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**City of Belfast
Council Chambers-Belfast City Hall
Tuesday, July 3, 2018**

Committee Interviews 6:30 p.m.

Regular Council Meeting 7:00 p.m.

Regular Council Meeting No. 1

1) Call to order

2) Present: Mayor Samantha Paradis, Councilors Mary Mortier, Neal Harkness, Eric Sanders, Michael Hurley and John Arrison; City Manager Joseph Slocum and Admin. Assistant to the City Manager Manda Cushman.

3) Pledge of Allegiance

4) Adoption of the agenda

City Manager, Joseph Slocum, requested to amend the agenda as follows:

- Add **10) I #1** Update on City Budget.
- Add **10) I #2** Update on lease agreement with Penobscot McCrum to secure access across their property to join the Harbor Walk with the Rail Trail and request for funds associated with it.
- Add **10) I #3** Request to name road to the new Public Works Facility, “Barn Way,” located at 54 Crocker Rd., Map 5 Lot 35.
- Add **10) J #1** Request for authorization to tell DEP that the City is committed to pay the cost of decommissioning the new solar farm (estimated to cost \$19,301) at the end of its useful life if we decide to abandon it.

Councilor Hurley, seconded by Councilor Arrison, made a motion to adopt the agenda, as amended. This motion was approved, 5-0.

5) Acceptance of the minutes

Regular Council Meeting of June 19, 2018.

Councilor Harkness, seconded by Councilor Mortier, made a motion to accept the minutes from Regular Council Meeting of June 19, 2018. This was approved, 5-0.

6) Open to the public

1. Paul Dean of Belfast discussed recent meetings, thanked Council for all their work and announced that he plans on running for Council in the fall.
2. Ken Ortmann of Belfast spoke in favor of Mr. Story's proposal to be the new FBO at the Airport.

7) Communications

Councilor Hurley informed Council that the plaque has been placed on the Rail Trail in dedication of Skip and Jo Pendleton.

City Manager, Joseph Slocum, provided a brief update on Highview Terrace.

Councilor Harkness noted the recent video of the Fire Chief rescuing a cat and reminded the public that fireworks are not allowed in Belfast.

City Manager, Joseph Slocum, provided an update on installing speed bumps on Mill Lane.

Councilor Arrison informed the public that VoXX Voice of Twenty is performing at the Armory this weekend.

Director of Code & Planning, Wayne Marshall, reminded everyone that if they have placed election signs on public property they need to be removed until the next election season.

Director of Parks & Recreation, Norm Poirier, provided a summer events update.

Mayor Paradis discussed July 4th festivities in Belfast and requested an Opportunity Zone update from the Economic Development Director.

Economic Development Director, Thomas Kittredge, provided a brief Opportunity Zone update. Council unanimously requested to have this put on the July 17th Council meeting so that they would have time to review information and participate in the discussion.

8) Old Business and Council Committee Reports

- Consideration of committee appointments.

Councilor Harkness, seconded by Councilor Hurley, made a motion to appoint the following: Kenneth Ortmann to the Airport Advisory Committee and Joellen Easton Gaseidnes to the Broadband Committee.

Councilors discussed amending the motion to include appointing members of the Harbor Committee.

Councilor Hurley, seconded by Councilor Arrison, made a motion to appoint the following: Kenneth Ortmann to the Airport Advisory Committee, Joellen Easton Gaseidnes to the Broadband Committee, and David Carlson, Gerald Brand and Robert Winslow to the Harbor Advisory Committee. This motion was approved, 5-0.

9) Permits, Petitions and Licenses - Consent Agenda

10) Business

A) Request from Troy Howard Middle School to display public service announcements on sustainable development goals on the Rail Trail kiosks.

Parks & Recreation Director, Norm Poirier, briefly explained the request.

Councilors discussed alternative places for this type of information, suggesting BEL TV.

Councilor Hurley, seconded by Councilor Mortier, made a motion to respectfully decline the Facility Use Request from Troy Howard Middle School to display public service announcements on sustainable development goals on the Rail Trail kiosks. This motion was approved, 5-0.

B) Request from Patti Beeton to use the Harbor Walk and various City sidewalks to conduct a memorial awareness and recovery walk relating to the serious effects of drug consumption and addiction.

Parks & Recreation Director, Norm Poirier, briefly explained the request.

Councilors requested details regarding the route.

Councilor Hurley, seconded by Councilor Mortier, made a motion to accept the Facility Use Request from Patti Beeton to use the Harbor Walk and City sidewalks to conduct a memorial awareness and recovery walk on August 25, 2018 starting at 11:00 a.m. This motion was approved, 5-0.

C) Consideration of a proposal from Scott Story to provide some new fixed based operation activities at the Belfast Municipal Airport.

Scott Story of Monroe discussed with Council his proposal to provide FBO activities at the Belfast Airport.

City Manager, Joseph Slocum, noted that the Airport Committee has reviewed and supports the proposal and discussed with Council lease term and liability.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the proposal from Scott Story to provide some new fixed based operation activities at the Belfast Municipal Airport, as presented, directing the City Manager to work out the details. This motion was approved, 5-0.

D) Presentation by Elisabeth Wolfe regarding a large City-wide annual daffodil celebration.

Elisabeth Wolfe discussed the proposal to plant 1 million daffodils throughout the City over the next 10 years and requested that the City of Belfast act as the fiscal agent for the project.

Director of Parks & Recreation, Norm Poirier, noted that the Parks Department and the Commission support the proposal.

Councilors thanked Ms. Wolfe for coming forward with this proposal and suggested that the City be a co-sponsor of this effort.

Councilor Harkness, seconded by Councilor Arrison, made a motion to accept the proposal by Elisabeth Wolfe regarding a City-wide annual daffodil celebration, with the City of Belfast as co-sponsor and fiscal agent. This motion was approved, 5-0.

E) Consideration of a proposal to waive the building permit fees for a new Habitat for Humanity project in Belfast.

Director of Code & Planning, Wayne Marshall, briefly reviewed the request to waive fees, noting that the City has done such in the past for Habitat for Humanity.

Councilor Arrison, seconded by Councilor Sanders, made a motion to accept the proposal to waive the building permit fees in the amount of \$273.00 for a new Habitat for Humanity project in Belfast. This was approved, 5-0.

F) Request to appoint interim Code Enforcement Officers: Sadie Lloyd, Erica Nealley, and Wayne Marshall.

No discussion.

Councilor Mortier, seconded by Councilor Sanders, made a motion to appoint Sadie Lloyd, Erica Nealley, and Wayne Marshall as interim Code Enforcement Officers. This was approved, 5-0.

G) Request from the Economic Development Director for permission to pay legal bills associated with the Northport Avenue TIF District.

Economic Development Director, Thomas Kittredge, explained the request to pay for legal bills associated with the Northport Avenue TIF District in the amount of \$3,245.00 from account 730-691.

Councilor Mortier, seconded by Councilor Harkness, made a motion to accept the request to pay legal bills associated with the Northport Avenue TIF District. This was approved, 5-0.

H) Request to consider a Memorandum of Agreement with Green Bounty Farm for haying at the Belfast Municipal Airport.

Economic Development Director, Thomas Kittredge, explained the request.

Peter Dusoe of Green Bounty Farm discussed with Council their process, noting that they plan to do everything the same way as Aldermere Farm did, and if they find they need to use any alternative methods they would come back before the Council to get approval.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the Memorandum of Agreement with Green Bounty Farm for haying at the Belfast Municipal Airport. This was approved, 5-0.

I) First Reading on the proposed extension of the moratorium on retail sales and cultivation of marijuana in Belfast.

Director of Code & Planning, Wayne Marshall, explained the request to extend the current moratorium for another 180 days with the Public Hearing and Second Reading to take place on July 17th.

Councilor Arrison, seconded by Councilor Mortier, made a motion to schedule the Public Hearing and Second Reading on the proposed extension of the moratorium on retail sales and cultivation of marijuana in Belfast for July 17th. This was approved, 5-0.

Councilor Arrison, seconded by Councilor Mortier, made a motion to accept the First Reading language on the proposed extension of the moratorium on retail sales and cultivation of marijuana in Belfast. This was approved, 5-0.

I) #1 Update on City Budget.

City Manager, Joseph Slocum, provided an update on the budget noting that the Public Hearing and Council vote is scheduled for July 17th, and the proposed budget is available to view online.

Councilors encouraged the public to review the budget and ask questions.

I) #2 Update on lease agreement with Penobscot McCrum to secure access across their property to join the Harbor Walk with the Rail Trail and request for funds associated with it.

City Manager, Joseph Slocum, informed the Council that he has received a quote to pave the remainder of the Trail in front of Penobscot McCrum for \$12,000.00.

No action was taken.

I) #3 Request to name road to the new Public Works Facility, “Barn Way,” located at 54 Crocker Rd., Map 5 Lot 35.

City Manager, Joseph Slocum, recommended “Barn Way,” noting that staff looked into historical references but nothing was found.

Councilors discussed alternative names, noting that they would be comfortable with “Barn Way” as a place holder but would like to take time to find a more suitable long term name.

Councilor Hurley, seconded by Councilor Harkness, made a motion to accept “Barn Way” as the place holder road name for 54 Crocker Rd., in which Council will rename in the future. This was approved, 5-0.

J) Request from the City Manager for authorization to sign an amendment to our Construction Management Contract with Ledgewood Construction to build a new Public Works Facility.

City Manager, Joseph Slocum, reviewed the bid process and requested authorization to sign an amendment to the Construction Management Contract with Ledgewood Construction which includes a \$5,952,822 maximum guaranteed price.

Councilor Sanders, seconded by Councilor Mortier, made a motion to authorize the City Manager to sign an amendment to the Construction Management Contract with Ledgewood Construction to build a new Public Works Facility. This was approved, 5-0.

J) #1 Request for authorization to tell DEP that the City is committed to pay the cost of decommissioning the new solar farm (estimated to cost \$19,301) at the end of its useful life if we decide to abandon it.

City Manager, Joseph Slocum, briefly reviewed the request.

Councilor Sanders, seconded by Councilor Mortier, made a motion to accept the request to authorize the City Manager to tell DEP that the City is committed to pay the cost of decommissioning the new solar farm (estimated to cost \$19,301) at the end of its useful life if the City decides to abandon it. This motion was approved, 5-0.

K) Update on the reconstruction of the bulkhead and fence in front of Nautilus restaurant.

City Manager, Joseph Slocum, explained the issue noting that he is waiting for a formal quote to reconstruct the bulkhead and fence but expects the estimate to be between \$10,000 to \$16,000 and that the City will work with the restaurant to determine a time to do the work so that it won't impair their busy summer business and will come back before the Council with more information.

L) Further discussion on scheduling a Council Workshop on Council Meetings.

Mayor Paradis requested that the Council set a date and time for a Workshop on Council Meetings and discussed possible facilitators.

Councilors discussed the request, unanimously agreeing to authorize the City Manager to hire Pam Plumb to facilitate the Workshop and to schedule her at her earliest availability.

Councilors discussed possible time limit on meetings and eliminating five minute breaks every hour.

Mayor Paradis requested that the discussion on a possible time limit on meetings and five minute breaks every hour be tabled until the Workshop.

Councilor Arrison, seconded by Councilor Mortier, made a motion to remove the five minute break at 8:00 p.m., and to only have a five minute break at 9:00 p.m. This motion was lost, 2-0 (Councilors Harkness, Sanders and Hurley abstained).

M) Request to go into Executive Session to discuss a Legal matter with the City Attorney pursuant to 1 M.R.S.A. 405 (6) E.

Councilor Mortier, seconded by Councilor Sanders, made a motion to go into Executive Session on a Legal matter pursuant to 1 M.R.S.A. 405 (6) E at 9:45 p.m. This motion was approved, 5-0.

Councilor Sanders, seconded by Councilor Harkness, made a motion to adjourn Executive Session on a Legal matter pursuant to 1 M.R.S.A. 405 (6) E at 10:08 p.m. This motion was approved, 5-0.

N) Signing of Council Orders and housekeeping items.

Council Order # 68 Signed by Councilor Mortier, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$235,000 to pay for the City's share of the cost of the partial parallel taxiway at the Belfast Airport. Funds are to come from the following accounts: \$125,000 from account 640-595 and \$110,000 from account G-1-2160-00. (Approved June 5, 2018)

Council Order # 1 Signed by Councilor Mortier, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$3,245.00 to pay TIF attorney bills. Funds are to come from the Northport Avenue TIF District account 730-691. (Approved July 3, 2018)

11) Open to the Public

No comments.

12) Communications

Councilor Hurley thanked Councilor Mortier for serving on the Construction Committee for the new Public Works Facility and requested that Highview Terrace update be on the July 17th Council Meeting, noting that he would like to see alternative quotes for stairs.

Director of Code & Planning, Wayne Marshall, noted geographical difference between Rockland and Belfast when looking at City Budgets.

13) Adjourn

Councilor Hurley, seconded by Councilor Sanders, made a motion to adjourn the meeting at 10:08 p.m. This motion was approved, 5-0.

I HEREBY CERTIFY THAT THE ABOVE
IS A TRUE COPY OF INFORMATION
ON THE RECORD WHICH IS IN MY
OFFICIAL CUSTODY

ATTEST 

AMANDA CUSHMAN, BELFAST MAINE