

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, April 16, 2024**

6:00 p.m. Council Work Session with Pen Bay Medical Center and Waldo County General Hospital (WCGH) President Denise Needham regarding the future of WCGH

7:00 p.m. Regular Council Meeting

Regular Council Meeting No. 20

1) Call to order

2) Present: Mayor Eric Sanders, Councilors Mary Mortier, Neal Harkness, Brenda Bonneville, Chris Bitely, Paul Dean; City Manager Erin Herbig and Deputy City Manager Manda Cushman.

3) Pledge of Allegiance

4) Adoption of the agenda

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

5) Acceptance of the minutes

Special City Council Meeting of March 28, 2024, Special City Council Meeting of April 2, 2024, and Regular Council Meeting of April 2, 2024.

Councilor Dean, seconded by Councilor Harkness, made a motion to accept the minutes from the Special City Council Meeting of March 28, 2024, Special City Council Meeting of April 2, 2024, and Regular Council Meeting of April 2, 2024. This motion was approved, 5-0.

6) A. Open to the public

Councilor Harkness, seconded by Councilor Bonneville, made a motion to amend the agenda moving item 10) A, B and C to item 10) F #1, #2, #3. This motion was approved, 5-0.

City Manager Erin Herbig noted that Council received three emails from Erica Schlueter and Meredith Bruskin and no postal mail, prior to noon today which were shared with Council before the start of the Council meeting to be included as part of the Open to the Public.

1. Executive Director of the Chamber of Commerce Dorothy Havey discussed the presentation from WCGH President and her personal experience with the hospital.
2. Mike Hurley of Belfast discussed the Keeping Belfast Maine Beautiful request, which is on the Consent Agenda for Council consideration and noted that they are still looking for volunteers.
3. Syd Block of Belfast discussed his experience working at WCGH and thanked Council for inviting them to provide a presentation.

B. Organization and Department Reports

No comments.

7) Communications

Councilor Harkness and Mayor Sanders both discussed their personal experiences with WCGH over the years.

8) Old Business and City Committee Reports

Councilor Bonneville provided an update on behalf of the Pedestrian, Transportation and Accessibility Committee.

9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve a Facility Use Application by Krissy-Lynne Jackson, John Gibbs, and Mike Hurley for use of Belfast Yards for the annual Keeping Belfast Maine Beautiful event on Saturday, May 11, 2024, from 6:30 a.m. to 3:00 p.m. and the closure of High Street from Vine Street (Belfast Variety) to Head of Tide, from 9:00 a.m. to 11:30 a.m.
- B. Request to approve a Facility Use Application by Meg Shorette and Joshua Gass for use of the City Hall parking lot on High Street for the annual All Roads Music Festival on Friday, May 17 at 5:00 p.m. through Saturday evening.

- C. Request to approve an Incorporated Civic Organization License for Launchpad for the annual All Roads Music Festival on May 18, 2024, from 10:00 a.m. to 10:00 p.m. located at 17 Court Street, Belfast, Maine.
- D. Request to approve an Incorporated Civic Organization License for Launchpad for the annual All Roads Music Festival on May 17 and May 18, 2024, from 10:00 a.m. to 11:00 p.m. located at 143 Church Street, Belfast, Maine.
- E. Request to approve an off-premises catering permit for The Otis Group Incorporated d/b/a Rollie's for a private wedding reception on April 6, 2024, from 3:00 p.m. to 11:00 p.m. located at the Belfast Marina, 15 Front St., Belfast, Maine.
- F. Request to approve a parade application by the Belfast Area High School Gender and Sexuality Alliance Club for the annual Belfast Pride Parade on Saturday, June 8, 2024, starting at Belfast Area High School at 11:00 a.m. and ending at Heritage Park.
- G. Request to approve an Itinerant Vendor's Permit for Troy Reynolds d/b/a Renewal by Andersen of Greater Maine located at 615 Ste. 5 Odlin Road, Bangor, Maine offering free window inspections.

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

10) Business

A) Request from Cindy Joseph for Council consideration of a reduced Boathouse Rental Fee for Saturday, May 18, 2024, for a private rental.

Item moved to **10) F #1.**

B) Request from Tish Manning representing Region School Unit (RSU) #71 for Council consideration of a Boathouse Rental fee waiver for Thursday, May 16, 2024, for a World Oceans Day Educational Event.

Item moved to **10) F #2.**

C) Request to approve a new Facility Use Request by Belfast Area High School Gender and Sexuality Alliance for use of Heritage Park for an art installation from June 1st through June 30th as part of the Belfast Pride Celebration.

Item moved to **10) F #3.**

D) Presentation on a Remand Order from the Waldo County Superior Court dated September 28, 2023, to consider modification or vacation of a Condemnation Order issued by the City Council on August 12, 2021.

City Attorney Kristin Collins presented.

No Council action was taken.

E) Public Hearing on a Remand Order from the Waldo County Superior Court dated September 28, 2023, to consider modification or vacation of a Condemnation Order issued by the City Council on August 12, 2021.

Mayor Sanders asked for proponents and opponents.

1. Kim Ervin Tucker, Esq. of Lincolnton on behalf of her clients Jeffrey Mabee and Judith Grace, discussed lawsuit filed last week.
2. Don Richards of Rockport, who is a land surveyor, provided information to the Council regarding the Belfast City line.
3. Syd Block of Belfast and Northport discussed the remand order.
4. Lauren Veale of Belfast discussed the history of boundary lines and ownership.
5. Cecil Ryder of Belfast inquired about information provided to the Council and their ability to make a fair just decision.
6. Lawrence Reichard of Belfast discussed funding spent by the City of Belfast in relation to the project and requested the Council stop spending taxpayer money on this issue.
7. Dave Perkins of Lincolnton and Council for Upstream Watch and asked that the Council carefully consider the legal position that the eminent domain case is in and requested that the Council consider vacating it.
8. Robyn Duffy of Belfast discussed concerns with the accommodation made for tonight's meeting and asked the Council to consider letting Nordic go.

9. Susanne Stone of Belfast requested that the Council consider vacating the condemnation order and read a poem.
10. Aimee Moffitt, owns land in Belfast, discussed hostility in relation to the proposed Nordic project.
11. Bruce Haffner of Hope read a line of 30.A regarding eminent domain and discussed legal fees.
12. Ellie Daniels of Searsmont discussed the need to be accountable to the citizens of Belfast and requested the Council do the right thing.
13. Lewis McGregor of Stockton Springs requested that the Council work with Upstream Watch and consider their proposal.
14. Jim Merkel of Belfast discussed concerns with the environmental impact of the proposed Nordic project.
15. Brenda Chandler of Auburn representing Nordic Aquafarms expressed her belief in the Nordic project in Belfast and discussed the benefits the project would have for the community.
16. David Noyes of Swanville representing Nordic Aquafarms discussed the positive impacts they expect the Nordic project to have in Belfast and inquired about the survey presented at tonight's meeting.
17. Ed Cotter of Belfast representing Nordic Aquafarms discussed the benefits the Nordic project is expected to have on the City of Belfast and discussed the steps that Nordic Aquafarms has taken to be good neighbors.
18. Susan Cutting of Belfast requested that the Council consider option four and vacate.
19. Mo Lotman of Belfast discussed the options and urged the Council to consider vacating.
20. Joanne Moesswilde of Belfast asked that the Council visit the Harriet Hartly Conservation area and mudflats.
21. Jillian Howell of Belfast representing Up Stream Watch requested the Council consider vacating.
22. Barbara Lehn of Belfast requested that Council take this moment before them and take the opportunity to stop this project now.
23. Debbie Smith of Belfast urged the Council to vacate the Condemnation Order.

24. Ridgely Fuller of Belfast asked the Council to vacate the Order and to put an end to it.
25. Colleen O’Connell of Belfast thanked Jeffrey Mabee and Judith Grace.
26. Rachel Herbener of Belfast discussed concerns with the impacts, such as the construction period, this potential project will have on the community.
27. Catherine Robin of Belfast encouraged the Council to watch “A Brief History of the Future.”
28. Joe Berry of Belfast asked that the Council ask themselves if they have the money and do they have clear title to the property.
29. Ann “Sandy” Wallace of Northport talked about the divisiveness she has seen due to this proposed project and the sadness it brings her.

Mayor Sanders declared the hearing closed.

F) Council discussion and action on a Remand Order from the Waldo County Superior Court dated September 28, 2023, to consider modification or vacation of a Condemnation Order issued by the City Council on August 12, 2021.

The City Council discussed what action, if any, it wishes to take and asked clarifying questions regarding the presentation from City Attorney Kristin Collins.

Councilor Harkness, seconded by Councilor Bonneville, made a motion to move forward with option #4 Vacate/Repeal the Condemnation Order entirely. This option would vacate and repeal the entire Condemnation Order, to include both the intertidal area and the residential purposes restriction and direct the City Attorney to draft the order for presentation and consideration at the Council Meeting on May 7th. This motion was approved, 4-1 (Councilor Mortier opposed).

F) #1 Request from Cindy Joseph for Council consideration of a reduced Boathouse Rental Fee for Saturday, May 18, 2024, for a private rental.

Parks and Recreation Director Pam Salokangas reviewed the request from Cindy Joseph for Council consideration of a reduced Boathouse Rental Fee for Saturday, May 18, 2024, for a private rental and answered Council questions.

Councilor Harkness, seconded by Councilor Dean, made a motion to approve the requested reduced fee waiver by Cindy Joseph from the shoulder season weekend day rate of \$525 to a rate of \$200 with the required \$75 security deposit. This motion was approved, 5-0.

F) #2 Request from Tish Manning representing Region School Unit (RSU) #71 for Council consideration of a Boathouse Rental fee waiver for Thursday, May 16, 2024, for a World Oceans Day Educational Event.

Parks and Recreation Director Pam Salokangas reviewed the request from Tish Manning representing Region School Unit (RSU) #71 for Council consideration of a Boathouse Rental fee waiver for Thursday, May 16, 2024, for a World Oceans Day Educational Event and answered Council questions.

Councilor Dean, seconded by Councilor Bonneville, made a motion to approve the requested fee waiver by RSU #71 for their World Oceans Day, scheduled for Thursday, May 16, 2024, from 8:00 AM-2:00 PM. This motion was approved, 5-0.

F) #3 Request to approve a new Facility Use Request by Belfast Area High School Gender and Sexuality Alliance for use of Heritage Park for an art installation from June 1st through June 30th as part of the Belfast Pride Celebration.

Parks and Recreation Director Pam Salokangas reviewed the request to approve a new Facility Use Request by Belfast Area High School Gender and Sexuality Alliance for use of Heritage Park for an art installation from June 1st through June 30th as part of the Belfast Pride Celebration and answered Council questions.

Councilor Mortier, seconded by Councilor Harkness, made a motion to approve the new Facility Use Request by Belfast Area High School for use of Heritage Park for an art installation from June 1st through June 30th as part of the Belfast Pride Celebration. This motion was approved, 5-0.

G) Request from the Harbor Master for authorization to apply for a Harbor Management Grant to build floats.

Harbor Master Kathy Given reviewed the request for authorization to apply for a Harbor Management Grant to build floats.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to authorize City staff to apply for \$15,000.00 in funding from the 2024 Harbor Management Grant; to authorize funding of up to \$3,000.00 from the Harbor Department’s Enk Fund as partial additional matching funds, if we are awarded grant funding; and to authorize the City Manager to sign HMA Grant contract or other necessary paperwork upon funding being awarded to the City of Belfast. This motion was approved, 5-0.

H) Request from the Airport Manager to approve the negotiated contract with McFarland Johnson as the Airport Layout Plan (ALP) consultant and to authorize the City Manager to take all actions necessary to execute the contract.

Airport Manager Kenn Ortmann reviewed the request to approve the negotiated contract with McFarland Johnson as the Airport Layout Plan (ALP) consultant and to authorize the City Manager to take all actions necessary to execute the contract and answered Council questions.

Councilor Mortier, seconded by Councilor Harkness, made a motion to approve the negotiated contract with McFarland Johnson as the Airport ALP consultant and to authorize the City Manager to take all actions necessary to execute the contract. This motion was approved, 5-0.

I) Request from the Deputy Economic Development Director to enter into a contract with Solarlogix, LLC for heat pump retrofits.

Deputy Economic Development Director Joellyn Warren reviewed the request to enter into a contract with Solarlogix, LLC for heat pump retrofits and answered Council questions.

Councilor Bonneville, seconded by Councilor Harkness, made a motion to accept the one bid and to approve Solarlogix as the City’s Qualified Partner to coordinate Efficiency Maine rebates, provide proposals to convert former Court House and City Hall to heat pumps, provide installation and maintenance of such systems and to authorize the City Manager to execute any and all documents and contracts with Solarlogix to secure them as the City’s Qualified Partner for heat pump retrofits at the former County Court House and City Hall. This motion was approved, 5-0.

J) Request from the Deputy Economic Development Director to accept Efficiency Maine for Retrofit Rebate for the former County Court House.

Deputy Economic Development Director Joellyn Warren reviewed the request to accept Efficiency Maine for Retrofit Rebate for the former County Court House.

Councilor Mortier, seconded by Councilor Harkness, made a motion to accept the pre-approved rebate from Efficiency Maine to install a VRF system at the former courthouse at 137 Church Street, and provide the required match be not more than 10% of the project costs from the City's Energy Capital Reserve Fund, and to authorize the City Manager to execute any and all documents and contracts with Efficiency Maine to accept rebate and process disbursements. This motion was approved, 5-0.

K) Consideration of an update to the City's current Bid Policy.

City Manager Erin Herbig reviewed the proposed update to the City's current Bid Policy and answered Council questions.

Councilor Harkness, seconded by Councilor Bitely, made a motion to adopt the proposed City Bid Policy as presented. This motion was approved, 5-0.

L) Request by the Economic Development Director to approve and authorize the submission of the April 1, 2023, through March 31, 2024, Annual Reports for the 115 Congress Street, Congress Street, School Street, and Wight Street Housing Development and Tax Increment Financing Districts to MaineHousing.

Economic Development Director Thomas Kittredge reviewed the request to approve and authorize the submission of the April 1, 2023, through March 31, 2024, Annual Reports for the 115 Congress Street, Congress Street, School Street, and Wight Street Housing Development and Tax Increment Financing Districts to MaineHousing.

Councilor Harkness, seconded by Councilor Mortier, made a motion to approve the Annual Report for Tax Year April 1, 2023 - March 31, 2024 for the Wight Street Affordable Housing Development and Tax Increment Financing District; approve the Annual Report for Tax Year April 1, 2023 - March 31, 2024 for the 115 Congress Street Affordable Housing Development and Tax Increment Financing District; approve the Annual Report for Tax Year April 1, 2023 - March 31, 2024 for the School Street Affordable Housing Development and Tax Increment Financing District; approve the Annual Report for Tax Year April 1, 2023 - March 31, 2024 for the Congress Street Affordable Housing Development and Tax Increment Financing District; and authorize the Economic Development Director to submit these approved reports to MaineHousing. This motion was approved, 5-0.

M) Request by the Economic Development Director to authorize sending City personnel to Revitalizing New England: Brownfields Summit 2024, to be held on May 29th and May 30th, 2024, in Portland, Maine.

Economic Development Director Thomas Kittredge reviewed the request to authorize sending City personnel to Revitalizing New England: Brownfields Summit 2024, to be held on May 29th and May 30th, 2024, in Portland, Maine.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to authorize the Economic Development Director, Deputy Economic Development Director, and the City Planner to attend the Revitalizing New England: Brownfields Summit, and to have their eligible conference-related expenses covered/reimbursed by funds from the City’s current USEPA Brownfields Assessment Grant and/or Revolving Loan Fund Grant, and not to exceed a total of \$4,200.00. This motion was approved, 5-0.

G) Signing of Council Orders and housekeeping items.

11) Open to the Public

No public comments.

12) Communications

No communications.

13) Adjourn

Councilor Mortier, seconded by Councilor Dean, made a motion to adjourn at 10:03 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