

**City Manager's Report
City Council Meeting
Tuesday, September 1, 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, August 28, 2009

Non- agenda items:

Neighborhood Drainage Concerns:

There have been several complaints about neighborhood drainage problems this year. I will be putting this matter on your agenda for the meeting of September 15th for discussion and possible action. It has been a very difficult year for rainfall and this has aggravated many pre-existing concerns about drainage in Belfast. The issue we need to address is the level of obligation the City will assume. Storm drains and ditches are installed to maintain roads and to take water that damages roads away from those roads. We do allow private property owners to access these drainage mechanisms as long as they do not overwhelm them with runoff from private property.

Use of City rangeways and our rights-of-way to the water for construction purposes.

I received a request from a contractor to use the Allyn Street rangeway for access to the beach so that a privately owned seawall can be rebuilt. As long as DEP and the City of Belfast permits are issued, I would normally not see any problem with offering such access. I know this is done in many other communities in Maine. Of course the contractor will have to provide the City with insurance to make sure that any work they do does not adversely impact the range way. On Allyn Street we do have a storm drain and we want to make sure that that is protected. In order to get a piece of heavy construction equipment onto the beach they use mats made out of heavy timbers which the equipment drives over to get to the rocky shore. If you have any questions about this please let me know.

Remodeling of the second floor of 2 Franklin Street.

The City lost one of its two tenants on the second-floor of 2 Franklin Street. We have a perspective tenant to replace the one that was lost but we will need to make certain renovations to meet their needs. We are presently out to bid for the work and we will know on September 9th the cost of these renovations. Our goal would be to collect sufficient rent to cover the cost of the renovations and an increase in the amount of rent formerly received.

New Tax Rate

I did misspeak on the impact of the new tax rate. The tax rate is dropping from \$18.60 per thousand dollars of value to \$18.10 per thousand dollars of value. So, if your property is assessed at \$100,000 then

your tax bill should be \$50 lower this year. If your property is assessed at \$200,000 then your bill should be \$100 lower. My thanks to the friendly person who called my math mistake to my attention.

Agenda Items:

11.B Signing election warrants for the November 3, 2009 municipal election.

City Clerk Roberta Fogg will provide this documentation for you at your meeting. People have until 5:00 p.m. Monday, August 31st to file their papers to run for Belfast City Council.

11.C Surplus Property Bid Opening.

The City has put out to bid a list of surplus property consisting largely of used vehicles. There is an attachment describing this material. The bids will be opened at your meeting for your consideration.

11.D Discussion and possible action on police cruiser bid opening.

Every year the City buys a new police cruiser to maintain its fleet. Bid results and recommendations of the Police Chief are in this packet for your review.

11.E Discussion and possible action on Sprinkler System Deficiencies at the Police Department.

The Police Department had an internal 5-year examination last year, which called for some work to be done. The work was put out to bid and the results and recommendations of the Police Chief are enclosed in this packet.

11.F Informational Update by the Performance Center/Community Center Committee.

John Bielenberg will be present at the meeting to provide the council with an update on the committee's efforts.

11.G Discussion and possible action on Parks and Recreation Commission ski area redevelopment plan.

Such your last meeting representatives of the city's Planning Department and Parks and Recreation representatives have met to lay out a potential parking plan for this proposal facility. The Planning Department will provide an attachment to this report, which calls for the placement of 10 parking spaces with a potential expansion of up to fifteen (15). There may be additional costs associated with the development of this parking in excess of other figures you saw at the August 18 meeting. Jim Bell and representatives of the Parks & Recreation Commission will be present on Tuesday evening to respond to any questions about that.

11.H Discussion and action on a first reading of an amendment to the City Code of Ordinances Signs, regarding political signs.

City Planner Wayne Marshall will have an update and an attachment for your consideration of these potential amendments.

11.I General discussion on how Belfast approaches the process of economic development.

(Anderson)

This year the council decided to act as its own Economic Development Committee by conducting opened work sessions four times a year on months which include a fifth Tuesday. Staff is collecting information to report to the council based upon some concerns raised at the last meeting. Our next economic development work session will be September 29th. Counselor Anderson, in preparation for this meeting has been reviewing some documentation and would like to address this matter with the Council at your regularly scheduled meeting this Tuesday. In addition, I have asked Chris Shrum to provide the City with some economic data about Belfast and Waldo County and I will present this to you at the meeting on Tuesday.

I know we are all thankful for the short agenda. If we are going to have a short agenda then this is a good time of year for it. Have a safe and enjoyable weekend.