

MANAGER'S REPORT

Belfast City Council Meeting

Tuesday, February 15, 2011

7:00 P.M.

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

FROM: Joseph J. Slocum, City Manager

DATE: Friday, February 11, 2011

Non-agenda item:

- Remember we will start our meeting at 6 p.m. with a Council Work Session on Goals in Conference Room B (my office). We will then move into the Council Chambers for the formal Council Meeting at 7 p.m.

Weatherization of Belfast City Hall and the Police Station:

- The bids are due to come in on Monday, February 14, 2011. If we are able to recommend an award by 7 p.m. Tuesday night (Council meeting) then we will ask that you add this as an agenda item.

10.B Discussion on granting a road license on Airport Road to Good Earthworks Organization Inc. for the purposes of transporting aircraft manufactured in the Belfast Business Park to the Belfast Airport.

We are pleased to inform you that a California Company has put the former Harborside Graphics or Prismax building, located at the corner of Airport Road and Congress Street, under a contract of purchase. This is the same company that recently purchased the EmBee Cleaners Building on Church Street.

Good Earthworks Organization Inc (GEO) will use a portion of the Airport Road building for the manufacture of light sport aircraft. Periodically they will need to transport these aircraft from the Harborside Graphics building to the airport runway. Airport Road is a dead end, which has a locked gate that leads directly onto the runway.

Good Earthworks Organization Inc. (GEO) is requesting a license to transport the aircraft that they manufacture inside the building down Airport Road and through this locked gate up to a maximum of 10 times a month. They will be present at the meeting.

We see this as an opportunity for Belfast and the transports can be done under "escort or ushered" conditions and at times that won't interfere with other businesses in the Business Park. Our aviation consultants believe this will be acceptable to the FAA.

We are asking the Council to approve this license. A draft of the license is in your packet.

10.C First Reading of Proposed Amendment to City Code of Ordinances, Amendment #3 to the Contract Rezoning Agreement between Belfast Bridge, LLC and the City, adopted on September 20, 2005, and as amended on May 20, 2008 (Amendment #2) for the redevelopment of the former Stinson Seafood's property, Map 11, Lot 132. Amendment #3 involves DUBBA, LLC's purchase of this property and their proposal to develop the site as the Front Street Shipyard.

The former Stinson Seafood facility has been sold to a company named DUBBA LLC who will do business under the name Front Street Shipyard.

This piece of property is one of two (2) places in the City zoned for Contract Zoning. There is an existing land use contract with the City that was taken over by Front Street Shipyard when they bought the property. The existing contract involved the development of Condo's and as such we are now starting to consider what is expected to be a series of changes or amendments to the existing contract, which better reflect the newly intended use of the property.

Changing a Contract Zoning Agreement requires the same process as changing the Zoning Ordinance itself (2 public readings before a vote). The changes to the existing contract that are proposed at this time are outlined in the attached memo of City Planner, Wayne Marshall.

Essentially this first set of amendments will delete non applicable matters like Condo development provisions etc and then we add some changes to the proposed waterfront configuration and plan for the owners floats, City owned " Fisherman's Dock" floats, travel lift etc. The only building related issue will involve the demolition of the old concrete building.

There are NO proposed changes at this time regarding building use, building size or height or building appearance. These items will likely be the subject of future amendments to the contract.

We are asking the Council to accept this draft amendment as a first reading of what is proposed and to schedule this for a second reading at your next meeting.

10.D Consideration of a request from the Economic Development Director to submit a letter of intent to seek a Community Development Block Grant for Housing Assistance that will secure funding for the rehabilitation of multi unit (3 or more) properties in Belfast.

The City is seeking a grant from the Federal government, which is administered through the State office of Economic and Community Development. This grant that will help owners of multi-family dwelling units in the City get financial assistance with bringing their housing units up to code. There is no cost to the City in cash but there is significant work for the Economic Development Director and others in putting the grant application together. The grant will also pay 100% of the cost to hire a housing inspection technician and a grant administrator to help with required documentation.

Thomas Kittredge, Belfast Economic Development Director, will be at the meeting to provide further detail and answer questions.

10.E Update on Airport Apron Expansion Project.

The City has a multi year plan for Airport improvements. These improvements are paid 95% by the Federal Government, 2.5% by State Government and the rest by the City. We receive about \$150,000 per year in federal money, which we can accumulate up to 4 years without losing it. This accumulated amount is the basis for the 95% Federal Share. Our next scheduled project involves a new expansion of the off runway apron so that we can park more planes both large (60 foot wing span) and small (40 foot wing span). Our recent economic development news is directly related to this airport resource. The proposed work will exceed \$400,000 with City cost of about \$8,000 to \$9,000.

Our airport consultant has advised that we put the work out to bid for construction in 2011 and see what the bids look like. They believe that if the bids exceed available resources to do the whole job then we may well be able to secure additional discretionary grant funds from the FAA to get the work done this summer. If for any reason that appeal is unsuccessful then the consultant has agreed to re-bid the entire project next year- at no additional cost to the City- when we are confident that our new annual allotment of \$150,000 will be more than enough to cover any funding that we need.

In short we plan on moving forward and we are prepared to get the work done as soon as resources permit- hopefully this summer.

10.F Discussion and possible approval of amendments to the City's Harbor Ordinance.

These are the same changes recommended by the Harbor Committee and the Harbor Master that we have been considering since December. The changes make it clear that all waterfront owners pay a mooring fee. Harbor Master Katherine Pickering will be at the meeting to answer any questions.

10.G Consideration of a draft letter from the Council to the City's Committees to clarify roles and improve communications.

This was carried over from last agenda. I have drafted a letter for your consideration to go directly from the Council as the City's duly elected body to the volunteers who serve on the City's Boards, Committees and Commission. The entire purpose of this letter is to get everyone on the same page and to maintain a proper process for meetings, minutes and official acts. The letter invites communication and also helps each group see how their subject focus relates to the focus of the other groups.

10.H Consideration of the Manager's recommendation to hire David Cobb as a full time Paramedic and also a member of the Belfast Fire Department.

Mr. Cobb has more than 20 years of experience having served the City of Augusta between 1987 and 2008. I recommend we hire him to fill a vacant paramedic position, which we have been trying to cover with per diem support.

10.I Request to go into executive session to discuss some personnel matters under 1 M.R.S.A. 405 (6) (A).

That's about it for now.

I do want to acknowledge the tragic death of Alan (Al) Dickey, our much-appreciated Public Works Foreman who died unexpectedly this week. You would see Al all over the City in the gray public works pickup and potentially behind any piece of equipment that they used. He wore a rosy hue and a big smile. He was 42 years old and leaves behind a wonderful family who will struggle in every way to carry on without him. Al was great to work with and he had many qualities that we all benefited from. He was a crucial piece of the Public Works team that has worked so hard to take care of our snow headaches this year and our roads and infrastructure every year. He cared very much about doing a good job and he cared about people-all people-all the time. He was a big man with a big heart and he will leave behind a big empty space. We thank Al for the work he did and on behalf of everyone and we will do what we can to help his wife Becky and his three impressive sons, Josh (college), A.J. (High School) and Austin (Junior High).