

**City of Belfast
Council Chambers-Belfast City Hall
Tuesday, August 18, 2015**

7:00 p.m.

Public Hearing #1

Pursuant to the discretion vested in the City Council of Belfast, Maine, a Public Hearing will be held in the Belfast City Council Chambers of Belfast City Hall, on Tuesday, August 18, 2015 at 7:00 pm, or as soon as possible thereafter, on a Proposal by the Energy Committee for the City to enter into a long-term agreement with IGS Generation for the development of a solar farm at the old City Landfill. Details of the proposal are available on the Belfast City website, and are copied in the City Manager's Report of August 4, 2015, and August 18, 2015. They are also available from the City Planning Department at 131 Church St. in Belfast. All those wishing to comment on this proposal are invited to participate in this Public Hearing. It is anticipated that the Council will take a vote on this proposal later in the meeting of August 18, 2015.

Public Hearing #2

Pursuant to the Special Amusement Ordinance of the City of Belfast and the provisions of title 28A Section 1054 MRSA, a Public Hearing will be held in the Council Chambers of Belfast City Hall, on Tuesday, August 18, 2015 at 7:00 pm, or as soon as possible thereafter, on a new application for a special amusement permit for Randall Collins VFW Post 3108 for live music, DJ, karaoke, all live entertainment, and dancing at 34 Field St., Belfast, ME interior and exterior.

Public Hearing #3

In accordance with Title 28A Section 653 MRSA 1964, a Public Hearing will be held on Tuesday, August 18, 2015 at 7:00 pm, or as soon as possible thereafter, in the Council Chambers of Belfast City Hall, to hear an application by James Roberts on behalf of Randall Collins VFW Post 3108 34 Field St., Belfast, ME for a new Spirituous, Vinous and Malt license.

Public Hearing #4

In accordance with Title 28A Section 653 MRSA 1964, a Public Hearing will be held on Tuesday, August 18, 2015 at 7:00 pm, or as soon as possible thereafter, in the Council Chambers of Belfast City Hall, to hear an application by Pinchy Inc. d/b/a Three Tides located at 2 Pinchy Lane, Belfast, Maine for a new Spirituous, Vinous and Malt license.

Public Hearing #5

Pursuant to the Belfast Victualer License Ordinance, a Public Hearing will be held on Tuesday, August 18, 2015 at 7:00 pm, or as soon as possible thereafter, in the Council Chambers of Belfast City Hall, on an application for a renewal Victualer's license for High Street Market located at 132 High St., Belfast, ME. License to expire May 31, 2016.

Regular Council Meeting No. 4

1) Call to order

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

3) Pledge of Allegiance

4) Adoption of the agenda

5) Acceptance of the minutes

Regular Council Meeting of August 4, 2015.

6) Open to the public

Please state your name and town you are from when addressing the City Council.

7) Communications

8) Old Business and Council Committee Reports

9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve the application of Randall Collins VFW Post 3108 for a Special Amusement Permit for live music, DJ, karaoke, all live entertainment, and dancing, interior and exterior.
- B. Request to approve the application of Randall Collins VFW post 3108 at 34 Field St., Belfast, ME for a new Spirituous, Vinous and Malt license.
- C. Request to approve an application by Pinchy, Inc. d/b/a Three Tides located at 2 Pinchy Lane, Belfast, Maine for a new Spirituous, Vinous and Malt license.
- D. Request to approve an application for a renewal Victualer's license for High Street Market located at 132 High St., Belfast, Maine. License to expire May 31, 2016.
- E. Request to approve an off premises catering permit for Crusty Crab, LLC d/b/a the Front Street Pub to conduct a class reunion party on August 7 and August 8, 2015 from 3:00 PM to 1:00 AM.
- F. Request to approve an off premises catering permit for Crusty Crab, LLC d/b/a the Front Street Pub to conduct a fundraiser party at Steamboat Landing during the Harbor Festival on August 15, 2015 from 10:00 AM to 10:00 PM.

10) Business

A) .Consideration of entering into a contract with IGS Generation to install and operate solar panels at the former City Landfill on Pitcher Road.

B) Update from the Hiking, Biking and Pedestrian Committee.

- C) Update on future options for CMP power lines on Washington Street.
- D) Request for free use of the Boathouse for a fundraising event for New Hope for Women.
- E) Acceptance of bids for winter sand and request to award the bid.
- F) Acceptance of bids for winter salt and request to award the bid.
- G) Request from the Police Chief to hire a full-time patrol officer in anticipation of pending retirements.
- H) Request from the Police Chief to name Lewis Dyer is a full-time Belfast police officer.
- I) Request from the Cemetery Director to waive the formal bidding process and contracts with a specialist to repair and repoint various stones and monuments in our cemeteries.
- J) Request from the Cemetery Superintendent to spend an additional \$3000 trust funds to cover the additional cost of replacing the Grove Cemetery fence along Main Street.
- K) Request from the Cemetery Superintendent to expend funds from the Cemetery Trusts the amount not to exceed \$10,000 to repoint and clean the Cobe tomb.
- L) Consideration of a request from Ryan Otis to purchase land belonging to the City behind his business known as Rollie's.
- M) Update on possible redevelopment of the Crosby High School in Belfast.
- N) Request from the Front Street Shipyard to store a mast on City property for several days in August.
- O) Consideration of a request to cut down an ash tree at 62 Congress St.
- P) Request to authorize funding to send two City Employees to a Brownsfield Economic Development Conference.
- Q) Requests from the City Manager to go into Executive Session pursuant to 1MRSA 405 6C to discuss an Economic Development matter and Real Estate matter.
- R) Signing of Council Orders

11) Open to the Public

Please state your name and town you are from when addressing the City Council.

12) Communications

13) Adjourn



CITY OF BELFAST

131 Church Street
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City Manager

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MANAGER'S REPORT

Belfast City Council Meeting

Tuesday, August 18, 2015

7:00 p.m.

TO: Mayor Walter Ash Jr. and Honorable Members of Belfast City Council

FROM: Joseph J. Slocum, City Manager

DATE: Friday, August 14, 2015

Agenda Items:

10-A Consideration of entering into a contract with IGS Generation to install and operate solar panels at the former City Landfill on Pitcher Road.

The City formed an Energy Committee with the specific purpose of trying to find ways to reduce our dependency on fossil fuels and also hopefully reduce our cost for energy in the long-term. For over year they have investigated and now propose the possibility of creating a solar farm at the old Belfast Landfill which would conceivably supply about 20% of the City Government's total electric needs. We had the initial step of working on an arrangement where an investor financed the installation of the solar panels on the fire station. We pay for the electricity generated by those solar panels and have the option to purchase those panels in a number of years for a stated price. The real payoff is down the road when we buy the system out and it continues to have a 18 to 22 year remaining life span where we are producing our own electricity at very little cost.

This proposal is much the same. A private entity known as IGS Generation will finance the installation and the City will purchase renewable electricity from them for a number of years. In this proposal the City will also have to finance \$50,000 over a five-year period as an incentive for the construction. Many states have these incentives to pay this but Maine is not one of them. If we built this facility out right we anticipated it would cost in excess of \$420,000. We could buy it out after year 7 at a cost not to exceed \$208,000. We assume the payback at 15 years with a life expectancy of the equipment at close to 40 years. Sadie Lloyd, Assistant City Planner has a memo attached in your packet which further provides details on this proposal.

10-B Update from the Hiking, Biking and Pedestrian Committee.

The hiking biking and pedestrian committee has been working long hours over several years trying to improve the opportunity and experience of hiking biking and walking in Belfast. Their chairman, Glen Montgomery is asking for a few moments in time to give you an update on the work they're doing and hope to see accomplished. He has a memo which will be attached to this packet.

10-C Update on future options for CMP power lines on Washington Street.

City Planner Wayne Marshall has an attachment for you to review on proposals to revamp CMP power lines in Washington Street. We've had previous discussions about moving the power lines across the street which would require the trees that are standing there to be removed. We've also discussed the possibility of having the lines across the street placed under the ground. CMP indicates the City would have to pay that cost. The City Planner estimates that cost is in the range of \$130,000- \$160,000 which would not include 2 ½ weeks of our own Public Works efforts digging trenches. I understand that the adjacent property owner wants to re-develop their property but I cannot recommend this.

10-D Request for free use of the Boathouse for a fundraising event for New Hope for Women.

St. Margaret's Women's Club is organizing a fundraiser for New Hope for Women at the boathouse on October 3. It will be a fashion show to show off local knitwear and a reception. They expect 125 people and would like to have use of the boathouse for free. There's an application your packet with further detail. This is prime season and we normally rent these weekends out for weddings at a fee of \$1,600 (resident) to \$2300 (nonresident). Every other weekend in October this year is booked for a wedding. The group apparently negotiated a reduced fee of \$350 with the rental manager and after paying the fee has now requested that the Council consider reducing it to zero.

10-E Acceptance of bids for winter sand and request to award the bid.

We put bids out every year. The new bids are attached and there is a recommendation from Bob Richards, our Public Works director as to who you should award the bid to.

10-F Acceptance of bids for winter salt and request to award the bid.

We put bids out every year. The new bids are attached and there is a recommendation from Bob Richards, our Public Works Director as to who you should award the bid to.

10-G Requests from the Police Chief to hire a full-time patrol officer in anticipation of pending retirements.

Attached in your packet is a memo from police Chief Mike McFadden. The Chief points out that we have a couple of individuals on the verge of retirement. There will be extended time when these individuals will still be on the payroll but not working because of accumulated vacation. During this time we will need to replace them. The Chief has an excellent candidate would like to bring him on early so that we can cover these shifts at normal pay instead of it time and a half.

10-H Request the Police Chief to name Lewis Dyer as a full-time Belfast police officer.

Chief McFadden has identified Lewis Dyer as an excellent candidate to join our outstanding Police Department. Attached in your packet is some additional information about this young man which supports our conviction that he will serve the City well for many years to come.

10-I Request from the Cemetery Director to waive the formal bidding process and contract with a specialist to repair and repoint various stones and monuments in our cemeteries.

In your packet are a couple of communications from Steve Boguen our Cemetery Superintendent. Essentially, we have an awful lot of stones that are tilting, off their foundations or broken. The Cemetery Trustees have looked for an expert in repointing these monuments. This is a five-year project and the Cemetery Superintendent is recommending that we spend up to \$120,000 getting this work done without going to public bid. I've asked him to supplement his memo to further explain why.

10-J . Request from the Cemetery Superintendent to spend an additional \$3000 in trust funds to cover the additional cost of replacing the Grove Cemetery fence along Main Street.

We have an open Capital Project Account to put a new fence along Grove Cemetery on Main Street. There is \$8000 set aside in that account but updated estimates suggest that we will need an additional \$3000 for this purpose and the request is to transfer \$3000 from Cemetery Trust funds to cover this additional cost.

10-K Request from the Cemetery Superintendent to expend funds from the Cemetery Trusts in the amount not to exceed \$10,000 to repoint and clean the Cobe Tomb.

There is a memo from Steve Boguen Cemetery Superintendent in your packet. I've asked him to further supplement this by explaining why this work needs to be done by specialist.

10-L Consideration of a request from Ryan Otis to purchase land belonging to the City behind his business known as Rollie's.

Months ago the owner of Rollie's Tavern approached the City about the possibility of acquiring some property belonging to the City behind his business for purposes of expanding his business. After months of negotiations, it appears that the City would be willing to sell a small piece of property behind his business to Mr. Otis for the sum of \$15,000. There are other nuances to the proposal and they are spelled out in the attached memo of City Planner Wayne Marshall. The purchase price is supported by an independent appraisal that was done by the City, and we were reimbursed for this expense by Mr. Otis.

10-M Update on possible redevelopment of the Crosby High School in Belfast.

For years the City has participated in a lot of different discussions and considered a lot of different possibilities for the redevelopment of the Crosby High School. One of our most promising proposals was touted by a highly qualified Maine firm to build and construct affordable housing on the site. The Council and staff were both distressed to learn a couple of months ago that this entity could not make the numbers work and that the project could not financially succeed for affordable housing. We were fortunate because we were also talking with another developer looking at the project but not from the standpoint of affordable units. This developer is looking at the Crosby as a possible place to develop market rate apartments. We now believe that the City will receive a formal application, addressed to the Planning Board for this very purpose. We take this opportunity to announce this possibility to the Belfast community.

We know that the rehabilitation of the Crosby High School is going to be extremely expensive. The City had its own engineering analysis done several years ago which was the basis for our decision not to invest in it. We also know that real experts in the field tried very hard to make an affordable housing option only to realize that it could not financially work. This is a special site and location for the City, which is why it is zoned for contract zoning which means that this will go through both a thorough Planning Board Review and the City Council review before a decision is made. It will be the Council, not the Planning Board who makes the final decision.

We know, understand and welcome the notion that this proposal will inspire a tremendous amount of dialogue within the community. We hope that the community understands that because this is a contract zoning matter, that the City Council actually sits in more of a judicial role than an executive one, and as such, they are not supposed to be having conversations on the street about a project that they will eventually have to rule upon. They will invite, and staff also invites, the community to participate in all of the Public Hearings that will be held on this proposal at both the Planning Board Level and the City Council level. If you have important information or perspective to convey it must come in through these formal application processes so that the ultimate decision, whatever it will be, is based upon what is on the record of these proceedings and not on some discussions on the street corner.

Please do not feel rebuffed by either City Council members or Planning Board members who have an obligation to the applicant to provide them with an opportunity to hear what the questions and concerns over the project are, and given a public opportunity to respond to them.

10-N Request in the Front Street Shipyard to store a mast on City property for several days in August.

This is a rapidly changing development. The shipyard needs to briefly store a 140 foot long mast on City owned property alongside the Masters building. They have used this space in the past. It is possible this request may be changed between now and the Council Meeting.

10-O Consideration of a request to cut down an ash tree at 62 Congress St.

The owner of the home at the corner of Miller and Congress Street has identified an ash tree that they believe is dying in danger of falling. We have posted the possibility of this trees removal since July 31, 2015, and have received no complaints to date. There are photographs attached in your packet for your consideration.

10-P Request from the Economic Development Director for funds to send 2 City employees to the National Brownfields Conference.

Economic Development Director, Thomas Kittredge, has a handout and will answer any questions the Council may have.

10-Q Requests in the City Manager to go into executive session pursuant to 1MRSA 405 6C to discuss an economic development matter any real estate matter.

10-R Signing of Council Orders

**City of Belfast
Consent Agenda
Tuesday, August 18, 2015
Meeting #4**

The following items are proposed as our Consent Agenda. As in the past the items are voted on in one blanket motion to the affirmative. One Councilor makes a motion to approve the items as stated, and then another Councilor will second that motion and the whole Council votes. If a Councilor requests an item be removed from the consent agenda, they do so during the adoption of the agenda. If a member of the public requests that an item be removed from the consent agenda, they can do so in the open to the public section. Suggested motions are listed and supporting material is enclosed.

9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve the application of Randall Collins VFW Post 3108 for a Special Amusement Permit for live music, DJ, karaoke, all live entertainment, and dancing, interior and exterior.**

Motion to approve a request of the application of Randall Collins VFW Post 3108 for a Special Amusement Permit for live music, DJ, karaoke, all live entertainment, and dancing, interior and exterior.

- B. Request to approve the application of Randall Collins, VFW post 3108 at 34 Field St., Belfast, ME for a new Spirituous, Vinous and Malt license.**

Motion to approve the application of Randall Collins, VFW post 3108 at 34 Field St., Belfast, Maine for a new Spirituous, Vinous and Malt license.

- C. Request to approve an application by Pinchy Inc. d/b/a Three Tides located at 2 Pinchy Lane, Belfast, Maine for a new Spirituous, Vinous and Malt license.**

Motion to approve an application by Pinchy Inc. d/b/a Three Tides located at 2 Pinchy Lane, Belfast, Maine for a new Spirituous, Vinous and Malt license.

- D. Request to approve an application for a renewal Victualer's license for High Street Market located at 132 High St. Belfast, Maine. License to expire May 31, 2016.**

Motion to approve an application for a renewal Victualer's license for High Street Market located at 132 High St. Belfast, Maine. License to expire May 31, 2016.

- E. Request to approve an off premises catering permit for Crusty Crab LLC, d/b/a as the Front Street Pub, to conduct a class reunion party on August 7 and August 8, 2015 from 3:00 PM to 1:00 AM.**

Motion to approve an off premises catering permit for Crusty Crab LLC, d/b/a as the Front Street Pub, to conduct a class reunion party on August 7 and August 8, 2015 from 3:00 PM to 1:00 AM.

- F. Request to approve an off premises catering permit for Crusty Crab LLC, d/b/a as the Front Street Pub, to conduct a fundraiser party at Steamboat Landing during the Harbor Festival on August 15, 2015 from 10:00 AM to 10:00 PM.**

Motion to approve an off premises catering permit for Crusty Crab LLC, d/b/a as the Front Street Pub, to conduct a fundraiser party at Steamboat Landing during the Harbor Festival on August 15, 2015 from 10:00 AM to 10:00 PM.

MEMORANDUM

TO: CITY COUNCIL

FROM: SADIE LLOYD, ASSISTANT PLANNER

DATE: AUGUST 12, 2015

RE: SOLAR ARRAY ON THE OLD LANDFILL

Actions requested:

- 1) Hold a public hearing for the proposed solar array on the old City landfill property on Pitcher Road.
- 2) Vote on said proposed solar project.

Details below:

Prior to your last meeting I provided you with an overview of the solar project, including the terms first proposed by the investor (IGS Generation) and the agreed upon negotiated terms. Below is a brief overview of the terms that the City would agree to if you choose to approve the project. In addition to this memo, I have attached my memo from two weeks ago to provide further background information.

The proposal from IGS Generation and ReVision Energy is for a 115kW system on the old City landfill property on Pitcher Road. IGS Generation would own the system. ReVision Energy would take care of State permitting (including DEP), setting up net-metering with CMP (so that multiple City account can be credited with the electricity produced if and when the City purchases the system), installing the electric connection on site, installing the solar system (in accordance with DEP rules), and maintaining the system as long as the City is leasing the electricity.

- For the first 5 years of the contract the City would pay a total of \$50,000 as an energy premium payment to the investor. This would be spread out over the 5 years at approximately \$10,000 per year.
- For at least the first 6 years the investor would own the system and the City would lease the electricity generated by the system from the investor at agreed upon rates (see next bullet below). Beginning in year 7 the City will have the option to purchase the system out right at a not-to-exceed amount of \$208,000. If and when the City chooses to purchase the system all of the electricity generated by the system would offset municipal electric accounts. The average yearly amount of electricity generated by the system (over the course of 15 years) is estimated to equal over \$21,000.
- For the first two years the City will pay a fixed rate of \$.136 per kWh. This is based on our current contract with Constellation. Beginning in year three the rate per kWh for

electricity will go up 2.25% each year (see attached spreadsheet for specific rates for each year) until a time when the City chooses to purchase the system or the contract with the investor expires.

- The lease agreement with the investor is for 20 years.
- The electric savings generated by the system will, over time, amount to and then exceed the cost of the system, resulting in a "payback". The estimated payback on the system is 14-15 years. The expected life of the system, according to ReVision, is 40 years.
- The proposed contract with IGS is for a 20 year lease unless the City buys the system in year 7 or at a later date.

The Energy Committee prepared an official statement that I will again share with you:

The Belfast Energy Committee recommends the investment of a 115 kW solar electric system. While the financial return is modest initially, the Committee recognizes that this is due to the lack of State tax incentives for alternative energy systems. Despite that, the Committee feels the investment has merit due to the significant long-term financial and environmental benefits.

MEMORANDUM

TO: CITY COUNCIL

FROM: SADIE LLOYD, ASSISTANT PLANNER

DATE: JULY 30, 2015

RE: SOLAR ARRAY ON THE OLD LANDFILL

Actions requested:

No action is requested at this time. It is the recommendation of the City Manager that we hold a public hearing at the next Council meeting (August 18th) before the Council votes on the project. This is an update for the Council and information for the public.

Details below:

In April of this year, IGS Generation (an energy supplier that owns generation systems and is increasing investment in alternative energy systems) and ReVision Energy (the solar installation company the City partnered with on the Fire Station solar array) presented the City Energy Committee with a proposal for a large solar array (115 kW) on the old City landfill property on Pitcher Road. The original proposal stipulated the following conditions:

- IGS Generation would own the solar array and the City would lease the electricity (this is the current arrangement between ReVision and the City for the Fire Station solar array). This means that instead of paying Constellation for the portion of electricity generated by this system, we would pay IGS.
- Over the course of the first 5 years the City would pay an energy premium payment of \$50,000 to IGS ("the investor"), or approximately \$10,000/year. This is due to the fact that there is no State incentive in Maine. If there was a State rebate this premium would be much lower or not necessary. This premium payment is what makes it possible for an investor to support the project without losing money.
- For the first year the City would lease the electricity at a rate of \$.136/kWh. This is based on our current contract with Constellation (this is the rate we are locked into under that contract). For each year thereafter the rate the investor would charge the City for the electricity would escalate 3%. The proposal states that they expect electricity to increase 5% annually, resulting in a savings over time as long as the City is leasing the electricity.
- There would be no upfront cost to the City. ReVision would install a small shed with a light on the site in order to establish an electric meter for the project (the electricity from this project will credit multiple City accounts. A CMP meter needs to be established on site in order to make this possible). ReVision will install the solar panels and maintain them as long as the City is under this contract and leasing the electricity. ReVision would manage the permitting process required through any State agencies (including DEP).

- Beginning in year 7 the City would have the option to buy the system from the investor. The estimated cost of buyout was \$211,427, which is determined by a formula to calculate depreciated cost of the system. If and when the City chose to buy the system we would own it outright. If and when the City owns the system we will receive a credit on our electricity bill; our electricity bill will be lower by the amount of electricity the system generates. The average yearly amount of electricity generated by the system (over the course of 15 years) is estimated to equal over \$21,000.
- I calculated that all costs to the City, including cost of the system, the energy premium payment, bond interest, replacing the inverters (between years 15 and 20), and maintenance after buying the system, would come to approximately \$298,884 under this proposal. The total cost if the City bought the system outright without using an investor would be approximately \$419,552.
- ReVision estimated that under this proposal the payback would be approximately 14 years, however their calculations do not include the added costs of bond interest, maintenance, and replacing inverters. As well, their scenario assumes a cost savings on electricity each year, and a 5% escalation of electricity costs, which the Committee believed to be ambitious and perhaps unrealistic. The Committee expected payback to be more like 17 years under this scenario. The expected life of the system, according to ReVision, is 40 years.
- The proposed contract with IGS is for a 20 year lease unless the City buys the system in year 7 or at a later date.

The following conditions were negotiated with IGS. These are the terms of the proposal:

- The City would lease the electricity at a rate of \$.136/kWh for the first two years as opposed to just the first year. This is based on our current contract with Constellation (this is the rate we are locked into under that contract). For each year thereafter the rate the investor would charge the City for the electricity would escalate 2.25% (as opposed to 3%). In order to calculate payback we assumed a 3% escalation in electricity rates (as opposed to 5%). The Committee and I spent some time researching historical rates (in particular, I worked with the PUC to obtain historical rates for CMP over the past ten years). While it is nearly impossible to predict future electricity rates, the Committee believes that electricity rates are more likely to stay stagnant in the near future than escalate sharply, hence why we negotiated a lower escalator.
- The City would have the option to buy the system outright in year 7 at a not-to-exceed amount of \$208,000.
- These adjustments lowered the total cost to the City (assuming a buyout in year 7) to \$295,320. Using the escalators mentioned two bullets above, ReVision estimated the payback to be 15 years (with the bulk of the cost after year 7 and without the maintenance and bond interest costs). If all the costs over the life of the system are spread out evenly starting from year 1, the simple payback is approximately 14 years. Therefore

for the sake of this proposal the assumed payback is 14-15 years.

- ReVision Energy stated to us that they reduced their charges to the investor during the negotiation in order to make the numbers work and support the project.

Paying for the project: I spoke with Joe about financing the project and it is his opinion that, should the Council approve the project, the City budget the approximately \$10,000 per year for the first five years to cover the premium payment (using the undesignated fund the first year if the first payment is due before July 1, 2016). At the time of the buyout, whether the City pursues it in year 7 or a later time, the City would then bond the buyout cost (not-to-exceed \$208,000). Maintenance costs are expected to be about \$500/year after the buyout should the City chose to have ReVision inspect the system annually. As well, the inverters should be replaced sometime between years 15 and 20 and would be roughly \$25,000.

Risk: The inherent risk with any solar project is unknown future electricity rates. No one can predict for sure what electricity rates will do. Should electric prices increase greatly in the next few years, the City would benefit from continuing to lease the system with the investor. Should prices continue to decline or stay stagnant it would be in the City's best interest to purchase the system in year 7, as soon as the option is available.

The Energy Committee prepared an official statement and asked me to share it with you. I will also share it on Tuesday evening at your meeting:

The Belfast Energy Committee recommends the investment of a 115 kW solar electric system. While the financial return is modest initially, the Committee recognizes that this is due to the lack of State tax incentives for alternative energy systems. Despite that, the Committee feels the investment has merit due to the significant long-term financial and environmental benefits.

Inputs

System Size in kW	115.20
kWh/kW/yr	1235
Annual Degradation %	0.5%
Year 1 PPA Rate	\$0.1360
PPA Escalator %	2.25%
Year 1 Utility Rate	\$0.1360
Utility Escalator	3.0%
EPP	\$50.000
Year 1-5 Adder	\$0.0710
EPP Term	5
Estimated Buyout	\$208,000
Purchase Price	\$375,552

ave 15 yr utility payment with
2.25% increase in utility
rate/yr
total expenses and buyout
simple payback

\$ 21,437.74
\$295,320
13.78

Year	Generation	Utility \$/kWh	Utility Payment	PPA \$/kWh Base	Solar Price (2.25%)	EPP	PPA \$/kWh	Energy Premium Prepayment	Solar Price w/ EPP	PPA Savings	Estimated Buyout	Annual PPA Cash Flow	Cumulative PPA Cashflow	Annual Purchase Cashflow	Cumulative Purchase Cashflow
1	142,272	\$0.13600	\$19,349	\$0.13600	\$19,349	\$0.07099	\$0.20699	\$10,101	\$29,449	-\$10,101		-\$10,101	-\$10,101	-\$356,203	-\$356,203
2	141,961	\$0.13600	\$19,252	\$0.13600	\$19,252	\$0.07099	\$0.20699	\$10,050	\$29,302	-\$10,050		-\$10,050	-\$20,150	\$19,252	-\$336,951
3	140,853	\$0.14008	\$19,731	\$0.13906	\$19,587	\$0.07099	\$0.21005	\$10,000	\$29,587	-\$9,856		-\$9,856	-\$30,007	\$19,731	-\$317,220
4	140,149	\$0.14428	\$20,221	\$0.14219	\$19,928	\$0.07099	\$0.21318	\$9,950	\$29,877	-\$9,656		-\$9,656	-\$39,663	\$20,221	-\$296,999
5	139,448	\$0.14861	\$20,723	\$0.14539	\$20,274	\$0.07099	\$0.21638	\$9,900	\$30,174	-\$9,451		-\$9,451	-\$49,114	\$20,723	-\$276,276
6	138,751	\$0.15307	\$21,238	\$0.14866	\$20,627	\$0.07099	\$0.21866	\$0	\$30,627	-\$21,238		-\$21,238	-\$70,352	\$21,238	-\$255,037
7	138,057	\$0.15766	\$21,766	\$0.15200	\$20,985	\$0.07099	\$0.22099	\$0	\$31,196	-\$21,766		-\$21,766	-\$92,118	\$21,766	-\$233,271
8	137,367	\$0.16239	\$22,307	\$0.15542	\$21,350	\$0.07099	\$0.22331	\$0	\$31,739	-\$22,307	-\$208,000	-\$22,307	-\$114,419	\$22,307	-\$210,964
9	136,680	\$0.16726	\$22,861	\$0.15882	\$21,721	\$0.07099	\$0.22564	\$0	\$32,282	-\$22,861		-\$22,861	-\$137,280	\$22,861	-\$188,102
10	135,996	\$0.17228	\$23,430	\$0.16250	\$22,099	\$0.07099	\$0.22799	\$0	\$32,830	-\$23,430		-\$23,430	-\$160,710	\$23,430	-\$164,673
11	135,316	\$0.17745	\$24,012	\$0.16615	\$22,483	\$0.07099	\$0.23029	\$0	\$33,383	-\$24,012		-\$24,012	-\$184,723	\$24,012	-\$140,661
12	134,640	\$0.18277	\$24,608	\$0.16989	\$22,874	\$0.07099	\$0.23259	\$0	\$33,940	-\$24,608		-\$24,608	-\$209,331	\$24,608	-\$116,053
13	133,967	\$0.18826	\$25,220	\$0.17371	\$23,272	\$0.07099	\$0.23489	\$0	\$34,500	-\$25,220		-\$25,220	-\$234,551	\$25,220	-\$90,833
14	133,297	\$0.19390	\$25,847	\$0.17762	\$23,677	\$0.07099	\$0.23717	\$0	\$35,063	-\$25,847		-\$25,847	-\$260,398	\$25,847	-\$64,986
15	132,630	\$0.19972	\$26,489	\$0.18162	\$24,088	\$0.07099	\$0.23946	\$0	\$35,630	-\$26,489		-\$26,489	-\$286,887	\$26,489	-\$38,497
16	131,967	\$0.20571	\$27,147	\$0.18571	\$24,507	\$0.07099	\$0.24175	\$0	\$36,200	-\$27,147		-\$27,147	-\$313,414	\$27,147	-\$11,350
17	131,307	\$0.21188	\$27,822	\$0.18988	\$24,933	\$0.07099	\$0.24404	\$0	\$36,773	-\$27,822		-\$27,822	-\$340,236	\$27,822	\$16,472
18	130,651	\$0.21824	\$28,513	\$0.19416	\$25,367	\$0.07099	\$0.24633	\$0	\$37,350	-\$28,513		-\$28,513	-\$367,349	\$28,513	\$44,985
19	129,997	\$0.22479	\$29,222	\$0.19853	\$25,808	\$0.07099	\$0.24862	\$0	\$37,931	-\$29,222		-\$29,222	-\$394,771	\$29,222	\$74,207
20	129,347	\$0.23153	\$29,948	\$0.20299	\$26,256	\$0.07099	\$0.25091	\$0	\$38,516	-\$29,948		-\$29,948	-\$422,519	\$29,948	\$104,155
21	128,701	\$0.23848	\$30,692	\$0.20756	\$26,713	\$0.07099	\$0.25320	\$0	\$39,103	-\$30,692		-\$30,692	-\$450,611	\$30,692	\$134,847
22	128,057	\$0.24563	\$31,455	\$0.21223	\$27,177	\$0.07099	\$0.25549	\$0	\$39,694	-\$31,455		-\$31,455	-\$478,966	\$31,455	\$166,302
23	127,417	\$0.25300	\$32,236	\$0.21700	\$27,650	\$0.07099	\$0.25778	\$0	\$40,289	-\$32,236		-\$32,236	-\$507,505	\$32,236	\$198,539
24	126,780	\$0.26059	\$33,038	\$0.22189	\$28,131	\$0.07099	\$0.26007	\$0	\$40,888	-\$33,038		-\$33,038	-\$536,343	\$33,038	\$231,576
25	126,146	\$0.26841	\$33,859	\$0.22688	\$28,620	\$0.07099	\$0.26255	\$0	\$41,490	-\$33,859		-\$33,859	-\$565,498	\$33,859	\$265,435
26	125,515	\$0.27646	\$34,700	\$0.23198	\$29,118	\$0.07099	\$0.26503	\$0	\$42,095	-\$34,700		-\$34,700	-\$594,801	\$34,700	\$300,135
27	124,888	\$0.28475	\$35,562	\$0.23720	\$29,624	\$0.07099	\$0.26751	\$0	\$42,704	-\$35,562		-\$35,562	-\$624,363	\$35,562	\$335,697
28	124,263	\$0.29330	\$36,446	\$0.24254	\$30,139	\$0.07099	\$0.27000	\$0	\$43,316	-\$36,446		-\$36,446	-\$654,199	\$36,446	\$372,143
29	123,642	\$0.30210	\$37,352	\$0.24800	\$30,663	\$0.07099	\$0.27248	\$0	\$43,931	-\$37,352		-\$37,352	-\$684,351	\$37,352	\$409,494
30	123,024	\$0.31116	\$38,280	\$0.25358	\$31,196	\$0.07099	\$0.27496	\$0	\$44,549	-\$38,280		-\$38,280	-\$714,800	\$38,280	\$447,774
31	122,409	\$0.32049	\$39,231	\$0.25928	\$31,739	\$0.07099	\$0.27744	\$0	\$45,170	-\$39,231		-\$39,231	-\$745,534	\$39,231	\$487,005
32	121,797	\$0.33011	\$40,206	\$0.26512	\$32,290	\$0.07099	\$0.27992	\$0	\$45,794	-\$40,206		-\$40,206	-\$776,546	\$40,206	\$527,211
33	121,188	\$0.34001	\$41,205	\$0.27108	\$32,852	\$0.07099	\$0.28240	\$0	\$46,421	-\$41,205		-\$41,205	-\$807,851	\$41,205	\$568,416
34	120,582	\$0.35021	\$42,229	\$0.27718	\$33,423	\$0.07099	\$0.28488	\$0	\$47,051	-\$42,229		-\$42,229	-\$839,380	\$42,229	\$610,645
35	119,979	\$0.36072	\$43,278	\$0.28342	\$34,004	\$0.07099	\$0.28736	\$0	\$47,684	-\$43,278		-\$43,278	-\$871,116	\$43,278	\$653,924
36	119,379	\$0.37154	\$44,354	\$0.28980	\$34,595	\$0.07099	\$0.29000	\$0	\$48,320	-\$44,354		-\$44,354	-\$903,070	\$44,354	\$698,278
37	118,782	\$0.38269	\$45,456	\$0.29632	\$35,197	\$0.07099	\$0.29254	\$0	\$48,960	-\$45,456		-\$45,456	-\$935,326	\$45,456	\$743,734
38	118,188	\$0.39417	\$46,586	\$0.30298	\$35,809	\$0.07099	\$0.29508	\$0	\$49,609	-\$46,586		-\$46,586	-\$967,912	\$46,586	\$790,320
39	117,597	\$0.40599	\$47,743	\$0.30980	\$36,432	\$0.07099	\$0.29762	\$0	\$50,262	-\$47,743		-\$47,743	-\$1,000,755	\$47,743	\$838,063
40	117,009	\$0.41817	\$48,930	\$0.31677	\$37,065	\$0.07099	\$0.30016	\$0	\$50,919	-\$48,930		-\$48,930	-\$1,033,885	\$48,930	\$886,993

10.B

Memo

Aug. 12, 2015

To: Belfast City Councilors Mary Mortier, Neal Harkness, Eric Sanders, Mike Hurley, and John Arrison; Mayor Walter Ash; and City Manager Joe Slocum

From: Belfast Pedestrian, Biking and Hiking (PB&H) Committee members Glenn Montgomery (chair), Liz Fitzsimmons, Jim Merkel, Jan Owen and Bre Bebb.

Actions requested:

1. Authorize City Staff to request from Maine DOT free signage reminding motorists to allow "3 feet minimum to pass bicycles or pedestrians." The PB&H Committee is requesting signs for the following locations:

- *Rt. 52
- *Back Belmont Rd.
- *Rt. 7
- *Rt. 137
- *Rt. 141
- Back Searsport Rd.

PB&H project updates:

Phase 1 of Main Street bike/pedestrian plan—The 5-foot bike lanes with their 2-foot buffers are in place from Renys Plaza to just above the Post Office. The committee hopes for completion soon of other Phase 1 projects, including crosswalk access into Belfast Plaza (Family Dollar, Verizon, etc.), sidewalk repair on upper Main St., and crosswalk markings on business curb cuts on upper Main St.

Future project requests:

During next year's budget deliberations, the committee would like to see funds approved for a pedestrian-activated light at the top of Main Street hill across from the cemetery, where the sidewalk ends on one side of the street and continues on the other side, forcing pedestrians to cross busy Main Street. The committee would also like to see funds approved for pedestrian countdown lights to assist walkers in

8.01

getting across Starrett Drive and getting across Main Street at the busy intersection of those two roads.

Project input from Council:

Is there a pedestrian or biking issue that you would like the committee to work on?

Leg Work: Parking on Portland's crowded summer streets is a breeze if you ride your bike

pressherald.com/2015/08/02/leg-work-parking-on-portlands-crowded-summer-streets-is-a-breeze-if-you-ride-your-bike/

By SHOSHANA HOOSE

With tourism season in full swing, the parking situation in downtown Portland couldn't be better – as long as you're riding a bicycle.

New racks line Commercial Street. The city has worked with local businesses to install two bike corrals – cordoned-off areas with racks holding 10 bikes each. The sleek, new Hyatt Place hotel on Fore Street may be the first in the city to incorporate bicycle parking into its design. For those who like to plan ahead, Portland's Downtown District lists bike parking spots on its website.



Patrons chat at tables next to a bike rack outside Arabica Coffee and Rosemont Market & Bakery on Commercial Street in Portland. Gordon Chibroski/Staff Photographer

Search photos available for purchase: [Photo Store](#) →

Over the past four years, the city of Portland has installed parking for nearly 250 bicycles at schools, parks, transportation hubs and many other sites. From Saco to Machias, other communities also have added bike racks as a relatively easy and inexpensive way to promote bicycling. Topsham, Falmouth, Harpswell, Windham and Portland are among the Maine municipalities that require developers to provide bicycle parking.

Brian Allenby, communications director of the Bicycle Coalition of Maine, describes bike parking as "one piece of the puzzle" that encourages people to use their bikes. "Knowing that there is secure parking and that you're not just

locking up to a signpost makes a big difference,” he says.

That’s particularly true in places where it’s hard to find car parking. If you can park your bicycle close to the entrance of a business, you are more likely to pedal there.

Some bike racks also add a quirky or artistic flair to their environs. In downtown Bangor, you can lock your bike to a green “lollipop” rack that features a picture of Paul Bunyan holding a green craft beer. Bangor Greendrinks raised the money to pay for two of the racks.

Many businesses realize that it is in their self-interest to install bicycle parking, for both customers and employees.

Molly Thompson handles marketing and outreach for the five Rosemont Market & Bakery stores in Portland and Yarmouth. She noted that none of the stores has much car parking nearby. “It helps that customers bike,” she said. Rosemont has more than 75 employees, and many of them bicycle to work.

Last summer, Rosemont Market and Arabica Coffee each paid \$350 for the bike corral that was installed in front of their shared Commercial Street locations; the city covered the other half of the cost. The corral allows 10 bikes to use a parking space previously reserved for a single vehicle. “It’s almost always full,” Thompson reports.

A second corral was installed in June behind the Thirsty Pig on Market Street. The city is inviting applications from other merchants who want to sponsor a corral.

Despite Maine’s progress, there are still plenty of places with insufficient bicycle parking, or none at all. And the state has relatively little covered parking to shelter bicycles from the weather. That would be particularly welcome at places such as the Portland Transportation Center, where people often leave bicycles for extended periods.

In its annual ranking of states based on their bicycle friendliness, the League of American Bicyclists urged Maine to add bike parking at all state office buildings, parks and other state facilities.

Perhaps the most difficult place to park a bicycle is at shopping centers. If they have racks at all, they’re often tucked in obscure corners, far from the entrances. If they lack parking altogether, it’s often difficult to find a street sign or tree to use in a rack’s stead.

Amazingly, the office at the Maine Mall told me that the mall provides no bicycle parking. (I actually found a rickety old rack near Macy’s that barely qualifies.) A friend was so frustrated by his inability to secure his bicycle safely amid the acres of cars that he wheeled it right into the mall.

Over the years, I have encouraged businesses that I frequent to add bicycle racks. It took years, but my bank finally installed one. If enough of us lobby, maybe the Maine Mall will come around.

One final word about bicycle parking: We are fortunate that a growing number of Maine festivals and other events – from the Yarmouth Clam Festival to the Beach to Beacon race – now have valet bike parking. That gives festival and racegoers a big incentive to bicycle there rather than to add to – and fight – the traffic.

Upcoming events with valet bike parking include the Bug Light Festival on Aug. 29 in South Portland.

Shoshana Hoose is a freelance writer who bicycles in Greater Portland and beyond. Contact her at [\[email protected\]](#)

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Were you interviewed for this story? If so, please fill out our [accuracy form](#).

[Send questions/comments to the editors.](#)

Hi Nora, Could you include this article, as well as the Portland Press article by Shoshanna Hoose, in the packets for the City Council? Thanks so much! Glenn

Why Mainers may never drive as they did before the Recession

Posted By Christopher Burns On August 8, 2015 (5:48 am) In [News](#), [State](#), [The Point](#)

Americans steadily drove more and more for nearly six decades, until the Great Recession interrupted that trend for the first time.

In Maine, for instance, drivers generally traveled more on the roads each consecutive year throughout the 1980s and 1990s. Then, Maine hit “peak travel” in 2006 at more than 15 billion miles. The state has yet to top that level. Nationally, peak travel set in at 3 trillion miles in 2008.

Now, after several years of relatively stagnant driving trends, the nation’s drivers could be on track to set another travel record. The Federal Highway Administration announced last month that between Jan. 1 and May 31, Americans drove [1.26 trillion miles](#), surpassing the record of 1.23 trillion miles set eight years before.

Maine, however, is still far from surpassing its peak travel. In 2011, the number of miles traveled fell to an 11-year low of 14.2 billion. While the number recovered slightly to 14.5 billion last year, it is still 500 million miles fewer than the 2006 peak.

Even as driving appears to be on the post-recession uptick, some researchers aren’t convinced we’ll ever see a return to peak driving behavior in Maine or the rest of the U.S.

— **Individual drivers were driving less well before the recession began.** Researcher Michael Sivak of the University of Michigan Transportation Research Institute argues American drivers actually hit peak travel as early as 2004.

When Sivak dug into the travel data, he found that drivers generally have been [traveling less](#) on average each year. The average driver drove more in 2004 (13,711 miles) than in 2007 (13,080 miles), at the official start of the recession. The average had fallen even more to 12,621 miles in 2013, according to Sivak.

Maine drivers also have, on average, put less mileage on their cars in that time, though Maine drivers travel more each year on average than their counterparts elsewhere in the U.S. In 2004, the average Maine driver drove 15,087 miles. In 2007, that number had slipped to 14,804. In 2013, it was 14,236.

According to Sivak, these changes reflect many fundamental behavior changes, such as the rise of telecommuting and use of alternative transportation, that aren’t necessarily dependent on economic cycles.

— **The number of workers who telecommute has been on the rise.** According to [Global Workplace Analytics](#), the number of workers who telecommute has risen from 1.8 million in 2005 to more than 3.2 million in 2012, a 79 percent increase.

Over this same period, the number of Mainers who worked from home rose from 29,503 to 33,228, a 12.6 percent increase, according to the U.S. Census Bureau.

While only about 2.6 percent of the workforce telecommutes, it has risen in popularity as more job duties can be done over the Internet and workers demand more flexibility. With more workers able to work remotely, there is less of a need to make a daily commute to the office.

— **People are biking and walking to work more than ever.** The portion of workers who make the daily commute by car fell from 88 percent in 2000 to 83 percent in 2013, according to [Pew Charitable Trusts](#). Instead, more people are biking, walking or even using public transportation.

For instance, the Greater Portland Metro, a Portland-area public bus system, saw the number of rides people took on its buses increase 9.6 percent between 2005 and 2014, to 1,489,116 rides from 1,357,579.

Today, people are “more aware of [public transportation] as an option” for their commute, said Denise Beck, marketing director for Portland Metro.

A recent [Census Bureau survey](#) confirms the Pew findings. The most marked change, according to the Census Bureau, is that the number of people biking to work grew from 488,000 in 2000 to 780,000 in 2012, a 60 percent increase.

Driving this growth have been millennials, those born between 1983 and 2000, who are more likely than baby boomers to bike, walk or use public transportation, according to a [2014 report](#) by U.S. PIRG, a nonprofit advocacy group.

For example, 20 percent of millennials use public transportation at least once per week, compared with only 10 percent of baby boomers. According to U.S. PIRG, 19 percent of millennials biked at least once per week compared with 12 percent of boomers.

— **Even those millennials who are driving are just driving less.** According to [U.S. PIRG](#), the average miles traveled by drivers ages 16 to 34 fell from 10,300 in 2001 to 7,900 in 2009, the most recent figure available. In fact, fewer millennials than boomers rely on the car as their primary mode of transportation — 77 percent of millennials, compared with 90 percent of boomers.

Why are millennials breaking with away from America’s love affair with the car? For about 53 percent, the cost of driving is too high, according to the U.S. PIRG [report](#).

The first millennials became old enough to drive around 2000, back when gas prices were well under \$2 per gallon. Since then, gas prices have continued to climb, at times to well over \$3 per gallon. For many millennials, there is little memory of an era of cheap gas, the U.S. PIRG report said.

Millennials also carry a larger amount of [student debt](#) than previous generations, so they are less likely to buy a home or car than previous generations.

Not only are millennials choosing to drive less, some are even putting off or foregoing getting a driver’s license.

“Back in the ’90s, most people who could drive had a license,” but that’s not as true today, said John Melrose, a former commissioner of the Maine Department of Transportation.

In Maine, the number of drivers ages 16 to 34 shrank at a faster rate between 2003 and 2013 than the population of 15- to 34-year-olds — 3.4 percent and 2 percent, respectively — according to driver’s license data from the Maine Bureau of Motor Vehicles.

Meanwhile, the number of drivers age 55 and older grew 36.5 percent between 2003 and 2013, while the 55-and-older population grew only 31 percent over the same period.

Without an influx of younger drivers, Maine could see a continued downward trend in driving as older drivers eventually put away their keys, Melrose said.

Article taken from Bangor Daily News - <http://bangordailynews.com>

URL to article: <http://bangordailynews.com/2015/08/08/the-point/why-mainers-may-never-drive-as-they-did-before-the-recession/>

AGENDA TOPIC 10.C

TO: Mayor & City Council

FROM: Wayne Marshall, City Planner

DATE: August 14, 2015

RE: Washington Street - Change in Lay-out of Electric Power

REQUESTED ACTION

I am requesting Council direction regarding how you want to respond to CMP's request to relocate power lines on Washington Street. The proposed relocation mostly is associated with clean-up activities that CMP needs to perform at the former gasification plant on the Eunice Palmer property that is now a brownfield site.

The Council, at your meetings of October 21, 2014 and January 6, 2015, reviewed CMP's request to install new overhead power lines on the northerly (City parking lot) side of Washington Street. The Council, at your January 6 meeting, requested that CMP provide underground service. CMP has examined this Council request, and is now prepared to address the Council regarding such. CMP representatives will be available to describe their proposal.

I must note that in all of my discussions with CMP, I believe that CMP's position is that they will pay the cost to install the overhead service, and that the City would be responsible for all additional costs associated with using underground vs. overhead service. I believe the cost of overhead service is about \$26,000, and that CMP's additional cost to provide underground service increases to about \$44,000. However (a big however), CMP performs little of the actual work and provides few of the materials needed for the underground service, and expects the party requesting the service (the City) to pay said costs and provide the additional services. While I have only rough estimates, I believe the City's non-CMP costs could easily approach \$125,000 to \$140,000; and this is in addition to the extra \$18,000 to CMP.

BACKGROUND INFORMATION

As the Council is aware, the City has been working since early 2014 through the City Brownfields program with representatives of the Dale C Palmer Living Trust, Eunice Palmer and Diane Bergey, who own 3 adjacent parcels on Washington Street, to conduct a Phase 1 and Phase 2 Assessment of their property and the buildings on their property. The 3 properties total about 1.2 acres in size and have about 395 feet of frontage on Washington Street. Ransom Consulting, the City consultant on the Brownfields program, conducted the two Assessments and identified concerns associated with both the demolition of the 3 buildings on the site and the clean-up of the property. The Trust has obtained funds through an EPA loan program and is now

working through Thomas Kittredge, Economic Development Director, to demolish the existing buildings; work that they hope to do this fall. Once the existing buildings are demolished, Eunice Palmer and Diane Bergey plan to redevelop the site as a multi-use building(s); retail, office and residences.

The most problematic of the 3 buildings to demolish is the concrete building. This site has contaminated soils, mostly coal tars, and involves the removal of impacted soils. CMP is a former owner/user of this building, and has acknowledged their obligation to perform and pay the cost of removing the contaminated soils once the building has been demolished. CMP has used the services of Haley-Aldrich consultants to review the Ransom Consulting reports, and on August 11, 2015 submitted their remediation plan for this MGP site. To date, I have not fully read the updated plan, but it appears that they now need to do work in Washington Street in addition to the work on the Palmer property. The CMP project is a major financial commitment; previous estimate of \$800,00 - \$1,500,000, an estimate which could now be outdated.

The clean-up of the site and demolition of the existing buildings also impacts the location of existing power poles on Washington Street and on the Palmer/Trust property. I note that the power to many of the buildings on High Street is fed from the poles on Washington Street. CMP identified a plan to install new overhead poles on the parking lot side of Washington Street. The Council, in response to this plan, in January 2015 requested the use of underground power.

CMP representatives will be present to discuss their plan to relocate the existing poles and the use of underground power with the Council. I believe the persons who will be present from CMP are: Gerry Mirabile, Manager, Programs/Projects, Environmental Compliance from the Augusta office, Sarah Mazerak, Manager for the Belfast, Rockland, Fairfield area, and Steve Cookson, Belfast facility. They are in a much better position than I am to respond to specific questions regarding CMP policy regarding the use of underground power, and what CMP is or is not prepared to do.

In advance of your meeting, and recognizing CMP's stated position that they do only limited work in installing underground service, I worked with Justin Reynolds, master electrician and Bob Richards, Public Works, to try to get some sense of costs involved to install the underground service. Some rough estimates are as follows:

- Equipment and materials purchase and services of master electrician - About \$60,000
- City Equipment and Staff to perform all earth work - Likely 2+ weeks of work with a full crew - Perhaps \$25,000 - \$30,000. Also, this means that City Public Works staff would not be available for other regular work. Also, the timing of when CMP wants to do the work could conflict with other Public Works assignments. If Public Works did not do the work and a general contractor was used, I believe the cost estimates could easily double.
- Pavement overlay. Hard to estimate at this point, but we took a rough guess of \$25,000 - \$30,000, with Public Works doing all road preparation.
- Cable and Phone Utilities. We did not price this work, but there are both cable and telephone lines in this area. As work would be in the same trenches, I am taking a wild guess at another \$15,000 to \$20,000.

In short, the above costs range from a low of \$125,000 to perhaps \$140,000. And as previously noted, CMP has identified that the City would be responsible for an additional \$18,000 of their costs.

With the potential redevelopment of the Palmer property on Washington Street, the amount of public use of Washington Street may soon change. And if I understand CMP's remediation plan based on a quick (very quick) read of some of the document, it appears that both road and utility work may need to be done on Washington Street itself; particularly public water and stormwater improvements. At a minimum, their construction activities in the area will necessitate road closures and how to route trucks through the City.

CMP is looking to get a better sense of how they can proceed, particularly with respect to how to relocate electric service in this area.

I also would note that the City used Ransom Consulting to conduct an assessment of the Treatment Plant property for potential contaminants from the MGP site on Washington Street. In speaking with Ransom, it appears that the test pits and borings they performed did not identify any off-site migration from the MGP site to the Treatment Plant area.

I will do my best to answer any questions.



10.D

City of Belfast

Request of Council for Reduced Rate of the Belfast Boathouse

(Please fill in ALL 9 questions in detail; if it does not apply to your event please write N/A)

1. State your name and who you represent:

Sara Brand-New and Jillian Liversidge.
Knitmaineia Fashion Show
a fundraiser for New Hope for Women.
Sponsored by St. Margaret's Women, a non-profit.

2. State the dates and times of the requested event:

Oct 3 2 pm 2015

3. Describe this event in detail attaching any schedules and explaining it here:

Fashion show of local knitwear
and reception.

4. How many people are expected to attend:

125

5. Will there be an admission charged at this event:

yes - \$2 all proceeds to
New Hope
for Women

6. Will there be things sold (if so, what?):

No-

7. Will there be rental of spaces to vendors on the property (if so, what type of Vendor and the charges you propose to assess against them?):

No-

8. List the names, home & cell phone numbers, & email addresses of ALL persons who are in charge of this event so that they may be contacted before, during, or after the event:

Sara Brand-New cell 978 325-0045
Jillian Liversidge cell 207 653 4142
home 1428
email jillianliver@gmail.com

9. What, if anything, do you propose to do that will provide a public service to Belfast as an exchange of value for a fee reduction or waiver for use of the Boathouse?
(This refers to the piece that has been worked out with the Parks & Recreation Director)

We promote local talent, encourage people to learn to knit (a healthy habit) support New Hope for Women which prevents domestic violence, dating violence, and stalking as well as educating young people about these matters.

10.E



CITY OF BELFAST

131 Church Street
Belfast, Maine 04915

E-mail: cityhall@cityofbelfast.org

Tel: (207) 338-3370

Fax: (207) 338-2419

Proposal Winter Sand Bid

Bid Opening

August 13, 2015 at 10:30 a.m.

Present at the opening: Nora E. McGrath, Office Assist. To City Manager, Bob Richards, Public Works Director, and Amy Flood, Belfast City Clerk. Also present, Shane Sargent, of Stockton Sand & Gravel.

There were a total of three (3) bid envelopes submitted as follows:

Scott Ellis, Contractor

488 Townhouse Rd.
Swanville, ME 04915
207 338 2990
Scott Ellis

Price per yd: \$ 6.74 per yd.

Hanson Industries, Inc.

257 Swan Lake Ave.
Monroe, ME 04951
207 525 3280
Guy Hanson

Price per yd: \$ 6.40 per yd.

Stockton Sand & Gravel

283 Western Ave.
Hampden, ME 04444
207 862 4300
Shane Sargent

Price per yd: \$ 9.47 per yd.

Attest: _____

Amy Flood, Belfast City Clerk



CITY OF BELFAST, MAINE 04915

131 Church Street

Robert (Bob) Richards
Public Works Director
e-mail: publicworks@cityofbelfast.org

Tel: (207) 338-2375
Fax: (207) 338-6222

Date: August 14, 2015

To: Mayor, City Council
City Manager, Joe Slocum

Re: Sand bids

We received three bids for supplying sand for this upcoming winter season. **Hanson Industries Inc.** was the low bidder at \$ 6.40 per yard delivered; this is \$ 0.11 per yard more than last year's bid by the same company. This bid is for 3500 yards of sand.

I would recommend that the bid be awarded to **Hanson Industries Inc.** for the amount of \$ 6.40 per yard, to be expended from account # 410-571.

Thank you,
Bob Richards
Public Works Director



CITY OF BELFAST

131 Church Street
Belfast, Maine 04915

10.F

E-mail: cityhall@cityofbelfast.org

Tel: (207) 338-3370

Fax: (207) 338-2419

**Proposal Winter Road Salt
Bid Opening
August 13, 2015 at 10:30 a.m.**

Present at the opening: Nora E. McGrath, Office Assist. To City Manager, Bob Richards, Public Works Director, and Amy Flood, Belfast City Clerk. Also present were Shane Sargent, of Stockton Sand & Gravel, and William Massow, of New England Salt Co.

There were a total of six (6) bid envelopes submitted as follows:

Central Salt

385 Airport Rd. Ste. 108
Elgin, IL 60123
1 888 HWY SALT
Sondra Chmiola

Price per ton for salt delivered: \$ NO BID per ton

Harcros Chemicals, Inc.

50 Larrabee Rd.
Westbrook, ME 04092
800-286-6756
Romona Thibeault

Price per ton for salt delivered: \$ 61.00 per ton

Morton Salt , Inc.

123 N. Wacker Drive
Chicago, IL 60606-1743
1 570 479 2336
Deb Aten.

Price per ton for salt delivered: \$ 58.28 per ton

Eastern Salt Co. , Inc.

134 Middle St. Ste. 210
Lowell, MA 01852
1 978 251 8553
Jason Archambault

Price per ton for salt delivered: \$ 78.00 per ton

Gargill, Inc.

De-icing Technology Business Unit
24950 Country Club Blvd. Ste. # 450
North Olmstead, OH 44070
800-600-7258
Jean Davis, Customer Solutions Specialist

Price per ton for salt delivered: \$ 73.69 per ton

New England Salt Co.
500 Odlin Rd.
Bangor, ME 04401
207 262 9779
Greg Parker

Price per ton for salt delivered: \$ 59.19 per ton

Attest: _____

Amy Flood, Belfast City Clerk,



CITY OF BELFAST, MAINE 04915

131 Church Street

Robert (Bob) Richards
Public Works Director
e-mail: publicworks@cityofbelfast.org

Tel: (207) 338-2375
Fax: (207) 338-6222

Date: August 14, 2015

To: Mayor, City Council,
City Manager, Joe Slocum

From: Bob Richards
Public Works Director

Re: **Salt Bids**

We received five bids for supplying salt for this up coming winter season. **Morton Salt Company** was the low bidder at \$ **58.28** per ton; this is \$ 0.63 per ton more than last years bid.

I would recommend that the bid be awarded to **Morton Salt Company** for the amount of \$58.28 per ton, to be expended from account 410-570.

Morton Salt Company was the provider last year for the road salt and we did not have any issues with their service or product.

Thank you,
Bob Richards
Public Works Director



**City of
Belfast**

10.G.

Nora McGrath <managersoffice@cityofbelfast.org>

New Full Time Officer

1 message

Michael McFadden <chief@belfastmepd.org>

Mon, Aug 10, 2015 at 10:45 AM

To: Joseph Slocum <jslocum@cityofbelfast.org>, managersoffice@cityofbelfast.org

Joe,

I have two things for you and the Council's consideration.

First: I would like to seek approval to hire/promote an individual into a full time Police Officer Position starting September 1st. There are several reasons I'd like to do this now rather than wait.

The first reason is, Officer Wendall Ward's last day of work will be in September. He is taking the month of October off and is officially retired November 1st of this year.

Officer Brad Hanson; who has been out with a job related injury since February of this year, is unfortunately not getting better. It's likely Officer Hanson will have to endure a 3rd surgery to correct the significant injury to his back he sustained while assisting a drunk driver out of his (the suspects car) after it went off the road and rolled onto it's roof.

Since January of this year Part Time Officer Lewis Dyer, has been filling shifts across the schedule to help ensure our service to the community goes uninterrupted by the streak of bad luck we've had with injuries. State Law requires that a Part Time Officer can only work 1040 hours in a calendar year. Part Time Officer Dyer, will reach this mark by the end of this month. He will no longer be able to work, unless we promote him to a Full Time position.

If the Council agrees to allow me to fill the position left vacant by Officer Ward one month early (September 1st) I would then ask that they confirm Part Time Officer Lewis Dyer, as the next full time Police Officer for the Belfast Police Department starting September 1st.

In terms of what effect this may have on my budget... Due to the fact that Officer Hanson is at an elevated pay level, and he's currently receiving Workers Compensation, his salary is being reimbursed back to the City by Workers Compensation, Officer Dyer's pay will be a complete wash as a result due to the fact that he will be starting at an entry level pay grade. And my salary line will continue to be in excellent shape. There has been no talk of a return to work date thus far for Officer Hanson by his Worker's Comp representatives. I'm confident that there will be no negative effect on my budget by promoting Officer Dyer to full time status as I've explained.

However if this request is not granted and I can't keep Officer Dyer working, the open shifts will still need to be filled, and I'll have to resort to filling them with Full Time Officers at overtime rate of pay, which will almost

certainly have an adverse effect on my Unscheduled Overtime line.

Please let me know if there are any questions.....

Mike.

Chief Michael J. McFadden III

Belfast Police Department

112 Church Street

Belfast, Maine 04915

Office: (207) 338-5255

FAX: (207) 338-0258

Dial 911 for all Emergencies

Confidentiality notice: This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

10.H

Belfast Police Department

Memo

To: Mayor Ash, Belfast City Council, City Manager Joseph Slocum

From: [Your Name]

cc:

Date: August 13, 2015

Re: Full Time Officer Confirmation

In the event my request to hire a full time Officer one month before we lose Officer Ward to retirement is granted, I would like to ask that part time Officer Lewis Dyer be confirmed as that full time Officer, effective September 1st.

Officer Dyer graduated Belfast Area High School in 2011, he went on to attend college at the University of Maine in Fort Kent for the next three years. Officer Dyer received his Bachelor's Degree in Criminal Justice in only three years. In the summers Officer Dyer worked for the City of Belfast as a Parking Enforcement Officer, and in May of 2014 he was sworn in as a Part Time Patrol Officer for the Belfast Police Department. Since that time Officer Dyer has attended training courses with the Maine Criminal Justice Academy in order to become certified as a Part Time Officer. He has also attended CIT training which is a 40 hour training designed to help Officers deal with individuals in Mental Crisis.

Officer Dyer has proved himself as a perfect fit for our communities Police Department. He is eager to learn more about his chosen profession. He is open to criticism, and has a positive attitude with the Officers he works with and the public alike.

Officer Dyer has taken extra shifts, and worked on a nearly full time basis for the past 6 months to assist our Department in covering shifts left vacant due to injuries. He shows the commitment and willingness to sacrifice that I like to see in our Officers.

If Confirmed, Officer Dyer will attend the 30th BLETP (Basic Law Enforcement Training Program) starting in January of 2016, in order to become a certified full time Police Officer.



CITY OF BELFAST, MAINE 04915

131 Church Street

Tel: (207) 338-3370

Fax: (207) 338-6222

Memo To; City Manager and City Council

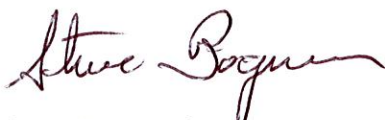
Memo From; Cemetery Supt.

Regarding; Agenda items to expend funds

I am asking permission at this time to waive the bid process on three major projects we are planning on starting this month. They are as follows;

1. Old Cemetery Restoration; This has been on our Capital Projects list for three years now and we finally can schedule the only company in Maine that has the expertise and manpower to complete this job. I have personally spoken to four other companies and have found that this project is way beyond their scope of work or their estimates far exceed our choice. We will need a Council Order to expend funds in an amount not to exceed \$120,000 from our Accumulated Interest Trust Fund Account.
2. Fence replacement at Grove Cemetery; I have attempted to get estimates from three fence companies close to our area and only two were able to supply the type of fence that we require. We would like to go with the company that has the lowest estimate and also did the fence on the Pitcher Road for us. We have \$8,000 in account #730-817 and would need an additional order to spend up to \$3,000 from the Trust Funds to cover the cost of the new fence.
3. Cobe Tomb repointing and cleaning; I have only recently become aware of serious deterioration of the grout used on this mausoleum approximately twenty years ago. We need to have all the old sealer cleaned out and new applied. We used a local company for the Pratt Tomb a couple years ago and were very happy with their work. This is a specialized task that requires some experience to complete without doing damage. I do have an estimate of \$9,750 from them and would need another order to expend funds from the Trusts. Mr Cobe put \$10,000 in our Perpetual Care Trusts originally and the interest more than covers this type of work.

Thank You for the time,


Steve Boguen, Supt.



CITY OF BELFAST, MAINE 04915

131 Church Street

Tel: (207) 338-3370

Fax: (207) 338-6222

Memo To; City Council and City Manager

Memo From; Steve Boguen, Cemetery Supt.

Regarding; Agenda Items

The City Manager has asked for a little more clarification on two of the agenda items requested by me. First, the restoration project that we have been researching for at least two years. I originally contacted four different companies for information and estimates on this job and two of them stated to me that the sheer size of the job was way beyond their ability to handle. They were Gravestone Concerns of Sidney, Maine and Maine Monument Service in Appleton, Maine. I had the owner of Gravestone Services of New England of New Hampshire come and assess the project and he came back with an approximate estimate of \$225,000 with a chance it could be more depending on unforeseen problems as the work progressed.

My Cemetery Board met with Mr. Thomas Stevens of Stevens Cemetery Restorations of Newcastle, Maine and we had him do a detailed estimate for this entire project. He has been in business for many years doing exactly this type of work and comes with many recommendations from towns all across Maine in completing these types of projects in a thorough and economical manner. He explained to us that it would be a multi-year project because of the volume of stones and monuments. It involves straightening and resetting all stones and then cleaning everything as well. This process is very specific to Cemetery markers as there are special techniques and materials to insure a long term fix. We are recommending that Mr. Stevens do the work involved for all the above reasons.

Second item, Cobe's Tomb is a very unique mausoleum with fashioned granite walls and a white marble interior. The joints in the granite walls were sealed with a rubberized material about twenty years ago and now have dried out to the point that they need to be completely cleaned out and have backer rods and new acrylic sealant added to keep out all moisture. The original company that performed this repair has since gone out of business so we contacted Head of Tide Masonry a few years ago to do the same work on Admiral Pratt's Tomb. We are still very pleased with their work and are recommending that they do this job. Mr. Ladd has performed many smaller repairs to this Tomb over the years so he is most familiar with the structure and it's needs.

Hope this clarifies things for you,


Steve Boguen

AGENDA TOPIC 10.L

TO: Mayor & City Council

FROM: Wayne Marshall, City Planner

DATE: August 14, 2015

RE: Potential Sale of City Property to Ryan Otis, Rollies

REQUESTED ACTION

The Council should decide if you are prepared to act on the potential sale of City property to Ryan Otis, Rollies, pursuant to terms identified by the Council. The Council has the authority to approve the sale, amend the terms of the proposed sale or to reject the sale of the property.

PROPOSED TERMS OF SALE

I believe the following terms for this sale were identified/outlined by the Council at an Executive Session which occurred at your meeting of August 4, 2015, subject to several additional terms identified by the Council at your Work Session of August 7. I have attempted to provide specific language for each of the terms. William Kelly, City Attorney, has reviewed the draft terms and believes they are workable, however, he likely will need to make some edits to cast the terms in language he may find more appropriate.

Also, I have discussed all of the terms with Charlie Ploude, Northeast Construction, who will be the builder for the Rollies project, and it is my understanding that Ryan Otis is generally prepared to accept the terms and to purchase the property. That said, I only provided the actual written terms to Ryan Otis and Charlie Ploude via an email on Thursday evening (August 13) and I am uncertain if they may have any comments on the written language. I will look at speaking with both by the date of the Council meeting.

1. **Sale Price of Land.** The sale price is \$15,000.00. The sale involves the following property:
 - City sells to Ryan Otis fee interest in about 384 square feet of City owned land in the Washington Street parking lot that is located immediately to the rear of the existing Rollies property, 39 Main Street.
 - City grants an easement to Ryan Otis that is about 120 square feet in size, 6 feet by 20 feet, and which is located on the northerly side of the guardrails of the Washington Street parking lot, said easement to be used for the purposes of installing an underground propane tank to provide propane to Rollies Restaurant.
 - City grants a subterranean easement to Ryan Otis that is about 162 square feet in size, about 3 feet wide and 54 feet in length, to allow Mr. Otis to install an underground line in

the Washington Street parking lot that will connect the propane tank to Rolli's Restaurant.

The general location of the above interests are identified on the attached map.

2. **Propane Tank Easement.** The easement area for the propane tank is granted for the sole purpose of locating an underground propane tank. This easement cannot be used for any other purpose. The City and Mr. Otis shall work cooperatively to identify the final location of the easement area located on the northerly side of the guardrails for the Washington Street parking lot. If for any reason Mr. Otis chooses to remove the propane tank for a period of greater than 6 months, this easement shall be void, unless the Council, for good cause shown, chooses to extend the terms of the easement.

Mr. Otis is responsible for all costs associated with installing the tank in accordance with state and federal standards and ensuring that the property is regraded and stabilized so that soil erosion does not occur. The location of the tank shall be properly marked and the tank shall be properly protected. If for any reason there is a spill or leakage from the propane tank, Mr. Otis or his assigns shall be fully responsible for all costs, damages and liabilities that arise from such event, and the City shall have no liability.

Further, if the City determines that it needs to use the land associated with this easement for other purposes, the City retains the right to relocate the propane tank, and acknowledges that the City shall pay all costs associated with relocating the tank.

3. **Propane Line Easement.** The City shall grant Mr. Otis an easement to locate an underground service line in the Washington Street parking lot that connects the propane tank to Rolli's Restaurant. Installation of this service line shall comply with all state and federal requirements and shall be a minimum of 4 feet below the asphalt surface of the parking lot. The final location of the service line and the attendant easement shall be determined by the City and Mr. Otis working cooperatively to identify its location. Mr. Otis is responsible for ensuring that the installation of the line does not conflict with any existing utilities in the City owned parking lot, including but not limited to stormwater improvements and utility services. Mr. Otis shall be responsible for properly repairing and repaving the asphalt surface and base material for the parking lot that he disturbs to install the line. Further, for a period of one year post the repair of the area disturbed in the parking lot by the installation of the propane line, the City Public Works Director shall have the authority to inspect the repairs constructed and to require repairs if in his discretion the initial repairs that were made are insufficient. This latter requirement is a performance guarantee available to the City in lieu of the applicant paying a performance bond or escrow to guarantee said work in the City parking lot.

At the time that Mr. Otis's contractor installs the propane service line, his contractor shall work cooperatively with the City to install appropriately sized conduit lines supplied by the City in the same trench that is dug to install the propane service line. Mr. Otis's contractor shall be responsible for preparing a trench of needed width and depth to serve 3 conduit lines supplied by the City (likely no greater than 6" in diameter). The City desires to have said

conduit lines installed so it has the ability to use said lines to install future utility services that it may deem appropriate.

If the City determines that it needs to use the land associated with this easement for other purposes, the City retains the right to relocate the propane service line, and acknowledges that the City shall pay all costs associated with relocating the service line.

4. **Property and Waste Management.** The City, in selling land to Ryan Otis to allow an expansion of Rollies, requires assurances from Mr. Otis that he will properly and regularly manage solid wastes and trash associated with any use of the building and premises located at 34 Main Street. The premises shall include the land and building owned by Mr. Otis prior to the sale of the property identified in 1 above, and all property sold to Mr. Otis pursuant to this sale, and any improvements that he constructs on this property. Mr. Otis shall ensure that all wastes and trash are managed in a manner that is consistent with the City of Belfast Property Maintenance Code, and that all litter, which specifically includes cigarette butts, are regularly cleaned from the premises, the area in the City owned parking lot located immediately to the rear of his building, and such wastes that are on neighboring properties that are caused by activities on his property.

The City shall have the right to regularly inspect Mr. Otis's property to determine compliance with requirements of this condition. If the City, through its City Manager or his designee, conducts an inspection and identifies problems, the City shall issue a written notice to Mr. Otis and allow him 72 hours from his receipt of the notice to take and complete required corrective actions. If Mr. Otis fails to complete the required corrective actions, the City, as a condition of this sale, and not as a violation and enforcement action cited and noticed by the City Code Enforcement Officer pursuant to the City property maintenance, shall have the right to take any or all of the following actions: perform the corrective actions itself and to charge Mr. Otis twice the City's costs to perform the work, and to levy a fine of \$100 per day until the corrective actions are completed. The above amounts shall apply to the first two violations identified by the City. After the first two violations, and for any subsequent violation, the City shall have the authority to charge three times its costs to clean the premises and surrounding area, and the amount of the fine shall increase to \$200 per day until the corrective actions are completed. The City shall have the right to enforce this condition through a court of competent jurisdiction or by placing a lien on his property. Further, the City's authority through this condition of the sale of the property, does not preclude the City Code Enforcement Officer from serving notice of a violation pursuant to terms of the City Property Maintenance Code or Zoning Code.

5. **Electric Service.** The City, as a condition of this sale, identifies its intent to enter an easement with CMP to allow CMP to locate a new transformer on the northerly side of the guardrails for the Washington Street parking lot, and enter an accompanying easement to allow the installation of an underground electric service line in the Washington Street parking lot that will serve this transformer and accompanying service improvements and assist in providing power to area property owners. The installation (or removal) of the electric service line shall require that good quality repairs be made to any section of the asphalt surface and associated road base of the Washington Street parking lot that is

disturbed in installing the electric service line and providing power to properties in this area. Further, the contractor that installs the electric service improvements shall provide the City a one year guarantee regarding the quality of improvements made to the pavement surface or road base of the parking lot. If within one year of the date of the repairs the City Public Works Director finds that the repairs are inadequate, the contractor shall make needed repairs identified by the Public Works Director.

6. **Stormwater.** Ryan Otis shall ensure that improvements made to the property and the land that the City is selling to him does not adversely impact current stormwater management infrastructure in this area. Mr. Otis shall work cooperatively with the City to identify stormwater improvements that may be needed to his property that are associated with improvements that he constructs on the land that he is now purchasing from the City.
7. **Permits.** Mr. Otis shall obtain all City and non-City permits which may be required of him to construct improvements on the property that the City is selling to him through this agreement, and shall comply with all conditions of said permits.
8. **Monumentation/Survey.** Ryan Otis shall pay the cost to provide a survey of the land (384 sf) being purchased from the City and to provide said survey which can be recorded in the Registry of Deeds.
9. **Effect of Agreement.** The terms of this purchase agreement shall apply to Ryan Otis and any entity that he establishes to do business on the property located at 34 Main Street, as well as to any heirs and assigns.

BACKGROUND INFORMATION

Mr. Otis approached the City and requested to purchase City owned land to assist him in expanding the size of Rollies. The Council has discussed this request at numerous meetings, several of which occurred in Executive Session. The more recent meetings have occurred on the following dates: March 17, 2015 Executive Session, April 7, 2015 Regular Council meeting, August 4, 2015 Executive Session and August 7 Work Session.

The Council, in considering this request, required Mr. Otis to pay the City cost (\$1,500) to hire an appraiser to assist the City in determining the fair market value of the land and easements the City would sell. Fred Bucklin, Bucklin Appraisal, identified a market value of \$15,000, which is the purchase price that the City offered to Ryan Otis.

The Council, in discussing this sale, heard concerns from neighboring property owners regarding how Mr. Otis is managing wastes/trash, and other issues associated with the construction of the existing Rollies Restaurant. The Council and City Code Enforcement Officer required Mr. Otis to install a properly screened dumpster for both wastes and recyclables, and Mr. Otis has now completed the acquisition of property on which to locate the dumpster and has now constructed the required stockade fence enclosure. Also, concerns regarding how wastes have been managed in the past led to the Council recommending the establishment of Condition #4 of the sales

agreement. I note that I did not establish any conditions of sale with respect to neighboring properties other than the issue of managing waste/trash.

Mr. Otis submitted plans to the City Intown Design Review Committee in May 2015 to expand Rollies Restaurant, and the Committee approved the design plans, subject to Mr. Otis obtaining title from the City for the land on which the improvements would be constructed. Mr. Otis presented plans to renovate and expand the kitchen for Rollies, to enclose the existing rear deck (smoker's area) and to construct a new deck. It is the City's understanding that Mr. Otis plans to proceed with these improvements this fall if the City sells him this land.

The project also requires improvements to the existing underground electric service. The Council stated its intent to issue needed easements to CMP for underground electric service work that would be performed by Mr. Otis.

I will again note that City Attorney Kelly will need to rework the above terms into the final language of a purchase and sale agreement. Further, Mr. Otis will be required to pay the cost of Attorney Kelly's services.

I will do my best to answer any questions.

WATER TREATMENT PLANT

Propane Tank
Easement



PROPOSED OPTION A
NEW PROANE TANK BEHIND
EXISTING GUARDRAIL
NEW TRANSFORMER TO SERVE
33-39 MAIN STREET BUILDINGS
DUNSTER RECYCLING
PARKING LOT
LOCATION OPTION B
EXISTING TRANSFORMER PAD TO REMAIN
TRANSFORMER REMOVED AND PAD
CONVERTED TO SECONDARY JUNCTION BOX
EXISTING TRANSFORMER PAD TO BE RELOCATED
AROUND ADDITION

Underground
Propane Line

CONNECT TO EXISTING
PUBLIC DRAINAGE SYSTEM
NEW CATCH BASIN
DOWNHILL OF BUILDING

Washington
St. Parking Lot

Land Sale
to Rollies

Rollies

Main St.

Rollies Sale
Aug 18, 2015

MAIN STREET

FEDERAL ST

AGENDA TOPIC 10.N

TO: Mayor & City Council

FROM: Wayne Marshall, City Planner

DATE: August 14, 2015

RE: Shipyard Request for Mast Storage

ACTION REQUESTED

J.B. Turner, Front Street Shipyard, has requested that the City grant the Shipyard permission to step a 140 mast from a sailboat on the City owned Railroad Depot (Maskers) property on or about Thursday, August 20, and to store the mast on City property near the Depot building for 3 - 4 days; likely no longer than August 24. The Council expressed its general support for this proposal at its August 11 Work Session and your formal vote on this matter is now requested.

Per direction from the Council I identified the following terms to Mr. Turner.

- 1) You need to talk with the restaurant owners and let them know of your plans and how the parking area will not be available to them on Thursday.
- 2) I trust that you will have folks who are directing people who are using the Harbor Walk regarding how to avoid your work area while you are stepping the mast.
- 3) I trust that you will be putting up some saw horses or something to keep people away from the mast, and that you will hug the mast up close to the Maskers Building.

The Council was very open to helping out on this occasion and hoping that all goes well in stepping the mast and moving it onto your property.

I also was asked to note that eventually the Maskers property will not be available for this type of work because the City plans to redevelop the property. I was asked to provide a gentle reminder that you need to be thinking long term in how you can accomplish this type of work when the City owned Maskers property is no longer available.

Following is J.B. Turner's August 12 email response to me:

Hi Wayne – thank you very much for relaying back and forth. We are going to try to talk with the crane company to see if we can unstep in the opposite direction which would allow us to keep the mast within our yard space. If the crane operator agrees with our thoughts, I will let you know.

Thanks!! JB



Citizen request to remove a tree

1 message

10.0

Manda Cushman <managersasst@cityofbelfast.org>
To: Bob A Richards <publicworks@cityofbelfast.org>

Mon, Jun 8, 2015 at 8:55 AM

Hi Bob,

I received a call this morning from Jean Mahoney-Morse at 62 Congress Street. She said that she has a tree, which she believes is in the City's ROW, that is old and dying and would like removed if possible. The tree is at the intersection of Miller & Congress (located on the Miller St. side of her property), she said it has a small metal tag on it which she believes is number 542. If you could take a look at the tree and let me know what you think.

If you have any questions about the tree's location Mrs. Mahoney-Morse gave me her phone number: 338-3565.

Thanks,
Manda

—
Manda Cushman
Administrative Assistant to the City Manager
Belfast, ME
mcushman@cityofbelfast.org
managersasst@cityofbelfast.org
p) 338-3370 x 10
f) 338-2419

*Bennett's Tree Search
Looked at it on*

7-29-15



Tree removal

1 message

Bob Richards <publicworks@cityofbelfast.org>

Tue, Aug 11, 2015 at 8:16 AM

To: Nora McGrath <managersoffice@cityofbelfast.org>

Here are some pictures of the ash tree at 62 Congress Street. The property owner had concerns about the tree. Limbs keep falling off, under and around the root system is hollow. She would like to have it taken down and it is in the City Right of Way. This has been posted since July 31st.

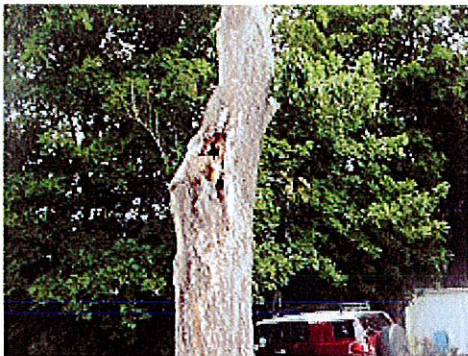
Thanks Bob

→ IT IS BOB RICHARDS RECOMMENDATION, AS WELL AS NATE BENNER OF BENNER TREE SERVICE, THAT THIS TREE SHOULD BE REMOVED.

NORA E. MCGRATH

4 attachments

 REC'D AUG 13 2015



IMG_1438.JPG
1507K



IMG_1439.JPG
1672K



IMG_1441.JPG
1767K









10. P

Request from the Economic Development Director to utilize \$10,857.02 in previously reimbursed EPA funds for further Brownfields assessment work and for sending 2 staffpersons to the upcoming National Brownfields Conference.

The City of Belfast has previously received 2 Brownfields Assessment grants from the EPA totaling \$600,000. Both of these grants allowed for the charging of time spent by City staff on the City's Brownfields assessment program. There is now \$10,857.02 that has been retained in these accounts. These funds can be used for any purpose that the City of Belfast sees fit, whether Brownfields-related or not.

City staff is now requesting that this \$10,857.02 now be used in conjunction with the City's remaining grant funds (\$18,557.01) to: 1) complete current ongoing environmental assessment work (approximately \$25,000.00); and 2) use a portion of these funds to send 2 City staffpersons to the upcoming National Brownfields Conference, to be held from September 2nd through the 4th in Chicago.