

*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, December 1, 2015
7:00 p.m.

Public Hearing #1

The Belfast City Council, at its meeting of Tuesday, December 1, 2015, beginning at 7:00 pm or as soon as practical thereafter, in the Council Chambers of Belfast City Hall which is located at 131 Church Street, shall conduct a public hearing regarding the final engineering and design plans for the reconstruction of Front Street. All persons are invited to attend the public hearing and to offer comment. Comment also may be submitted by the date of the hearing in writing or via email as follows: written comment to Wayne Marshall, City Planner, City of Belfast, 131 Church St, Belfast, Me, 04915, and email comment to wmarshall@cityofbelfast.org.

The Front Street Reconstruction Project mostly affects the section of Front Street located between its intersections with Main Street and Peirce Street. The project involves the following work: replacement of the existing public water and public sewer lines, constructing storm sewers, reconstructing the road base and pavement, changing the lay-out of the intersections of Front Street/Main Street and Front Street/Peirce Street, constructing new sidewalks and pedestrian accommodations, relocating existing utility poles, and constructing parking improvements. The estimated project cost is \$3.8 million, with funding provided through a \$1.9 million grant to the City from the federal Economic Development Administration, \$600,000 loan to the Belfast Water District through the State Drinking Water Program, and \$1.3 million from the City of Belfast. The City intends to borrow funds from the Maine Municipal Bond Bank and to repay loan costs through revenues obtained through the Downtown Waterfront Tax Increment Financing District.

The City Council shall consider public comment offered at the public hearing in making its decision to submit the engineering and design plans to the Economic Development Administration for review. The City's intent is to submit the engineering plans for review in early December. A copy of the overall plan and additional information regarding the project can be found on the City website at cityofbelfast.org. Questions regarding the proposed project and public hearing should be directed to Wayne Marshall, City Planner, at 338-1417 x 25 or at wmarshall@cityofbelfast.org.

This project is funded in part by a grant from the U.S. Dept of Commerce - Economic Development Administration. The total amount of federal funding included in the project financing will be \$1,900,000.00 which represents a portion of the total project costs to include design, construction, project inspection, and management of the project. Neither the United States nor any of its departments, agencies, or employees are a party to the advertisement of this public hearing or any contracts resulting from this project.

City Planner Wayne Marshall and Engineer Mandy Olver, Olver and Associates reviewed and summarized the overall layout of the project.

Mayor Ash asked for proponents and opponents.

Proponent, John Worth, Belfast inquired about the intersection of Front Street and Pierce St.

City Manager Joseph Slocum noted that he had spoken with Pedestrian, Hiking & Biking Chair Glenn Montgomery who wanted the Council to be aware that the committee is in full support of this project.

City Planner Wayne Marshall noted that he had received three written inquiries regarding the project, including one from Phyllis Radcliff who inquired about the decision to keep power lines above ground.

Mayor Ash declared the hearing closed.

Regular Council Meeting No. 11

1) Call to order

2) **Present:** Mayor Walter Ash, Jr., Councilors Mary Mortier, Neal Harkness, Eric Sanders, Michael Hurley and John Arrison; City Manager Joseph Slocum and Admin. Assistant to the City Manager Manda Cushman.

3) Pledge of Allegiance

4) Adoption of the agenda

City Manager Joseph Slocum requested to add item 10) E #1 Request for authorization to make advanced payments and file for reimbursement on behalf of the Palmer trust related to their receipt of a \$250,000 Brownfield Revolving Loan from the Maine Department of Economic and Community Development.

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

5) Acceptance of the minutes

Regular Council Meeting of November 17, 2015.

Councilor Mortier, seconded by Councilor Harkness, made a motion to accept the minutes from Regular Council Meeting of November 17, 2015. This was approved, 5-0.

6) Open to the public

1. Tammy Lacher Scully of Belfast spoke in opposition to item 10) E on the agenda, and discussed her concerns with the Washington Street project.
2. Councilors addressed Tammy Lacher Scully's concerns regarding the Washington Street project.
3. Meg Peterson of Belfast spoke about concerns with the Washington Street project and the potential effects on her business.
4. Diane Oltarzewski of Belfast requested to speak at the December 15th Council Meeting regarding a petition from the people of Belfast for the renaming of Columbus Day to Indigenous People's Day.
5. Allison Rector, Monroe and Helen Sahadi, Jackson spoke to the Council regarding green burials and the idea of creating a green cemetery in Belfast.
6. Councilors discussed the idea of a green cemetery and requested that the item be placed on a future agenda to discuss with Cemetery Director Steve Boguen.
7. Bre Bebb, Executive Director of Our Town Belfast reviewed upcoming holiday events and welcomed two new businesses to Belfast.

7) Communications

Councilor Harkness updated the Council regarding the recent Belfast Community Radio meeting.

Mayor Ash informed the public that Wreaths Across America will be in Belfast on December 6th at 11:30 a.m. at Bank of America.

City Manager Joseph Slocum requested authority to write a proclamation on behalf of the City of Belfast for the Wreaths Across America, the City Council unanimously agreed.

Councilor Hurley discussed the following:

- Tomorrow, December 2nd at 11:00 a.m. is the Crosby School Auction.
- Discussed the current installation of solar panels at the old landfill.
- Informed the public of the upcoming tree lighting, and thanked all those involved in working on getting Belfast ready for the holidays.

Councilor Sanders discussed the following:

- Discussed citizen concerns with intersection of Main Street and Church Street.
- Talked about a recent article regarding downtown development published in the Working Waterfront, by Tom Groening.

City Manager Joseph Slocum reminded the public that the Winter Parking Ban is in effect.

Harbor Master Kathy Pickering informed Council that former Harbor Committee member David Warren Cassida passed away on Thanksgiving Day.

8) Old Business and Council Committee Reports

No comments.

9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve a twelve-month Blanket Letter of Approval for Game of Chance (Sealed Tickets) for the Randall Collins VFW Post 3108 located at 34 Field Street, Belfast, Maine. This approval is granted from January 1, 2016 through December 31, 2016.
- B. Request to approve a twelve-month Blanket Letter of Approval for Cards for the Randall Collins VFW Post 3108 located at 34 Field Street, Belfast, Maine. This approval is granted from January 1, 2016 through December 31, 2016.
- C. Request to approve a twelve-month Blanket Letter of Approval for Beano for the Tarratine Tribe #13 I.O.R.M & Auxiliary located at 153 Main Street, Belfast, Maine. This approval is granted from January 1, 2016 through December 31, 2016.
- D. Request to approve a twelve-month Blanket Letter of Approval for Game of Chance (Sealed Tickets) for the Tarratine Tribe #13 I.O.R.M & Auxiliary located at 153 Main Street, Belfast, Maine. This approval is granted from January 1, 2016 through December 31, 2016.
- E. Request to approve an off premises catering permit for Trillium Events, INC for the Our Town Belfast Dinner in the Library fundraiser located at the Belfast Free Library, 106 High Street, Belfast, Maine on December 19, 2015 from 6:30 p.m. to 9:30 p.m.
- F. Request to approve an off premises catering permit for Trillium Events, INC for Whitecap Builders Holiday Party located at the Belfast Boathouse, 34 Commercial Street, Belfast, Maine on December 11, 2015 from 6:00 p.m. to 10:00 p.m.
- G. Request to approve a City Facility Use application by Mary Mortier for the “19th Annual New Year’s by the Bay” event from 2:00 p.m. December 31, 2015 until 2:00 a.m. on January 1, 2016.
- H. Request to approve a City Facility Use application by Our Town Belfast for the Annual Holiday Tree Lighting on December 5, 2015 from 4:30 p.m. to 5:30 p.m. in front of the Belfast Post Office.
- I. Request to approve a City Facility Use application by Our Town Belfast for the 1st Annual Community Menorah Lighting on December 6, 2015 from 4:30 p.m. to 5:30 p.m. in front of the Belfast Post Office.

Councilor Harkness, seconded by Councilor Hurley, made a motion to accept the consent agenda. This motion was approved, 5-0.

10) Business

- A) Review and possible approval of engineering and design plans for the Front Street Reconstruction Project.

City Planner Wayne Marshall inquired if there were any additional changes that the Council would like to make to the plan at this time and requested Council authority to move forward with the request to submit the plans for review to the Economic Development Administration.

Councilor Arrison, seconded by Councilor Mortier, made a motion to accept the engineering and design plans for the Front Street Reconstruction Project and authorized submission of the engineering, design plans, and bid specifications to the Economic Development Administration. This motion was approved, 5-0.

B) Update from the Harbor Master the development of an Outer Harbor Plan for Belfast.

Harbor Master Kathy Pickering briefly discussed how in conjunction with the consultant the Harbor Committee and Ad Hoc Committee are developing this plan, and noted that the Army Corp is content with the progress that they have made and have indicated they are comfortable with delay in completion of the plan as long as commercial moorings are moved out of the FNP by the end of the month.

Next meeting to discuss the plan is December 16th at 4:00 p.m.

C) Request from the Harbor Master to adopt harbor usage fees for 2016.

Harbor Master Kathy Pickering discussed with Councilors her recommendation for increase in fuel verses the recommendation from the Harbor Committee.

Councilor Arrison, seconded by Councilor Hurley, made a motion to accept the request from the Harbor Master to adopt harbor usage fees for 2016, and that they authorize the Harbor Master to use her discretion in determining the appropriate increase to price per gallon of fuel. This motion was approved, 5-0.

D) Request from the Harbor Master to approve charter vessel contracts for 2016.

Harbor Master Kathy Pickering informed the Council that there are three charter vessels requesting contracts, one of which is requesting a three year contract, she is recommending approving all contracts for 2016.

Councilors briefly discussed the one request for an extended three year contract.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the charter vessel contracts for 2016 as recommend. This motion was approved, 5-0.

E) Request from Central Maine Power to close down a section of Washington Street to facilitate the cleanup of polluted soils.

City Planner Wayne Marshall reviewed the project noting location of closure, pedestrian access and predicted timeline of the project.

Councilors discussed the details of the pedestrian access and recommended alternatives.

Steve Kelly, Haley and Aldrich discussed with Councilors the recommended changes to the pedestrian access route.

Councilor Hurley, seconded by Councilor Harkness, made a motion to accept the request from CMP to construct a covered and lighted pedestrian access route that goes behind the skate park. This motion was approved, 5-0.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the request from CMP to close down a section of Washington Street to facilitate the cleanup of polluted soils from January 2016 to June 15, 2016. This motion was approved, 5-0.

F) Consideration of a recommendation from the City Manager to eliminate payment of tax payments from Waterfall Arts.

City Manager Joseph Slocum briefly explained his recommendation to eliminate payment in lieu of tax payments from Waterfall Arts, noting that any payments outstanding or future will be waived.

Councilor Hurley, seconded by Councilor Harkness, made a motion to accept the recommendation from the City Manager to eliminate payment of tax payments from Waterfall Arts including all outstanding and future payments. This motion was approved, 4-0. (Councilor Sanders abstained noting his involvement on the Waterfall Arts Board)

G) Request from Central Maine Power to install a new utility pole on Ocean Street for a new residence.

No comments.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the request from CMP to install a utility pole on Ocean Street for a new residence. This motion was approved, 5-0.

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

Councilor Sanders, seconded by Councilor Arrison, made a motion to go into Executive Session to discuss a real property matter pursuant to 1 M.R.S.A. 405 (6) C at 10:13 p.m. This motion was approved, 5-0.

Councilor Arrison, seconded by Councilor Mortier, made a motion to adjourn Executive Session to discuss a real property matter pursuant to 1 M.R.S.A. 405 (6) C at 11:17 p.m. This motion was approved, 5-0.

D) Signing of Council Orders and housekeeping items.

Council Order # 24 Signed by Councilor Hurley, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$2,850.00 for additional funding needed to purchase a new boiler for the Belfast Fire Station. Funding to come from the Undesignated Fund Balance. (Approved on November 3, 2015)

11) Open to the Public

1. Paul Carlson of Belfast spoke about the positive developments along Front Street.

12) Communications

Councilor Harkness spoke about a recent article about Bangor Police Officers learning sign language.

Councilor Mortier reminded everyone to check on your neighbors during the winter months.

Councilor Hurley reminded citizens and business owners to keep sidewalks cleared during winter months, discussed having a Workshop with the Chief of Police, and the need to create a City policy for Department Facebook pages.

City Manager Joseph Slocum inquired about scheduling a meeting regarding capital projects with Department Heads and Committee Members.

13) Adjourn

Councilor Sanders, seconded by Councilor Hurley, made a motion to adjourn the meeting at 11:17 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