

**City Manager's Report
City Council Meeting
Tuesday, July 21, 2009
City Hall 7:00 p.m.**

TO: Mayor Walter Ash Jr. and Honorable Members of Belfast City Council
FROM: Joseph J. Slocum, City Manager
DATE: Friday, July 17, 2009

Non- Agenda Item: Downtown Sidewalks

Last year we created a downtown sidewalk committee. The committee met with contractors and considered a variety of options- including-types and styles of sidewalk construction. The committee also generated cost estimates for different types of sidewalk construction. For the 6,300 feet of downtown sidewalk those cost range from \$400,000 to \$850,000. These are the heaviest utilized walkways in the city. We also have photo shop images of what downtown sidewalks would look like with different construction options applied. Since the cost of redoing downtown sidewalks are so high the Council has indicated a preference that we make efforts to continue to repair and maintain the existing sidewalk configuration until either grant opportunities or other funding opportunities are available to do new construction.

I've had a contractor review the downtown sidewalks and identify areas where concrete pads need to be ground down, where concrete pads need to be dug up and completely replaced and a variety of locations where the brickwork needs to be redone. Our challenges with these walkways are impacted by slope, underground drainage, frost and material. The contractors recommended against brick and favored the use of brick looking concrete pavers. A lot of the brick we use now is unsuitable. The budget process, recently completed had an impact on how we would approach this repair work.

Our current plan is as follows:

1. The City will purchase a fairly large quantity of concrete brick pavers which will be stored out of the sunlight and which will be steadily used to redo the bad brick sections of the downtown sidewalks. We hope to save money by buying the materials directly and to insure color continuity by buying a large supply. This work, once started, will be ongoing during good weather. One significant difference between what we have now and what we propose to do is that the new paver bricks will now butt up to one another and there will not be a gap between them. If there is any gap between the concrete and curb then that net gap will occur between the curb and the outermost paver brick. We will look for some material that can fill in that space. Both contractors we consulted with recommended this method.

2. We have identified those concrete slabs, which have risen up but can still be salvaged by grinding their edges down. We did some of this last year and will start more of this with a

private contractor soon.

3. We have identified quite a few concrete slabs that must be replaced altogether. We're talking to a contractor and trying to determine whether we have the time and ability to remove the existing concrete ourselves or whether both the removal and the new slab would be the responsibility of the contractor. Our goal in this process would be to do it as many slabs at once that we can effectively manage with a high quality result.
4. We will indeed be collecting some reusable brick and we will try to find a way to secure some financial value from that recovery.

We will be meeting with contractors next week to get this rolling and we will do our best not to inconvenience the downtown or its visitors.

Agenda Items:

11B Further discussion of Range ways and Rights-of-Way to the water.

Mayor Ash has requested that we put this issue back on for discussion. Council member Delune has also requested we put the matter on for discussion. Currently the Belfast Parks & Recreation Commission and Jim Bell are preparing to put out a bid to survey all of the un-surveyed rangeways in the City. There may be some confusion in people's mind between range ways and rights-of-ways. As I understand it from City Attorney Bill Kelly, where the City has a rangeway we own the land completely. Where we have a right-of-way we don't own the land but we have a complete right-of-way to access it, improve and change it at all times. City Council has been considering the creation of a policy on how to deal with potential encroachments into either rangeways or rights-of-way to the water. The City has stated that it wishes to be a good neighbor wherever it has such property and the Council elected to await the results of the surveys to see what the status of encroachment actually is before adopting a final policy. I am trying to determine whether we have set aside enough money to survey both the range ways and the rights-of-way to the water.

11C Discussion and presentation from Belfast Area Youth Council on the graffiti Kiosk project.

The Belfast Area Youth Council has selected as one of their projects to try to find a way to reduce the amount of random graffiti in the City. One of their ideas is to create a specific area for graffiti so those who wish to send messages or do freelance decorative art can have a place where they can demonstrate their public statement. A member of the Youth Council will be present to discuss this with the Council at the meeting.

11D Discussion on request on Andy's Curbside Grille to locate a lunch wagon in Heritage Park.

This was tabled from the July 7th meeting to this meeting. The Council members were interested in having a representative of Andy's Roadside Grill present to discuss their proposal. Councilors were also

interested in getting some feedback from the Downtown Business Group and downtown restaurants to see if they had any concerns or objections to this proposal.

11E Discussion of upgrading the electrical service at Steamboat Landing.

The Belfast Maskers and other groups who hold events in Steamboat Landing have requested enhanced electrical hookup services to be installed in Steamboat Landing to meet their increased electrical needs there. We spent about \$2,500 a couple of years ago to get 60-amp service there but that is not sufficient to meet their needs. Events often have vendors and vendors need power. Sound systems, light etc., also add to load requirements. The proposal is to offer 200-amp service at Steamboat Landing Park, which will require a new underground line from Commercial Street, across Front Street and underground to an above ground box. The cost of such an installation is about \$5,100 for the electrical work and components and another \$3-\$3,500 for all the digging and street repair if the City does all of the digging and street repair. The question before the Council is whether or not the City is interested or willing to spend these resources to meet this request. Costs would have to come from undesignated fund balance. These expenses could be recouped by charging some kind of flat fee per event, per event vendor, estimated usage etc.

11F First reading of proposed amendment to City Code regarding Manufactured Housing in the zoning district that is located west of Merriam Drive.

This proposed amendment is recommended by the Belfast Planning Board and it is scheduled for its first reading at this meeting.

11G First reading of proposed amendments City Code of Ordinance regarding Technical Standards dealing with parking and loading facilities.

This matter has returned to the Council's agenda following a recent Council Economic Development work session and further discussion at your meeting on July 7th. The issue relates to the apparent disparity between the Belfast's parking requirements and those of other municipalities. Wayne Marshall is providing a survey report of the regulations in other communities as well as a recommendation.

11H Update on City actions regarding the Contract Rezoning Agreement with Belfast Bridge, LLC for the Wakeag Landing Project.

Time and project delay has triggered City options and Wayne Marshall will provide you more information on this.

11I Update on Council review of the Comprehensive Planning Committee land use recommendations.

11J Consideration of an incident management utility agreement with Waldo County.

This proposed agreement, supported by the City's Fire Chief and Emergency Management Director, is a formal arrangement by which the City of Belfast can secure additional incident command resources from the County as well as neighboring communities within the County at no cost to the City when

requested by the City. The agreement clarifies that each municipality will provide insurance coverage for their respective vehicles and personnel involved. This is an arrangement that should be resolved in advance of any needed local or regional disaster response. Dale Rowley, Waldo County Emergency Management Director, will be at the meeting to help with questions.

11I Discussion and possible Executive Session in accordance with Title 1 Section 405 Subdivision 6A on the annual evaluation of the Belfast City Manager.

I have served this City for approximately two years. It is that time of year when the Council must gather to discuss my annual evaluation. It is anticipated that the Council will conduct an executive session at this meeting without me in preparation for this evaluation.

Closing note:

The Celtic Celebration is being held this weekend. We thank all those who work so hard and all those who provide financial support to make this signature event possible. Everyone knows that it is a tough economy and the need for financial resources and for volunteer support has never been greater for every event. There is no magic light switch that will bring bounty and prosperity to Belfast- as far as I can see there never has been. Success here – short term and long term -has been about one person at a time either rolling up their sleeves or reaching into their pockets. The Celtic festival seeks to raise the Belfast brand high for those who live here, work here and visit here. It's a three-day event, which can enhance this City's reputation everywhere and for the long term. Whatever your hands and hearts and laughter and pockets can do to help the Celtic Celebration be a great success will be good for everyone.

Have a safe and enjoyable weekend.