

These are "Action Only" minutes. Video of comments may be found on recorded discs at City Hall or at www.cityofbelfast.org.

**City of Belfast
Council Chambers-Belfast City Hall
Tuesday, January 15, 2019
7:00 p.m.**

Public Hearing #1

In accordance with Title 28A Section 653 MRSA 1964 a public hearing will be held on January 15, 2019 at 7:00 p.m. or as soon as possible thereafter in the Council Chambers of Belfast City Hall to hear an application by Khristopher Hogg d/b/a Perennial Cider Bar & Farm Kitchen located at 84 Main Street, Belfast, Maine for a new Vinous only Restaurant Class III liquor license (interior only).

Mayor Paradis asked for proponents and opponents.

1. Khristopher Hogg introduced himself to the Council and addressed his application.

Mayor Paradis declared the hearing closed.

Regular Council Meeting No. 14

1) Call to order

- 2) **Present:** Mayor Samantha Paradis, Councilors Mary Mortier, Neal Harkness, Eric Sanders, Michael Hurley and Paul Dean; 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 add item **10) G #1** Request to approve a change order to move a light pole as part of the taxiway project.

Mayor Paradis requested to add item **10) N #1** Discussion on an invitation from the Waldo County Tech Center.

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

5) Acceptance of the minutes

Regular Council Meeting of January 2, 2019.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the minutes from Regular Council Meeting of January 2, 2019. This was approved, 5-0.

6) A. Open to the public

1. Joanne Moesswilde of Belfast requested to speak to item 10) J on the agenda, Council unanimously agreed.
2. Christopher Hyk of Belfast quoted Mark Twain and discussed history of the James B. White House.

B. Organization and Department Reports

1. Steve Ryan, Executive Director of the Belfast Area Chamber of Commerce, provided an organization update.
2. John Arrison spoke on behalf of the Belfast Food Cupboard, thanking the Council for their support and providing an organization update.

7) Communications

Councilor Harkness discussed recent conversations regarding landlord violations and urged the public that if they know of unsafe rental properties to report it to the Code Enforcement Officer.

Councilor Hurley informed the public that Christmas decorations have started coming down and will be completely removed by the end of the week.

City Manager, Joseph Slocum, reminded the public that dog licenses are due by the end of the month, reminded the Council that the February 5th Council Meeting is starting at 6:00 p.m. for a Work Session with State Representatives, and informed the Council of the Police Department furnace repairs.

Mayor Paradis discussed how or if the City could help community members affected by the Government shutdown, and noted that she is unable to attend the next Mayor's Coalition Meeting and will send the information to Council if any of them would like to attend in her place.

8) Old Business and Council Committee Reports

1. John Beal provided a Climate Change Committee update responding to the following from the December 18th presentation to the Council:

- Discussed holding a meeting with essential staff regarding the Maine Flood Resilience checklist.
- Requested Council authorize joining the Global Covenant of Mainers.

Councilor Hurley, seconded by Councilor Harkness, made a motion to accept the request to join the Global Covenant of Mainer. This motion was approved, 5-0.

- Requested authorization to support statewide initiatives, with the understanding that the Committee will come back before the Council if there are any they would like the City to consider supporting.
- Request to continue to look into developing water/weather information and required equipment and maintenance.

Councilor Hurley, seconded by Councilor Dean, made a motion to accept the committees request to continue to look into developing water/weather information. This motion was approved, 5-0.

- Request to continue to collaborate with State Agencies with the understanding that they are not to commit to anything unless getting authorization from the Council.
- Discussed meeting with Councilor Hurley to discuss concerns regarding property tax math.

City Manager, Joseph Slocum discussed a recent meeting between City staff and the Pedestrian, Biking & Hiking Committee regarding complete streets.

9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve an application by Khristopher Hogg d/b/a Perennial Cider Bar & Farm Kitchen located at 84 Main Street, Belfast, Maine for a new Vinous only Restaurant Class III liquor license (interior only).
- B. Request to approve a Game of Chance (Cards – Texas Hold'em Tournament) Application for the Belfast Curling Club located at 211 Belmont Ave., Belfast, Maine. This approval is granted for Saturday, March 2, 2019.

Councilor Sanders, seconded by Councilor Harkness, made a motion to accept the consent agenda. This motion was approved, 5-0.

10) Business

A) Presentation of a plaque to the Belfast Lions Club for the donation of hearing enhancements in the City Council Chambers.

Director of Video Services, Ned Lightner, provided a presentation regarding the Belfast Lions Club donation to fund the installation of an audio loop in the Council Chambers.

Mayor Paradis presented the plaque, which will hang in the Belfast Chambers, honoring the Belfast Lion's Club for their gracious donation.

Club Officer, Ryan Harnden, provided background information on how the Belfast Lions Club serves the community.

B) Presentation by City Director of Code and Planning, Wayne Marshall, on the Second Reading of proposed amendments to the Contract Rezoning provision that apply to the Residential 1 Zoning District that affect three properties; the (former) Peirce School located at 24 Church Street, the James B. White property located at 19 Church Street, and the Former Group Home Foundation property at 80 High Street.

City Director of Code and Planning, Wayne Marshall, provided an overview of the proposed amendments.

C) Public Hearing on the proposed amendments to the Contract Rezoning provision that apply to the Residential 1 Zoning District that affect three properties; the (former) Peirce School located at 24 Church Street, the James B. White property located at 19 Church Street, and the Former Group Home Foundation property at 80 High Street.

Mayor Paradis asked for proponents and opponents.

1. Director of Code & Planning, Wayne Marshall, noted the following individuals submitted written comments as part of the Public Hearing from the following: Rick and Sue Cronin, December 18th email, Petra Hall and Rhonda Feiman, December 19th email, Dorothy Odell, December 21st email, Patricia Hagerty, January 9th email, Linda Buckmaster, December 27th letter to the Republican Journal, Emilio Corrado and Melody Tallchief, January 8th letter to the Republican Journal, Harriey Clark, January 11th letter submitted by Reservoir Ventures, Resident abutter of Reservoir Ventures, January 11th letter submitted by Reservoir Ventures, Rick Cronin, January 14th email, Ann Fernald and Joel Lee, January 14th letter, Allison Beards, January 13th email, Gloria Guyette, January 14th email, Delve Deeper signed by property owners on Church Street, January 14th hand delivered to Planning Office.

2. Christopher Hyk of Belfast discussed concerns in reviewing the Peirce School file and that the Peirce School proposal could have negative impacts on the quality of life.

3. Pat Hagerty of Belfast discussed concerns with the Peirce School proposal and its potential impact on the quality of life for surrounding neighbors.

4. Yasmeen Walker owner of James B. White property spoke in opposition of the Peirce School proposal and suggested that going forward there is more open discussions with neighbors.

5. Attorney, Ed Bearor, spoke on behalf of his clients Mr. and Mrs. Walker requesting that the Council table the proposed amendments.
6. Bob Adler of Belfast discussed concerns with the process.
7. Liz Chase of Belfast spoke in favor of the Peirce School proposal and the idea of bringing life back into the building.
8. Tyler Eads, partner in Reservoir Ventures discussed the Pierce School proposal.
9. BJ Walker owner of the James B. White House discussed purpose of neighbors writing the Delve Deeper letter.

Mayor Paradis declared the hearing closed.

D) Consideration and possible action on proposed amendments to the Contract Rezoning provision that apply to the Residential 1 Zoning District that affect three properties; the (former) Peirce School located at 24 Church Street, the James B. White property located at 19 Church Street, and the Former Group Home Foundation property at 80 High Street.

Director of Code & Planning, Wayne Marshall, answered clarifying questions for the Council regarding the Contract Rezoning process.

Councilors thanked the public for their positive comments and input.

City Manager, Joseph Slocum, addressed questions regarding why the Council is unable to speak to neighbors of the proposed project privately during this process.

Councilor Hurley, seconded by Councilor Harkness, made a motion to accept the amendments to the Contract Rezoning provision that apply to the Residential 1 Zoning District that affect three properties; the (former) Peirce School located at 24 Church Street, the James B. White property located at 19 Church Street, and the Former Group Home Foundation property at 80 High Street, as presented. This motion was approved, 5-0.

E) Presentation by City Director of Code and Planning, Wayne Marshall, on the Second Reading on Zoning Ordinance amendments to Chapter 102 Zoning recodifications – table of uses and dimensional tables inside the bypass Zoning Districts.

Director of Code and Planning, Wayne Marshall, provided an overview of the proposed amendments.

F) Public Hearing on the Second Reading on Zoning Ordinance amendments to Chapter 102 Zoning recodifications – table of uses and dimensional tables inside the bypass Zoning Districts.

Mayor Paradis asked for proponents and opponents and hearing none declared the hearing closed.

G) Consideration and possible action on proposed Zoning Ordinance amendments to Chapter 102 Zoning recodifications – table of uses and dimensional tables inside the bypass Zoning Districts.

Councilors discussed the proposed amendments.

Councilor Mortier, seconded by Councilor Hurley, made a motion to accept the Zoning Ordinance amendments to Chapter 102 Zoning recodifications – table of uses and dimensional tables inside the bypass Zoning Districts. This motion was approved, 5-0.

G) #1 Request to approve a change order to move a light pole as part of the taxiway project.

Economic Development Director, Thomas Kittredge, explained the requested change order and answered Council questions.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the change order request to move a light pole as part of the taxiway project, as presented. This motion was approved, 5-0.

H) Update from the City Harbor Master, Katherine Pickering, on proposed Cruise Ship docking fees and possible membership fees to the Cruise Maine Coalition for 2019.

City Harbor Master, Katherine Pickering, reviewed the proposed fee increase and benefits of having a membership with the Cruise Maine Coalition.

Councilors asked questions regarding cruise ships utilizing Belfast Harbor.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the Cruise Ship docking fee increase and to approve membership to the Cruise Maine Coalition for 2019. This motion was approved, 5-0.

I) Request for funding to pay for the reconstruction of the bulkhead and fence in front of Nautilus Restaurant.

City Manager, Joseph Slocum, explained the request to approve funding for the repairs to the bulkhead in front of Nautilus, recommending that the \$15,000.00 come from the Undesignated Fund Balance.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the request for \$15,000.00 from the Undesignated Fund Balance to pay for the reconstruction of the bulkhead and fence in front of Nautilus Restaurant. This motion was approved, 5-0.

J) Update relating to the proposed Nordic Aquafarms Project.

City Manager, Joseph Slocum, provided an update regarding a proposal for Nordic Aquafarms to acquire the upper reservoir property in the name of a trust or the City as a means of preserving the property in its natural state.

Joanne Moesswilde of Belfast discussed her communications with Nordic Aquafarms regarding this proposal and recommended creating a committee.

Keith Pooler, Superintendent of the Belfast Water District, discussed the Water Districts portion of the proposal.

Ernie Cooper, President of the Belfast Bay Watershed Coalition, spoke on behalf of the Coalition's support of the proposal to acquire and preserve the upper reservoir.

Jackie Stratton, Stewardship Project Manager for Coastal Mountain Land Trust, spoke on behalf of the Land Trust's interest in being part of the conversation regarding preserving the upper reservoir.

No Council action taken.

K) Follow up discussion with the Director of Code and Planning, Wayne Marshall, on the proposed Tractor Supply.

Director of Code and Planning, Wayne Marshall, discussed the January 8th joint meeting between the Planning Board and Council regarding the proposed Tractor Supply.

L) Discussion with the Council on property tax foreclosures and sewer foreclosures and possible waiver of foreclosures.

City Manager, Joseph Slocum, reviewed the list of property and sewer foreclosures with the Council and requested the Council consider waiving foreclosure for 4 R W Macleod.

Councilor Harkness, seconded by Councilor Sanders, made a motion to waive taxes for Gordon Wilcox, 4 R W Macleod, for \$250.00. This motion was approved, 5-0.

M) Second Reading on proposed change to the parking ordinance to limit parking on Franklin Street along the south side of the post office to a 2 hour limit.

City Manager, Joseph Slocum briefly discussed the proposed amendments.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the parking ordinance amendment to limit parking on Franklin Street along the south side of the post office to a 2 hour limit, as presented. This motion was approved, 5-0.

N) Second Reading on proposed change to the parking Ordinance to limit parking in front of the electrical charging stations at the Beaver Street Parking lot.

No Council discussion.

Councilor Hurley, seconded by Councilor Sanders, made a motion to accept the parking ordinance amendment to limit parking in front of the electrical charging stations at the Beaver Street Parking lot, as presented. This motion was approved, 5-0.

N) #1 Discussion on an invitation from the Waldo County Tech Center.

Mayor Paradis discussed with the Council the request to visit the Waldo County Tech Center, suggesting Friday, February 15th, noting that she will report back to the Council regarding a finalized date and time.

O) Signing of Council Orders and housekeeping items.

Council Order #37 Signed by Councilor Hurley, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$15,000.00 to Delong Marine Service for repairs to the City owned bulkhead in front of Nautilus restaurant on the waterfront. Funds are to come from Undesignated Fund Balance. (Approved January 15, 2019)

11) Open to the Public

1. BJ Walker of Belfast discussed concerns with lack of notices being received and requested further information regarding having an informal dialog with residents being affected by the Contract Rezoning proposal for the former Pierce School.
2. City Manager, Joseph Slocum, informed Mr. Walker that he would have the City Attorney look into the request.

12) Communications

City Manager, Joseph Slocum, reminded the public that City Hall is closed on Monday, January 21st in observance of Martin Luther King Jr. Day.

Mayor Paradis discussed upcoming travel plans.


Councilor Hurley and Harkness discussed looking into the Armory further.

Mayor Paradis discussed reserving time at one of the upcoming Work Sessions to discuss talking points with delegates at the next Council Meeting, Councilors agreed.

13) Adjourn

Councilor Sanders, seconded by Councilor Harkness, made a motion to adjourn the meeting at 11:40 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