line 5b.)	x	0.02240 (Selected Rate)	=	$112,470.40 (Enter on line 9, Assessment Warrant)	**BETE Reimbursement**
23.	$16,343,667.19 (Line 19 plus lines 21 and 22)	-	$16,260,284.72 (Amount from line 15)	=	$83,382.47 (Enter on line 5, Assessment Warrant)	Overlay

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

2015 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

Municipality: _____ Data entry fields

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Local Taxable Real Estate Valuation	1	$691,180,600	
2. Local Taxable Personal Property Valuation	2	$26,199,200	
3. Total Taxable Valuation (Line 1 plus line 2)			3 $717,379,800 (should agree with MVR Page 1, line 11)
4. Total of all Homestead Exempt Valuation	4(a)	$14,454,399 (should agree with MVR Page 1, line 14f)	
Total of all Homestead Exempt Valuation divided by 2	4(b)	$7,227,200	
5. Total of all **BETE Exempt Valuation** (+'Enhanced BETE Calc sheet'!J12)	5(a)	$14,259,000	
Enhanced Total of all reimbursable BETE Exempt Valuation (+'Enhanced BETE Calc sheet'!J50:J50, Line 4.a)	5(b)	$5,021,000	
6. Total Valuation Base (Line 3 plus line 4(b) plus line 5)			6 $729,628,000

ASSESSMENTS

7. County Tax	7	$1,376,366.83	
8. Municipal Appropriation	8	$5,065,151.00	
9. TIF Financing Plan Amount	9	$215,826.75	
10. Local Education Appropriation **(Local Share/Contribution)** (Adjusted to Municipal Fiscal Year)	10	$9,969,315.92	
11. Total Appropriations (Add lines 7 through 10)			11 $16,626,660.50

ALLOWABLE DEDUCTIONS

12. State Municipal Revenue Sharing	12	$365,417.00	
13. Other Revenues: All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc... **(Do Not Include any Homestead or BETE Reimbursement)**	13		
14. Total Deductions (Line 12 plus line 13)			14 $365,417.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)			15 $16,261,243.50

16.	$16,261,243.50 (Amount from line 15)	x	1.05	=	$17,074,305.68	Maximum Allowable Tax
17.	$16,261,243.50 (Amount from line 15)	÷	$729,628,000 (Amount from line 6)	=	0.02229	Minimum Tax Rate
18.	$17,074,305.68 (Amount from line 16)	÷	$729,628,000 (Amount from line 6)	=	0.02340	Maximum Tax Rate
19.	$717,379,800.00 (Amount from line 3)	x	0.02250 (Selected Rate)	=	$16,141,045.50 (Enter on MVR Page 1, line 13)	Tax for Commitment
20.	$16,261,243.50 (Amount from line 15)	x	0.05	=	$813,062.18	Maximum Overlay
21.	$7,227,200 (Amount from line 4b.)	x	0.02250 (Selected Rate)	=	$162,611.99 (Enter on line 8, Assessment Warrant)	**Homestead Reimbursement**
22.	$5,021,000 (Amount from line 5b.)	x	0.02250 (Selected Rate)	=	$112,972.50 (Enter on line 9, Assessment Warrant)	**BETE Reimbursement**
23.	$16,416,629.99 (Line 19 plus lines 21 and 22)	-	$16,261,243.50 (Amount from line 15)	=	$155,386.49 (Enter on line 5, Assessment Warrant)	Overlay

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

10.D

Public Works Union Belfast 1 13/ 15

Contract 7/1/13 to 6/30/14 $0 Needs to be voted on.

Contract 7/1/13 to 6/30/17

1. Article 11 Section #4 Bereavement Leave to be extended to Domestic partners
2. Article 11 Family Medical Leave runs on a Calendar year
3. Article 13 # V is really # IV
4. Article #3 Sec 3.5 Weekend Call. The City will pay an extra $10 stipend for being the one on call This means $25 to $35 normally and $35 to $45 on Holidays.
5. Add Sec 3.5 B saying that Waste Water Treatment will go from being on call for $25 a week to $35 a week.
6. Add new section on training that says that anyone who elects to be promoted can have up to 30 days to return to their lower paying job if they wish.
7. Put Hours—to be negotiated -- of Wastewater Treatment into Contract

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Contract #2 Three year 7/1/14 to 6/30/17 Needs to be voted on

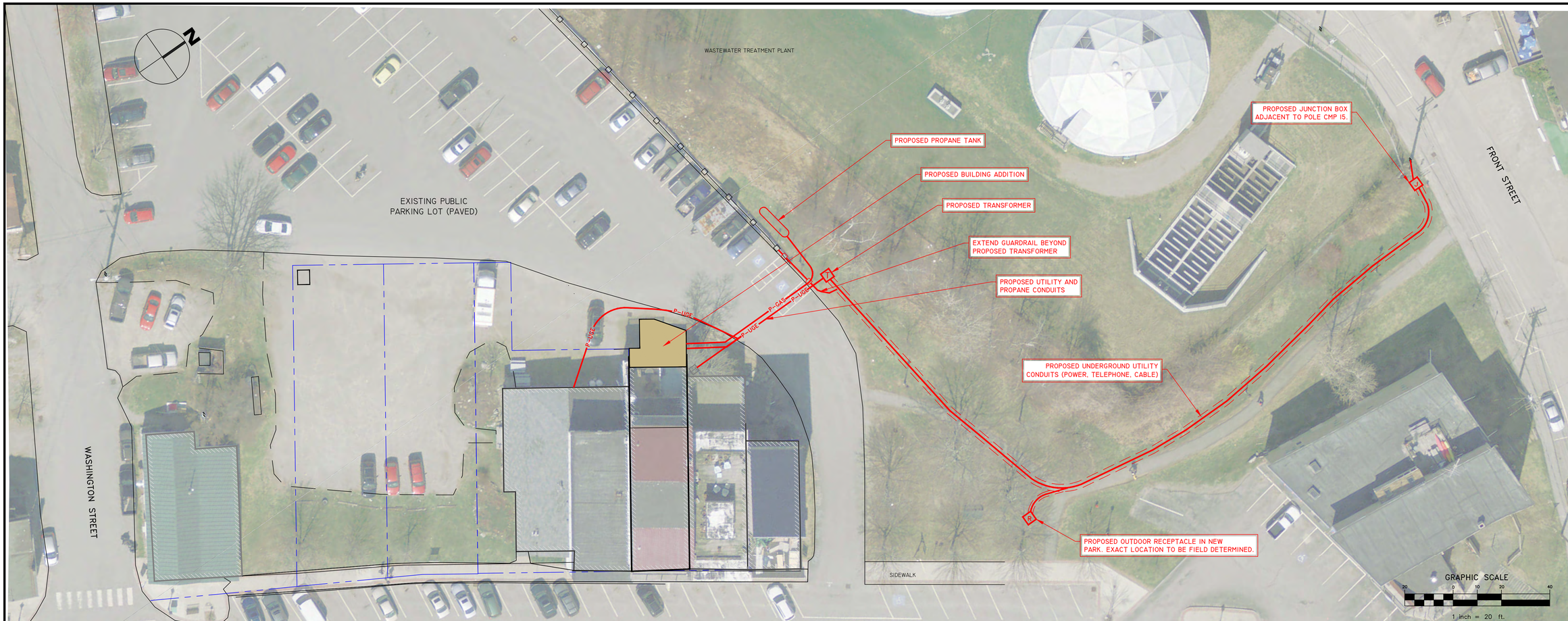
7/1/14 to 6/30/15 YR #1 1% COLA and No Change in Health Insurance
$0

10/1/15 to 6/30/16 YR #2 1% COLA and All EE pay 10% Individual Coverage Only

If Indiv wants dependent coverage then they

Pay 80/20 (20%) for all coverage including Individual

7/1/16 to 6/30/17 YR #3 1% COLA No further Change in Health Insurance



PLAN NOTES:

1. THIS PLAN IS A SCHEMATIC FOR PROPOSED ELECTRICAL IMPROVEMENTS TO ROLLIES BAR AND GRILL AT 37 MAIN STREET (TAX MAP 11 LOT 122) IN BELFAST, MAINE. THIS PLAN IS FOR DISCUSSION PURPOSES WITH CITY OF BELFAST STAFF AND CITY COUNCIL.
2. BASE DATA FOR THIS CONCEPTUAL SITE PLAN WAS DERIVED FROM THE FOLLOWING SOURCES:
   - 2.1. A PLAN ENTITLED, "BOUNDARY SURVEY OF THE PROPERTY OF RANDALL L. & BRIDGET M. COOK" DATED MARCH 15, 2005, BY GOOD DEEDS, INC. OF BELFAST, MAINE.
   - 2.2. A PLAN ENTITLED, "BOUNDARY SURVEY OF THE PROPERTY OF BELFAST BAY INN" DATED OCTOBER 31, 2011, BY GOOD DEEDS, INC. OF BELFAST, MAINE.
   - 2.3. AERIAL PHOTOGRAPHY FROM THE MAINE OFFICE OF GIS.
   - 2.4. SITE VISITS BY THOMAS FOWLER, P.E.
3. THE SCHEMATIC UTILITY LAYOUT WAS EXAMINED WITH REYNOLDS ELECTRIC OF MORRILL, MAINE ON SITE. THE PROPOSED LAYOUT AVOIDS IMPACT TO EXISTING TREE AND SHRUB VEGETATION.
4. NO ELEVATION DATA IS INCLUDED IN THIS PLAN.

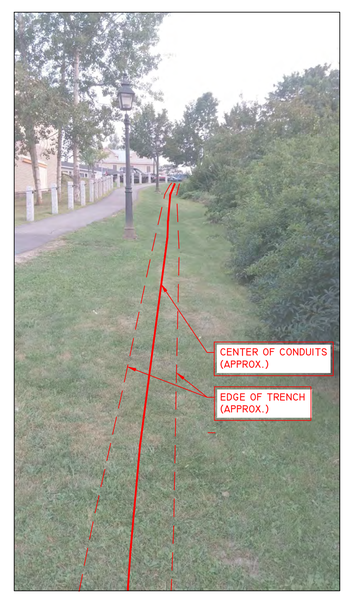
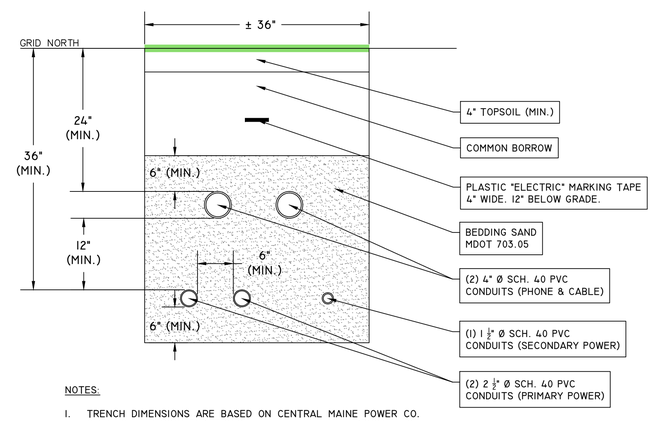


PHOTO ILLUSTRATION OF
TYPICAL TRENCH LOCATION
NOT TO SCALE



NOTES:

1. TRENCH DIMENSIONS ARE BASED ON CENTRAL MAINE POWER CO. MINIMUM RECOMMENDATIONS IN THE "HANDBOOK OF REQUIREMENTS FOR ELECTRIC SERVICE AND METER INSTALLATIONS" BY CENTRAL MAINE POWER, EFFECTIVE JANUARY 1, 2009.
2. CONFIRM CONDUIT SIZE AND LAYOUT WITH PROJECT ELECTRICIAN AND APPLICABLE UTILITIES, INCLUDING AT A MINIMUM:
   - 2.1. CENTRAL MAINE POWER
   - 2.2. FAIRPOINT COMMUNICATIONS
   - 2.3. TIME WARNER CABLE
   - 2.4. CITY OF BELFAST

TYPICAL UTILITY TRENCH SECTION
NOT TO SCALE

THOMAS FOWLER, P.E.
civil engineer: design and permitting services
P.O. BOX 117 26 SPRING ST, UNIT 1 BELFAST, ME 04915
THOMASFOWLERPE@GMAIL.COM WWW.THOMASFOWLERPE.COM
(207) 322-5827

STATE OF MAINE
THOMAS A. FOWLER
No. 10449
LICENSED
PROFESSIONAL ENGINEER

CONCEPT SCHEMATIC NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CHANGE PROPOSED UTILITIES TO RED	9/10/15

PLAN TITLE: **PRIMARY ELECTRICAL SCHEMATIC**
ROLLIE'S BAR & GRILL

PROJECT ADDRESS: 37 MAIN STREET
BELFAST, MAINE

PROJECT OWNER: RYAN OTIS / ROLLIE'S BAR & GRILL
37 MAIN STREET
BELFAST, ME 04915

DRAWING SCALE: **1" = 20'**

PLAN DATE: **SEPTEMBER 10, 2015**

PROJECT NUMBER: **15-009**

SHEET NUMBER: **C-0**

C:\Users\Tom Fowler\Thomas Fowler PE Projects\15-009 Rollies\dwg\Rollies Site Plan.dwg

AGENDA TOPIC

TO: Mayor & City Council

FROM: Wayne Marshall, City Planner

DATE: September 11, 2015

RE: Electrical Service for Rollies Expansion

REQUESTED ACTIONS

Ryan Otis is asking that the Council reconsider the issue of how he can provide upgraded electrical service to his property that is associated with the expansion of Rollies. The Council should decide if you approve of his current request, which is to construct an underground service from an existing pole on Front Street through Park on Main to the Washington Street parking lot and the new transformer (previously approved by the Council), reference the enclosed plan, or if you would prefer to have underground service provided through the Washington Street parking lot to the new transformer location. City staff, as outlined below, supports the Front Street option, and recommends your approval of such.

BACKGROUND INFORMATION

The Council, at its meeting of August 18, 2015 approved the sale of a small amount of City owned land to Ryan Otis to help facilitate his proposal to expand Rollies. This project also involved the City granting CMP an easement to allow the location of a new transformer associated with providing upgraded power to Rollies and other properties in the area. The Council approved locating the new transformer (and an underground propane tank) on City owned land for the Washington Street parking lot.

The Council, at several of the meetings which led to the sale of City land, considered various alternatives regarding how to provide the required upgraded power service. The Council's preferred option involved installing a new underground service from the existing pole near Tracy's through the Washington Street parking lot to the new transformer. The Council also considered a request to extend underground power from an existing pole on Front Street through Park on Main to the new transformer, but decided not to grant the request at that time, mostly because of concerns regarding how future power needs could be met at the City owned Railroad Yards (Maskers) property, and potential concerns regarding adverse impacts on existing trees and vegetation in Park on Main. Ryan Otis believes his current proposal to use the Front Street option addresses the Council's past concerns, and he is asking that the Council allow him to use the Front Street option. City staff also now supports the Front Street option. The attached plan identifies the proposed location of service from Front Street to the new transformer.

I offer the Council the following additional information regarding this request.

1) Post the August 18 Council meeting I met on-site with representatives from CMP, Ryan Otis, Justin Reynolds, electrician for Ryan Otis, Bob Richards, and Norm Poirier to consider how to provide power to the property.

2) CMP believes that future power needs to the City owned Railroad Yards area can be met with single phase service based on the Council's current development preferences for this area, which is mixed use development consisting of uses such as restaurants, retail, offices and residences. As such, Mr. Otis would be responsible for paying the cost of an additional pole mounted transformer on Front Street for this area, and CMP would be responsible for installing the improvements. However, if the City's redevelopment proposal would involve an industrial oriented use that requires three phase power, significant improvements (perhaps $30,000) would be needed for the area. I note that this cost and upgrade would occur regardless of Mr. Otis's proposal to serve his building from Front Street.

3) Norm Poirier, Parks and Rec, reviewed options to install underground power through Park on Main and believes the identified route works well and that it will not interfere with any existing improvements in the Park or current plans for vegetation/plantings in the area. The Parks and Recreation Commission also considered this proposal at its meeting of September 10 and stated their support for the proposal.

4) Bob Richards supports the Front Street option, mostly because it eliminates the need to further burden the Washington Street parking lot with a new underground electric service being installed 5 feet below ground in the parking lot. CMP also would require that this underground service be located a minimum of 10 feet from the rear property line of buildings on lower Main Street, rather than on the edge of the parking lot. Further, installing the line in this area would require a full width pavement overlay and not simply a trench patch to help repair and maintain the integrity of the existing pavement. Stated simply, it would be much less costly to install and maintain/repair the underground power line in Park on Main than in the Washington Street parking lot. Bob Richards also was involved in helping to identify the final location for the new electric transformer and how Rollies would be responsible for extending the existing guardrails in the parking lot to help protect the transformer.

5) I also note that it will be possible to locate both the new power line from the transformer to the Rollies building and the propane lines (located in conduits) for the new underground tank in the same trench through the City parking lot, which means that the amount of the parking lot which needs to be disturbed will be less. The contractor also will install extra conduits for future work as requested by the Council.

In conclusion. City staff and the Parks and Recreation Commission supports the Front Street option. Mr. Otis will be responsible for paying all costs to construct the new service. We recommend that the Council support the Front Street option.

10.F

MEMORANDUM

To: Joseph Slocum, Belfast City Manager
Honorable Mayor Ash and Belfast City Council
From: Norm Poirier, Belfast Parks and Recreation Department
Re: Gazebo in Steamboat Landing Park

Update

As all are aware of, the gazebo is in rough shape and in some areas unsafe with the missing railings, exposed nails and rotten flooring. The gazebo has also gone from being a place used for photographic memories to a place for community events and gathering for musical performances. Unfortunately the current condition and style of the structure does not fit the uses. The gazebo is home to performances for Summer Nights Concert Series, Harbor Fest and Maine Fare musical acts, rehearsals by the Belfast Uke Club and other festival entertainment space.

Proposed Plan

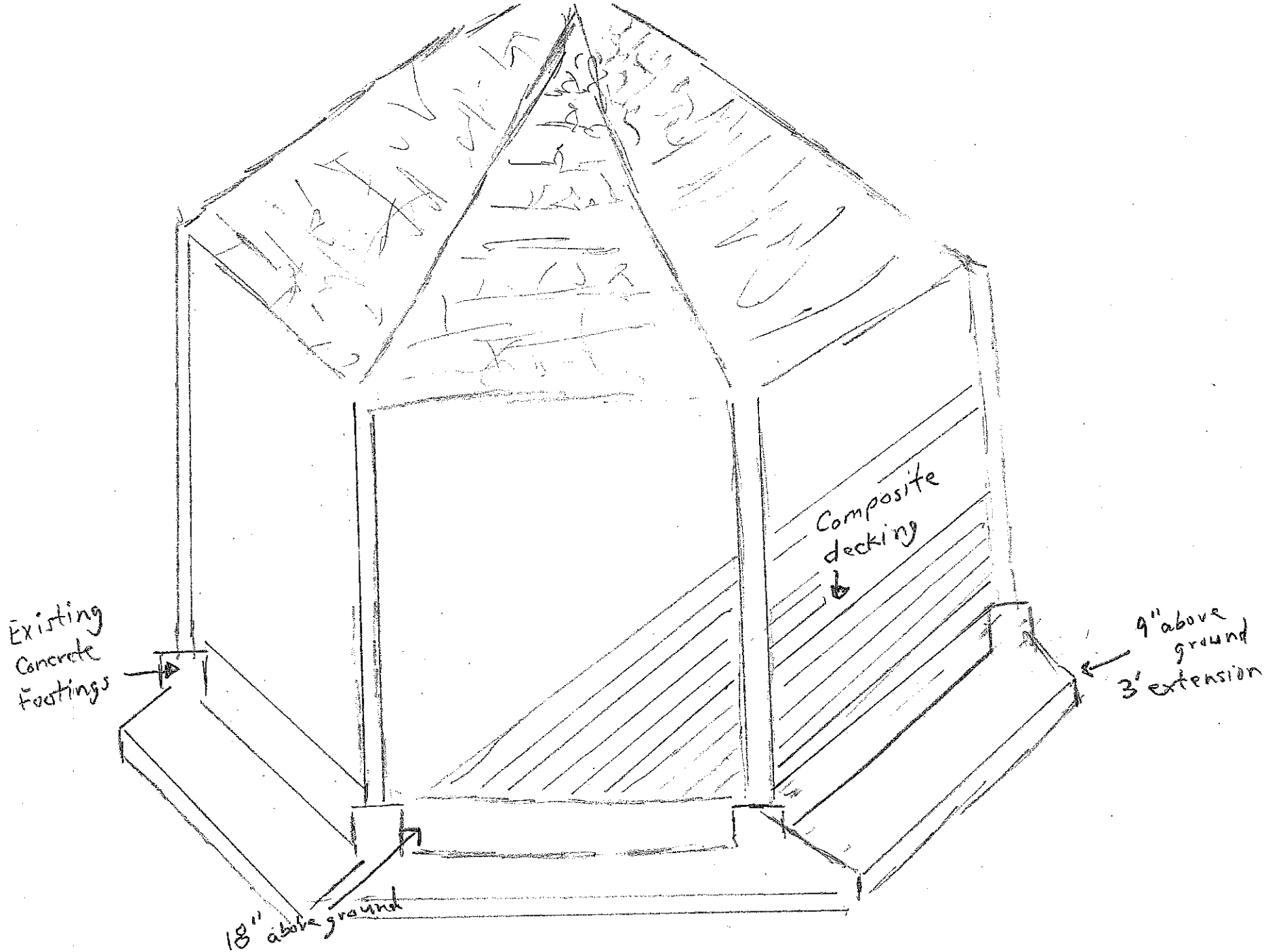
The Department would like to replace the structure with a more open style space allowing for its current and future uses but cost is a critical factor. A completely new structure with a larger floor plan ranges from $26,000 - $32,000. Unfortunately this is an unfunded proposed project at this time so the Department would like to embark on a temporary solution. One that would address the functionality of the structure and repair areas of deterioration.

The proposal would do the following:

1. Removal of all the hedges / roots to expose the base of the structure
2. Drop the framing (which is in good shape) down to the level of the footings, approximately 18 inches off the ground.
3. Removal of all the decking, handrails and balusters.
4. Once framing is secured, replace decking with composite decking material
5. Extend out and around the structure with a 9 inch high by 3 foot wide deck sections and secure to frame of original structure.
6. Depending on overall cost we would consider exploring the replacement of the cedar roof shingles with a metal roof similar in nature to the Boathouse.

Cost / Work

The project has been discussed with a local builder, who feels this can be done with minimal cost and Parks labor. The only aspect I would not want the Parks crew performing or considering would be any roof replacement, all other aspects I feel comfortable with. I am recommending spending $3,000-$5,000 out of the Parks Maintenance budget line.


Composite decking
Existing Concrete Footings
9" above ground
3' extension
18" above ground