

\*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, September 17, 2024**

**6:00 p.m.** Request to go into an Executive Session on a Real Estate Matter pursuant to 1 M.R.S.A. 405 (6) C.

Councilor Bitley, seconded by Councilor Bonneville, made a motion to go into Executive Session on a Real Estate matter pursuant to 1 M.R.S.A. 405 (6) C at 6:00 p.m. This motion was approved, 4-0.

Councilor Dean, seconded by Councilor Bonneville, made a motion to adjourn the Executive Session on a Real Estate matter pursuant to 1 M.R.S.A. 405 (6) C at 6:22 p.m. This motion was approved, 4-0.

**6:15 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 6:23 p.m. This motion was approved, 4-0.

Councilor Dean, 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 7:01 p.m. This motion was approved, 4-0.

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

**Regular Council Meeting No. 6**

**1) Call to order**

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

**Absent:** Councilor Neal Harkness.

**3) Pledge of Allegiance**

**4) Adoption of the agenda**

Councilor Bonneville, seconded by Councilor Bitely, made a motion to adopt the agenda. This motion was approved, 4-0.

**5) Acceptance of the minutes**

Regular Council Meeting of September 3, 2024.

Councilor Dean, seconded by Councilor Bonneville, made a motion to accept the minutes from the Regular Council Meeting of September 3, 2024. This motion was approved, 4-0.

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

City Manager Erin Herbig noted that Council received one email from Deborah Hall and one postal mail from Marsha Kaplan, 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. Elizabeth Stickler of Belfast spoke on behalf of the Springbrook Hill Owners Association and their recent adoption of a resolution supporting efforts of sustainability.
2. Bob Boulire of Belfast discussed concerns with the Curbside program.
3. Alan Wood of Belfast urged the Council to consider creating regulations on Airbnb's.
4. Vicky Tarbell of Belfast read a letter from Marsha Kaplan regarding concerns with the Curbside program.
5. Patrick Loranzo of Belfast discussed concerns with the Curbside program.
6. Adam Roberson, owner of Dos Gatos, discussed the positive impact that the Curbside program has had on his business and willingness to adjust to work with the City and other businesses.
7. Veronica Sazera, owner of Vinolio, discussed the positive impact of the Curbside program on the downtown has a whole.

8. Alice Seeger spoke on behalf of Our Town Belfast and feedback they have received about the Curbside program and notified the public that they will be hosting morning breakfast meetings for business owners in which they will talk about things like Curbside or other topics to that are of interest and helpful to businesses starting in October.

9. Deb Derektor of Belfast discussed the positive impacts she feels her Airbnb's bring to the community and discourages the Council from implementing more regulations and fees on owners of Airbnb's.

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

City Manager Erin Herbig noted that the City will be confirming Cherie Merrill as a part-time EMT for the Belfast Ambulance Department, and welcomed her to the team.

## **7) Communications**

Councilor Dean reminded the public to be mindful of speeding as school is back in session and there are more kids out walking as well as buses.

Councilor Mortier noted that the new 3-way stop at the intersection of Miller and High Streets installed and operational, please be aware as you are traveling intown.

Councilor Bonneville thanked the public for attending and speaking at open to the public.

Mayor Sanders noted that there will be a Candidates Night Forum on September 30<sup>th</sup> starting at 7PM at the Belfast Boathouse.

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

No comments.

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

- A. Request from the Fire Chief to confirm Cherie Merrill as a part-time EMT for the Belfast Ambulance Department.
- B. Request to approve a Facility Use Request application by The Center for Wildlife Studies for use of City streets for the 3<sup>rd</sup> Annual Run Wild! 5K and 5-mile road race on Sunday, September 15, 2024, starting at 11AM.

- C. Request to approve an application by Chase’s Daily, LLC d/b/a Chase’s Daily located at 96 Main Street, Belfast, Maine for a renewal Malt and Vinous Restaurant (Class III, IV) liquor license.
- D. Request to approve a Special Amusement Permit for Penelle Chase d/b/a Chase’s Daily for live music, DJ, Karaoke, dancing, and all live entertainment located at 96 Main Street, Belfast, Maine, indoor and outdoor.
- E. Request to approve an Incorporated Civic Organization License for Belfast Maskers for the Haunted House community Halloween event located at 17 Court Street, Belfast, Maine on October 26, 2024, from 2:00 p.m. to 10:00 p.m.
- F. Request to approve an Incorporated Civic Organization License for Habitat for Humanity of Waldo County for the Art Works for Humanity art auction located at 18 Spring Street, Belfast, Maine on September 28, 2024, from 4:00 p.m. to 10:00 p.m.

Councilor Mortier, seconded by Councilor Dean, made a motion to approve the Consent Agenda. This motion was approved, 4-0.

**10) Business**

- A) Public Hearing on a Condemnation Order regarding 74 High Street Map 37 Lot 151.

City Attorney Kristin Collins briefly reviewed the purpose of the public hearing and requested to check to see if the owner of 74 High Street, Mr. Constable, was available to participate in the Public Hearing via zoom or phone call, Mr. Constable was not in attendance in person, or by zoom or phone call.

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

- B) Council consideration of a Condemnation Order regarding 74 High Street Map 37 Lot 151.

City Attorney Kristin Collins reviewed the Condemnation Order regarding 74 High Street Map 37 Lot 151, reading the draft order and legislative findings into the record and answered Council questions. She recommended that the Council extend the Hearing and consideration of the Order

to the October 1<sup>st</sup> Council Meeting to all additional time for Mr. Constable or his legal representation to participate in the process.

Councilor Bonneville, seconded by Councilor Dean, made a motion to extend the discussion and hearing regarding the proposed Condemnation Order to be issued to take by eminent domain the real property located at 74 High Street and shown on the City's tax maps at Map 37, Lot 151, to the October 1, 2024, Regular City Council Meeting. This motion was approved, 4-0.

**C)** Update from the City Attorney on the survey work concerning the boundary line between the Town of Northport and the City of Belfast.

City Attorney Kristin Collins provided an update on the survey work concerning the boundary line between the Town of Northport and the City of Belfast, noting that the surveyor and Town of Northport would be available on October 15<sup>th</sup> at 6PM to do a preliminary review of the report with the Council and discussed the need for additional appropriation.

Councilor Bitely, seconded by Councilor Mortier, made a motion to authorize additional appropriation of \$2,500 for the cost of professional assistance as needed to conduct the perambulation process with funding to come from account #110-512 Legal Services. This motion was approved, 3-1 (Councilor Bonneville opposed).

**D)** Discussion and potential action regarding the 2024-2025 Winter Curbside Belfast Program.

Director of Code and Planning Bub Fournier reviewed the Curbside Program and answered Council questions.

Councilors discussed aspects of the program to be addressed before the winter program begins including the fee schedule, hours of operation and enforcement.

City staff will bring back the draft Curbside application with Council recommendations for formal approval at the October 1<sup>st</sup> Council Meeting.

**E) Presentation on the 2024-2025 General Assistance Ordinance and State Derived Maximum Benefits for General Assistance Requests.**

General Assistance Administrator Kristi Osgood gave a presentation on the 2024-2025 General Assistance Ordinance and State Derived Maximum Benefits for General Assistance Requests.

**F) First Reading on the 2024-2025 General Assistance Ordinance and State Derived Maximum Benefits for General Assistance Requests.**

Councilor Mortier, seconded by Councilor Bonneville, made a motion to approve the First Reading of the 2024-2025 General Assistance Ordinance and State Derived Maximum Benefits for General Assistance Requests and to direct staff to schedule the Public Hearing and Second Reading at the October 1st Council Meeting. This motion was approved, 4-0.

**G) Request to adopt the Commitment of Property Taxes and set the Mil Rate for the 2024 – 2025 Fiscal Year.**

Interim Assessor Avis Winchester and Assessing Assistant Brooks Taber-Grotton reviewed each mil rate option and answered Council questions.

Councilors discussed the mil rate options and their preference.

Councilor Dean, seconded by Councilor Bitely, made a motion to adopt the Commitment of Property Taxes and set the Mil Rate of .0154 for the 2024 – 2025 Fiscal Year. This motion was approved, 3-1 (Councilor Bonneville opposed).

**H)** Request by the Economic Development Director to have the City Council approve the recommendation of the Brownfields Selection Committee to contract with Mark Bergerlin to provide financial advisement services for the City of Belfast Brownfields Revolving Loan Fund Program.

Economic Development Director Thomas Kittredge reviewed the request to approve the recommendation of the Brownfields Selection Committee to contract with Mark Bergerlin to provide financial advisement services for the City of Belfast Brownfields Revolving Loan Fund Program.

Councilor Mortier, seconded by Councilor Dean, made a motion to approve the recommendation of the Brownfields Selection Committee to have the City of Belfast contract with Mark Bergerlin to provide financial advisement services to Brownfields Selection Committee for the City of Belfast Brownfields Revolving Loan Fund Program; and authorize the City Manager to sign any and all documentation required in order to execute this contract. This motion was approved, 4-0.

**I)** Council discussion on busking.

Councilor Bonneville discussed the topic of busking with fellow Councilors.

Director of Code and Planning Bub Fournier and City Manager Erin Herbig discussed the current noise ordinance and how that is utilized to address concerns regarding noise from busking.

No Council action was taken.

**J)** Request from the Belfast Senior Center for Council Consideration of a Boathouse Rental Fee Waiver.

City Manager Erin Herbig briefly reviewed the request from the Belfast Senior Center for Council Consideration of a Boathouse Rental Fee Waiver and answered Council questions.

Councilor Bonneville, seconded by Councilor Dean, made a motion to approve the requested fee waiver by the Belfast Senior Center to hold a Luncheon for First Responders, as presented. This motion was approved, 4-0.

**K)** Request to approve a Facility Use Application by the Belfast Maskers for a Haunted House event for use of Court Street, between Miller and Spring Streets on Saturday, October 26, 2024, from 12 PM-7 PM.

Mayor Sanders briefly reviewed the request by the Belfast Maskers for a Haunted House event for use of Court Street and answered Council questions.

Councilor Mortier, seconded by Councilor Bitely, made a motion to approve the Facility Use Application by Belfast Maskers for a Haunted House event for use of Court Street, between Miller and Spring Streets on Saturday, October 26, 2024, from 12 PM-7 PM, as presented. This motion was approved, 4-0.

**L)** Request to Approve a Central Maine Power Pole Permit Application for one new pole located on Perkins Road.

Councilor Dean, seconded by Councilor Bonneville, made a motion to approve the Central Maine Power Pole Permit Application for one new pole located on Perkins Road. This motion was approved, 4-0.

**M)** Signing of Council Orders and housekeeping items.

## **11) Open to the Public**

1. Adam Roberson, owner of Dos Gatos, discussed the proposed Curbside program fee increase, and suggested the Council consider a sliding scale.

2. Veronica Sazera, owner of Vinolio, discussed concerns that those who are upset with the Curbside will continue to be upset with the proposed changes, would like to see something done to help support other businesses who are not participating in the Curbside program.
3. Deb Derektor of Belfast discussed concerns with increased Curbside program restrictions and urged the Council to consider having less restrictions.

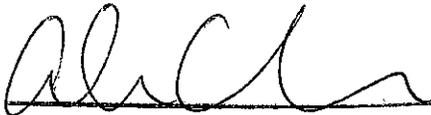
**12) Communications**

Councilor Dean discussed the importance of listening to everyone and urged the public to participate in the Pedestrian, Transportation and Accessibility Committee’s survey if you haven’t already.

**13) Adjourn**

Councilor Dean, seconded by Councilor Bonneville, made a motion to adjourn at 9:36 p.m. This motion was approved, 4-0.

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