

\*These are "Action Only" minutes. Video of comments may be found on recorded discs at City Hall or at [www.cityofbelfast.org](http://www.cityofbelfast.org).\*

**City of Belfast  
Council Chambers-Belfast City Hall  
Tuesday, July 16, 2024**

**6:00 p.m.** Request to go into an Executive Session on a Legal Matter with the City Attorney pursuant to 1 M.R.S.A. 405 (6) E.

Councilor Bonneville, seconded by Councilor Dean, made a motion to go into Executive Session on a Legal Matter with the City Attorney pursuant to 1 M.R.S.A. 405 (6) E at 6:00 p.m. This motion was approved, 5-0.

Councilor Harkness, seconded by Councilor Mortier, made a motion to adjourn the Executive Session on a Legal Matter with the City Attorney pursuant to 1 M.R.S.A. 405 (6) E at 6:57 p.m. This motion was approved, 5-0.

**7:00 p.m.** Regular Council Meeting

**Regular Council Meeting No. 2**

**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**

Mayor Sanders noted the following amendments to the Agenda:

- Add item **9) I** Request to approve a Facility Use Application for the 2024 Belfast Street Party.
- Add item **10) K #1** Request from the Atlantic Challenge to waive dockage fees.

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 July 2, 2024, and Special City Council Meeting of July 8, 2024.

Councilor Dean, seconded by Councilor Bonneville, made a motion to accept the minutes from the Regular Council Meeting of July 2, 2024, and Special City Council Meeting of July 8, 2024. This motion was approved, 5-0.

#### **6) A. Open to the public**

City Manager Erin Herbig noted that Council received 11 emails from Rachel Keidan, Heather Martens, Elizabeth Deer, Christina St. Pierre, David Loxterkamp, Janis Hogan, Jenny Davis, Tim Hughes, Ariel Morgan, Sarah Lozanova, and Bill Burford 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. Michael Towey of Belfast discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital and urged the City Council to do more.
2. Lindsay Piper of Belfast discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital.
3. Meghan Barker of Belfast discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital.
4. Amanda Battaglia of Belfast discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital.
5. Carol Kuhn of Northport discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital.
6. Finn Wilder of Belfast discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital.
7. Rachel Radcliffe of Northport discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital.
8. Katie Cronin of Belfast discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital.
9. Mike Hurley of Belfast discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital urging the Council to do more than write a letter and informed the Council and public of the upcoming Belfast Street Party.
10. Liz Snider of Belfast discussed concerns with the proposed elimination of labor and delivery services at Waldo County General Hospital.
11. Rachel Herbener of Belfast requested that the City Council respond to her questions stated during the July 2, 2024 Regular City Council Meeting regarding the surveyor.

12. Douglas Miska of Northport discussed the Nordic Proposal.

13. Andy Stevenson of Belfast requested the City Council respond to Attorney Kim Ervin Tuckers July 1, 2024, letter.

\*Councilor Harkness recommended moving item 10) I to item 10) A #1 on the agenda, the Council unanimously agreed to the change.

## **B. Organization and Department Reports**

- Update from Director of Code and Planning Bub Fournier regarding the Judgement and Order from Complaint for Land Use Violation regarding 74 High St, the former Bradbury Manor.
- Councilor Harkness suggested that when the City gets the funds for the 74 High Street property the Council consider placing it into account that can be used to address housing issues in Belfast.

## **7) Communications**

Councilor Bonneville read a letter from David Loxterkamp regarding Waldo County General Hospital.

Councilor Dean urged the public to reach out to the hospital Board of Directors directly regarding their concerns and to attend the public meeting on August 7<sup>th</sup> at the Shrine Club, he also addressed public comments regarding the surveyor.

Councilor Bitely addressed public comments regarding the surveyor.

Councilor Harkness addressed public comments regarding the surveyor, noting that due to current litigation the Council is unable to speak on some questions being asked in relation to Nordic Aquafarms, he also noted that University of Maine has announced that they will sell the Hutchinson Center and noted that he is trying to get a recent Waldo CAP presentation to their staff available to City staff and the Council.

Councilor Mortier discussed the surveyor and the public process that will occur in coming months.

Mayor Sanders addressed the public comments regarding the surveyor and Waldo County General Hospital and thanked all who came out to speak during open to the public.

## **8) Old Business and City Committee Reports**

- Bruce Snider Chair of the Pedestrian, Transportation and Accessibility Committee provided a committee update.

**9) Permits, Petitions and Licenses - Consent Agenda**

- A. Request to approve an Itinerant Vendor's Permit for Simon Spergl d/b/a Southwestern Advantage – Independent Contractor from Montville, Maine offering educational books and apps.
- B. Request to approve an off-premises catering permit for FFS LLC d/b/a Nautilus Seafood & Grill for the Mustang Round-up High School Reunion on August 10th, 2024, from 4:00 p.m. to 11:00 p.m. located at the Belfast Yacht Club, 15 Front Street, Belfast, Maine.
- C. Request to approve an off-premises catering permit for Moonbat LLC d/b/a Marshall Wharf Brewing Co. for the Atlantic Challenge International Contest of Seamanship celebration on July 22 through July 28, 2024, from 7:00 p.m. to 10:00 p.m. located at Steamboat Landing Park, Belfast, Maine.
- D. Request to approve an application by Allplay Bowling Center LLC d/b/a Allplay Bowling Center located at 49 Searsport Ave., Belfast, Maine for a renewal Malt and Vinous Restaurant (Class I, II, III and IV) liquor license.
- E. Request to approve an application by Must Be Nice Lobster LLC d/b/a Must Be Nice Lobster located at 2 Cross Street, Belfast, Maine for a renewal Malt and Vinous Restaurant (Class I, II, III and IV) liquor license.
- F. Request to approve an application by American Cruise Lines, Inc. d/b/a American Cruise Lines, Inc. located at Belfast Harbor, Belfast, Maine for a renewal Public Service Class I – Beer, Wine and Spirits Public Service liquor license.
- G. Request to approve an automobile graveyard/junkyard permit for Bert Bailey of Far Inc. d/b/a Gibbs Auto Sales located at 50 Back Belmont Road, Belfast, ME.
- H. Request to approve an application by Rice & Noodle Thai Restaurant LLC d/b/a Rice & Noodle Thai Restaurant located at 160 Searsport Ave., Belfast, Maine for a renewal Malt and Vinous Restaurant (Class I, II, III and IV) liquor license.
- I. Request to approve a Facility Use Application for the 2024 Belfast Street Party.

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

**10) Business**

- A) Request to authorize funding of \$20,000 to The Game Loft in Belfast from the Keep the Faith Fund.

City Manager Erin Herbig briefly reviewed the request to authorize funding of \$20,000 to The Game Loft in Belfast from the Keep the Faith Fund.

Members of the Game Loft Board of Directors, Mark Bergelin, Tim Seymour and Josh Goldstein along with several student members shared information regarding the status of The Game Loft and informed the public how they can support their current fundraising efforts.

Councilor Bonneville, seconded by Councilor Harkness, made a motion to authorize funding of \$20,000 to The Game Loft in Belfast from the Keep the Faith Fund. This motion was approved, 5-0.

Damian Whitmore discussed his personal experience with The Game Loft and the ripple effect it has had on himself, the youth members he works with, other staff and the community.

**A) #1** Consideration of a letter to the Maine Health Board of Directors regarding the proposed elimination of labor and delivery services at Waldo County General Hospital.

Councilor Harkness read the draft letter to the Maine Health Board of Directors regarding the proposed elimination of labor and delivery services at Waldo County General Hospital.

Councilor Dean requested that the letter be cc'd to Senator Chip Curry and Representative Jan Dodge.

Councilors thanked the public for their comments and urged anyone who has concerns to attend the meeting on August 7<sup>th</sup> from 5PM to 6:30PM at the Shrine Club so that the representatives of the hospital hear directly from the community.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to send the letter, as presented, to the Maine Health Board of Directors and to Senator Chip Curry and Representative Jan Dodge, regarding the proposed elimination of labor and delivery services at Waldo County General Hospital. This motion was approved, 5-0.

**B)** Presentation on the proposed City of Belfast Fiscal Year 2024-2025 Budget.

City Manager Erin Herbig reviewed the proposed City of Belfast Fiscal Year 2024-2025 Budget thanking the Mayor and Council, Finance Director, Deputy City Manager and Department Heads for their work on the budget.

**C) Public Hearing on the proposed City of Belfast Fiscal Year 2024-2025 Budget.**

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

**D) Discussion and possible vote on the proposed City of Belfast Fiscal Year 2024-2025 Budget.**

Councilors discussed the proposed City of Belfast Fiscal Year 2024-2025 Budget, thanking all who worked on the budget.

Councilor Mortier, seconded by Councilor Harkness, made a motion to approve the proposed City of Belfast Fiscal Year 2024-2025 Budget. This motion was approved, 5-0.

**E) Consideration of a proposal from the Community Composting Collaborative for the Belfast Transfer Station to serve as a drop-off site for food waste.**

Members of the Community Composting Collaborative; Corliss Davis, Marjory Stickler, and Dianne Torresen, Representative from ScrapDogs Davis Saltonstall and Tessa Rosenberry, and Transfer Station Manager Lottie Rolfe reviewed the proposal and answered Council questions.

Councilor Dean, seconded by Councilor Mortier, made a motion to approve the proposal as presented and authorize the City Manager to sign the service agreement contract with ScrapDogs Community Compost for a one-year pilot program at the Transfer Station, subject to review and approval by the City Attorney. This motion was approved, 5-0.

**F)** Request from the Library Board of Trustees to authorize a grant submission to Efficiency Maine and authorize funding of up to \$101,000 for a new VRF heat pump-based HVAC system for the Library.

City Manager Erin Herbig reviewed the request from the Library Board of Trustees to authorize a grant submission to Efficiency Maine and authorize funding of up to \$101,000 for a new VRF heat pump-based HVAC system for the Library and answered Council questions.

Councilor Dean, seconded by Councilor Bonneville, made a motion to authorize the submission of a grant application to Efficiency Maine and if awarded, authorization of funding necessary to up to \$101,000 to complete this project, from the Energy Savings Capital Reserve. This motion was approved, 5-0.

**G)** Request from Green Streets to accept the 2024 Project Canopy Assistance Grant.

City Manager Erin Herbig and Mike Hurley, Chair of GreenStreets, reviewed the request to accept the 2024 Project Canopy Assistance Grant and answered Council questions.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to City staff requests a motion be made to accept the Project Canopy Planting and Maintenance Grant, authorize funding up to \$10,000 from account # 460-678 Tree Program Tree Plantings/Grants for the 50/50 match, and to authorize the City Manager to sign the agreement and general assurances with the Maine Forest Services. This motion was approved, 5-0.

**H)** Request from the Human Resources Administrator to join the Maine Municipal Association Workers' Compensation Safety Incentive Program.

City Manager Erin Herbig reviewed the request from the Human Resources Administrator to join the Maine Municipal Association Workers' Compensation Safety Incentive Program.

Councilor Harkness, seconded by Councilor Dean, made a motion to authorize the City of Belfast to join the Maine Municipal Association Workers' Compensation Safety Incentive Program at the Tier III level and to sign onto the MMA Workers' Compensation Safety Incentive Program Resolve. This motion was approved, 5-0.

**I)** Consideration of a letter to the Maine Health Board of Directors regarding the proposed elimination of labor and delivery services at Waldo County General Hospital.

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

**J)** Request from the Fire Chief to accept a \$200.00 donation to the Belfast Ambulance Department.

City Manager Erin Herbig reviewed the request to accept a \$200.00 donation to the Belfast Ambulance Department.

Councilor Dean, seconded by Councilor Harkness, made a motion to accept the funds of \$200.00 and to place the donation into account #110-3230 Ambulance Receipts. This motion was approved, 5-0.

**K)** Request from the Parks and Recreation Director to accept a \$50.00 donation to the Belfast Parks and Recreation Department.

City Manager Erin Herbig reviewed the request to accept a \$50.00 donation to the Belfast Parks and Recreation Department.

Councilor Mortier, seconded by Councilor Dean, made a motion to accept the funds of \$50.00 and to place the donation into account #110-3450 Parks and Recreation Receipts. This motion was approved, 5-0.

**K) #1** Request from the Atlantic Challenge to waive dockage fees.

City Manager Erin Herbig briefly reviewed the request from the Atlantic Challenge to waive dockage fees, which have been estimated by the Harbor Master to be approximately \$2,000.00.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to waive dockage fees (of approximately \$2,000.00) for the Atlantic Challenge for their event which begins on July 21<sup>st</sup> in Belfast. This motion was approved, 5-0.

L) Signing of Council Orders and housekeeping items.

**Council Order #1 Signed by Councilor Mortier Ordered That:**

The City Manager and the City Treasurer are authorized to expend up to \$2,7244 for diesel fuel from Maritime Energy. Funding is to come from account #410-567 Public Works Gas, Oil, Grease and Diesel. (Approved July 2, 2024)

**Council Order #2 Signed by Councilor Mortier Ordered That:**

The City Manager and the City Treasurer are authorized to expend up to \$66.50 per ton delivered for road salt from New England Salt Company. Funding is to come from account #410-570 Public Works Salt and Calcium. (Approved July 2, 2024)

**Council Order #3 Signed by Councilor Dean Ordered That:**

The City Manager and the City Treasurer are authorized to administer funds of up to \$30,000 for a Subsurface Wastewater Grant Program through the State of Maine for a replacement septic system at 36 Smart Road. Funding is to come through account G 1-2996-00. (Approved July 2, 2024)

**Council Order #4 Signed by Councilor Bonneville Ordered That:**

The City Manager and the City Treasurer are authorized to expend up to \$20,000 to The Game Loft in Belfast. Funding is to come from the Keep the Faith Fund. (Approved July 16, 2024)

**Council Order #5 Signed by Councilor Dean Ordered That:**

The City Manager and the City Treasurer are authorized to expend up to \$101,000 for the City's financial portion of a new VRF heat pump-based HVAC system for the Library. Funding is to come from the Energy Savings Capital Reserve. (Approved July 16, 2024)

**Council Order #6 Signed by Councilor Mortier Ordered That:**

The City Manager and the City Treasurer are authorized to expend up to \$10,000 for the City's 50/50 Match of the 2024 Project Canopy Planting and Maintenance Grant. Funding is to come from the account # 460-678 Tree Program Tree Plantings/Grants. (Approved July 16, 2024)

**Council Order #7 Signed by Councilor Dean Ordered That:**

The City Manager and the City Treasurer are authorized to accept a \$200.00 donation to the Belfast Ambulance Department. Funding is to be placed into account #110-3230 Ambulance Receipts. (Approved July 16, 2024)

**Council Order #8 Signed by Councilor Mortier Ordered That:**

The City Manager and the City Treasurer are authorized to accept a \$50.00 donation to the Belfast Parks and Recreation Department. Funding is to be placed into account #110-3450 Parks and Recreation Receipts. (Approved July 16, 2024)

**11) Open to the Public**

1. Mike Hurley of Belfast discussed the City of Belfast 24-25 Budget and Revaluation work and thanked the City Council for all the work they do on behalf of the citizens of Belfast.

**12) Communications**

No comments.

**13) Adjourn**

Councilor Dean, seconded by Councilor Bonneville, made a motion to adjourn at 9:31 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