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**City of Belfast
Council Chambers-Belfast City Hall
Tuesday, February 16, 2016
7:00 p.m.**

Public Hearing #1

In accordance with Title 28A Section 653 MRSA 1964 a public hearing will be held on Tuesday, February 16, 2016 at 7:00 p.m. or as soon as possible thereafter in the Council Chambers of Belfast City Hall to hear an application by Rosamond Peters d/b/a Nautilus Seafood & Grill, LLC located at 3 Main Street, Belfast, Maine for a renewal Malt, Spirituous and Vinous Restaurant/Lounge liquor license.

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

Regular Council Meeting No. 16

1) Call to order

2) Present: Mayor Walter Ash, Jr., Councilors Mary Mortier, Neal Harkness, Eric Sanders, Michael Hurley and John Arrison and City Manager Joseph Slocum.

Absent: Admin. Assistant to the City Manager 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) A#1** Request to accept the bids submitted for #2 Fuel Oil for the City of Belfast and award the bid to the lowest bidder.
- Add item **10) K #1** Request to go into Executive Session to discuss a Real Estate matter pursuant to 1 MRSA 405 (6) C.
- Add item **10) K #2** Request to go into Executive Session to discuss a Union matter pursuant to 1 MRSA 405 (6) D.

Councilor Hurley requested to add item **10) J #1** Discussion on next year’s budget.

Councilor Harkness, 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 February 2, 2016.

Councilor Mortier, seconded by Councilor Harkness, made a motion to accept the minutes from Regular Council Meeting of February 2, 2016. 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. Carol Good of Belfast addressed item 10) F on the agenda on behalf of the Friends of Belfast Parks and their request to dedicate a memorial bench on the Armistice Bridge to Anita Robertson.
2. Petra Hall of Belfast spoke in support of the efforts to create a community radio station and addressed concerns with the current Group Home closing.

7) Communications

Councilor Harness informed the public and Council that neighboring community member Lorraine Haynes of Searsport has passed, he also thanked the Public Works crews for the work they do for the City of Belfast.

Councilor Hurley thanked the Public Works crews for all the work they do and the positive impact it has on the community.

City Manager Joseph Slocum updated the Council on the Group Home Foundation closures.

8) Old Business and Council Committee Reports

Attached in the packets are copies of two maps of the land that the Water District is going to sell. The City has a statutory opportunity to purchase this land up to April 19, 2016. At this time I am unaware of any City need that would be fulfilled by purchasing this land and I leave it toward your continuing consideration.

Councilors briefly discussed, no action was taken.

9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve the application by Rosamond Peters d/b/a Nautilus Seafood & Grill, LLC located at 3 Main Street, Belfast for a renewal Malt, Spirituous and Vinous Restaurant/Lounge liquor license.

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

10) Business

A) Update from legal counsel for RSU # 71 on their negotiations with RSU # 20 for the division of financial assets.

Attorney Kristin Collins representing RSU #71 discussed the recent mediation, reviewed the settlement agreement and release.

Councilors discussed the agreement.

Councilor Hurley, seconded by Councilor Mortier, made a motion to authorize the City Manager to sign the release. This motion was approved, 5-0.

A) #1 Request to accept the bids submitted for #2 Fuel Oil for the City of Belfast and award the bid to the lowest bidder.

City Manager Joseph Slocum reviewed the bids and recommended awarding the bid to the lowest bidder Maritime Energy for \$1.455 per gallon from October 1, 2016 to July 31, 2017.

Councilor Mortier, seconded by Councilor Harkness, made a motion to accept the bids for #2 Fuel and to award the bid to Maritime Energy for \$1.455 per gallon. This motion was approved, 5-0.

B) Update on the community efforts to establish a low-power radio station in Belfast.

Joseph Slocum, City Manager and Councilor Harkness updated the Council of the group's efforts and discussed the importance for funding and community support in order to establish a low-power radio station in Belfast.

C) Update on the Front Street Project from City Planner Wayne Marshall.

City Planner Wayne Marshall and Mandy Olver, Olver Associates discussed the results of the February 16 bid opening for construction services for the Front Street Reconstruction project. They stated that six bids were received and that Maine Earth is the apparent low bidder, having submitted a bid of \$3,675,523.00. There was extensive discussion regarding the bid results.

Council scheduled a Special City Council Meeting on Tuesday, February 23rd at 6:30 p.m. at which time they plan to award a bidder.

Councilor Hurley, seconded by Councilor Arrison, made a motion to accept the bids submitted on February 16, 2016 for the Front Street Reconstruction Project. This motion was approved, 5-0.

City Planner Wayne Marshall spoke with the Council regarding how to pay project costs, noting that the Council has discussed project funding at each of its past five regular meetings. Discussion centered on the \$1.9 million Economic Development Grant that the City has been

awarded for the project, the use of \$2,150,000 in funds through the Maine Municipal Bond Bank pursuant to the Resolution the Council adopted at its meeting of May 5, 2015, the use of \$150,000 in City funds typically allocated for paving projects, the use of \$125,000 in Sewer District Capital Reserve funds and potential options the City could consider to reduce project cost. The Council also discussed how to repay the costs of the bond, with staff largely speaking to the use of revenues obtained through the City's Downtown - Waterfront Tax Increment Financing District.

In discussing potential options to reduce project costs, the Council chose to support all work identified in the bid, including both Alternate # 1 and Alternate #2, and also chose to request City Engineer to identify how street lamp style lighting could be installed in the area between Main Street and the Front Street Pub, while recognizing that the additional lighting would require a project change order. Staff estimated that the lighting work could cost about \$50,000.

The Council, during its discussion of how to pay the City share of project costs, discussed the use of Downtown Waterfront Tax Increment Financing funds to help pay the bond the City would secure. The Council also discussed the use of some of the existing funds in reserve in the Downtown Waterfront Tax Increment Financing District to pay the difference between the Bond funds and the amount of the project cost.

Councilor Mortier, seconded by Councilor Arrison, move to approve the use of \$225,000 from current reserves in the Downtown Waterfront Tax Increment Financing account to pay project costs. This motion was approved 5-0.

Following extensive discussion, City Planner Wayne Marshall requested that the Council authorize the City to formally submit an application to the Maine Municipal Bond Bank to borrow \$2,150,000.00, payable over a period of 20 years, to help pay City costs for the Front Street Reconstruction project, as well as City costs associated with the Downtown Revitalization project, Brownfields project at Belfast Yards, and the City's purchase of the Clarke/Kaber property.

Councilor Mortier, seconded by Councilor Sanders, made a motion to authorize submitting an application to the Maine Municipal Bond Bank for \$2,150,000.00. This motion was approved, 5-0.

Council also briefly discussed CMP electrical work and lighting.

D) Update from City Assessor Brent Martin on the progress of the office and the challenges that lay ahead.

City Assessor Brent Martin discussed with the Council the challenges of the Assessor's Office.

E) Reconsideration of the Boathouse fee structure.

City Manager Joseph Slocum reviewed the revised fee structure of the Boathouse.

Council discussed having a review of the structure at a meeting January 2017.

Councilor Hurley, seconded by Councilor Harkness, made a motion to accept the Boathouse fee structure as proposed. This motion was approved, 5-0.

F) Discussion on selling memorials for the benches on the Armistice Bridge.

City Manager Joseph Slocum disclosed to the Council that there are five benches that remain without dedication, three community members and two family members of elected officials have come forward.

No vote was taken, the Council generally supported the cost of \$2,000 per bench and that the individual would be responsible for the additional purchase and installation of the plaques which must meet the specifications of the plaques that have already been placed, funds collected for the selling of these memorial benches will be placed in the Footbridge Maintenance Account.

G) Update on the recommendations for the future layout of moorings in the Outer Harbor.

City Manager Joseph Slocum informed the Council that the proposal will be sent to the Council and put on the City website by the end of the week, the plan is to have the Public Hearing take place at the March 1st Council Meeting.

H) Update from the Economic Development Director regarding a couple of potential applications for CDBG Economic Development Program grants.

Economic Development Director Thomas Kittredge updated the Council on two potential CDBG Economic Development Program applications from Corner Spring Montessori School and Front Street Shipyard, he noted that he expects to bring more information forward at the March 1st Council Meeting.

I) Request for approval of the Shrine Parade on June 18, 2016 at 2:00 p.m.

City Manager Joseph Slocum briefly reviewed the request.

Council briefly discussed the request and informed the public that this parade takes place on Saturday and the Trek Across ME will be on Sunday, meaning that this will be a very busy weekend in Belfast.

Councilor Arrison, seconded by Councilor Hurley, made a motion to approve the Facility Use Application for the Shrine Parade on June 18, 2016 at 2:00 p.m. This motion was approved, 5-0.

J) Update on working with CMP on reducing lighting.

City Planner Wayne Marshall discussed the lights on Cross, Miller and Spring Streets, informing the Council that they have been shut off by CMP. He requested that after the Special Council Meeting on Tuesday, February 23rd that the Council reviews the lights in the field.

J) #1 Discussion on next year's budget.

Council discussed information needed before budget sessions begin and potential times for budget sessions.

K) Signing of Council Orders and housekeeping items.

Council Order # 33 Signed by Councilor Hurley, Ordered That:

The City Manager and the City Treasurer are authorized to expend \$1,500.00 as part of the match needed by the Belfast Creative Coalition to participate in an economic impact study of the arts and culture in Waldo County. Funds will come from the Undesignated Fund Balance.
(Approved on February 2, 2016)

K) #1 Request to go into Executive Session to discuss a Real Estate matter pursuant to 1 MRSA 405 (6) C.

Councilor Mortier, seconded by Councilor Arrison, made a motion to go into Executive Session to discuss a Real Estate matter pursuant to 1 M.R.S.A Section 405 (6) C at 10:55 p.m. This motion was approved, 5-0.

Councilor Sanders, seconded by Councilor Mortier, made a motion to adjourn Executive Session to discuss a Real Estate matter pursuant to 1 M.R.S.A Section 405 (6) C at 11:16 p.m. This motion was approved, 5-0.

K) #2 Request to go into Executive Session to discuss a Union matter pursuant to 1 MRSA 405 (6) D.

Councilor Sanders, seconded by Councilor Mortier, made a motion to go into Executive Session to discuss a Union matter pursuant to 1 M.R.S.A Section 405 (6) D at 11:16 p.m. This motion was approved, 5-0.

Councilor Sanders, seconded by Councilor Arrison, made a motion to adjourn Executive Session to discuss a Union matter pursuant to 1 M.R.S.A Section 405 (6) D at 11:20 p.m. This motion was approved, 5-0.

11) Open to the Public

No comments.

12) Communications

Councilor Hurley discussed the City’s bid process and policies on awarding bids.

Councilors further discussed possible times for future budget sessions.

Councilor Arrison inquired about the route of the Trek Across ME and discussed its impact on the First Baptist Church’s service in prior years.

13) Adjourn

Councilor Sanders, seconded by Councilor Arrison, made a motion to adjourn the meeting at 11:20 p.m. This motion was approved, 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