

\*These are "Action Only" minutes. Video of comments may be found on recorded discs at City Hall or at [www.cityofbelfast.org](http://www.cityofbelfast.org).\*

**City of Belfast  
Council Chambers-Belfast City Hall  
Tuesday, February 5, 2019**

**Council Work Session 6:00 p.m.**

**Regular Council Meeting 7:00 p.m.**

**Public Hearing #1**

In accordance with Title 28A Section 653 MRSA 1964 a public hearing will be held on February 5, 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 Meanwhile LLC located at 2 Cross St., Belfast, Maine for a renewal Spirituous, Vinous and Malt license.

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

**Public Hearing #2**

In accordance with Title 28A Section 653 MRSA 1964 a public hearing will be held on February 5, 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 Paul Naron d/b/a United Farmers Market of Belfast located at 18 Spring Street, Belfast, Maine for a renewal Malt, Spirituous and Vinous Restaurant/Lounge Class XI liquor license, interior only.

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

**Public Hearing #3**

Pursuant to the Special Amusement Ordinance of the City of Belfast and the provision of Title 28A Section 1054 MRSA a public hearing will be held in the Council Chambers of Belfast City Hall on February 5, 2019 at 7:00 p.m. or as soon as possible thereafter on a new application for a Special Amusement Permit for Paul Naron d/b/a United Farmers Market of Belfast for Live Music, DJ, Karaoke, all Live Entertainment, and Dancing located at 18 Spring Street, Belfast, Maine.

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

**Public Hearing #4**

In accordance with Title 28A Section 653 MRSA 1964 a public hearing will be held on Tuesday, February 5, 2019 at 7:00 p.m. or as soon as possible thereafter in the Council Chambers of

Belfast City Hall to hear a new application by Nutkarin Sukkasemsri d/b/a Rice & Noodle Thai Restaurant LLC located at 160 Searsport Ave., Belfast, Maine for a Malt and Vinous Restaurant/Lounge (Class I-IV) license, interior only.

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

### **Regular Council Meeting No. 15**

**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 amend the agenda as follows:

- Remove item **10) N** Request to fund the purchase of a new Police Department boiler.
- Add item **10) S #1** Request to go into an Executive Session on a Real Estate matter pursuant to 1 M.R.S.A 405 (6) C.

Mayor Paradis requested to add item **10) I #1** Discussion on the National Fish and Wildlife Foundation (NFWF) grant.

Councilor Harkness, seconded by Councilor Mortier, 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 15, 2019.

Councilor Sanders, seconded by Councilor Dean, made a motion to accept the minutes from Regular Council Meeting of January 15, 2019. This was approved, 5-0.

**6) A. Open to the public**

1. Joanne Moesswilde of Belfast requested to speak to item **10) K** when it comes up on the agenda.

## **B. Organization and Department Reports**

1. Director of Code and Planning, Wayne Marshall, reminded the Council of the upcoming Work Session between the Council and Planning Board on Tuesday, February 12<sup>th</sup> at 7:00 p.m. in the Council Chambers regarding the Tractor Supply proposal.

## **7) Communications**

City Manager, Joseph Slocum, informed the Council the City was denied the grant that they applied for to install bathrooms for the Harbor Walk and discussed the Senior College class he is taking on aquaculture.

Councilor Harkness shared his personal loss to the opioid crisis that is affecting so many and encouraged everyone to continue to have hope and to work to help those who are battling with addiction.

Councilors shared their condolences to Councilors Harkness.

Councilor Sanders noted to the Council that he will no longer be able to serve as the Council representative on the Chamber of Commerce Board and requested that other Council members consider if they would be able to serve in his place.

Mayor Paradis thanked all those involved in the Winter Whoopla events, reminded the public that with the warm days and cold nights the sidewalks are very slippery and discussed her visit at the Young Elected Officials Conference in New York.

## **8) Old Business and Council Committee Reports**

No comments.

## **9) Permits, Petitions and Licenses - Consent Agenda**

- A. Request to approve an application by Meanwhile LLC located at 2 Cross St., Belfast, Maine for a renewal Spirituous, Vinous and Malt license.
- B. Request to approve an application by Paul Naron d/b/a United Farmers Market of Belfast located at 18 Spring Street, Belfast, Maine for a renewal Malt, Spirituous and Vinous Restaurant/Lounge Class XI liquor license, interior only.
- C. Request to approve a new application for a Special Amusement Permit for Paul Naron d/b/a United Farmers Market of Belfast for Live Music, DJ, Karaoke, all Live Entertainment, and Dancing located at 18 Spring Street, Belfast, Maine.

- D. Request to approve a new application by Nutkarin Sukkasemsri d/b/a Rice & Noodle Thai Restaurant LLC located at 160 Searsport Ave., Belfast, Maine for a Malt and Vinous Restaurant/Lounge (Class I-IV) license, interior only.
- E. Request to approve a Facility Use application by P.A.W.S. Adoption organization for the 16<sup>th</sup> Annual Maine Wienerfest on Sunday, September 8, 2019 from 11:00 a.m. to 3:00 p.m. at Steamboat Landing Park and the Belfast Boathouse.
- F. Request to approve a Facility Use application by Coastal Mountain Land Trust, Belfast Rotary, Waldo County Y, P.A.W.S. Adoption, Rollie's Bar & Grill and the Parks and Recreation Department for the second annual Belfast Race Series: June 1<sup>st</sup> at 9:00 a.m. Pendleton 5K & 5 miler on the Rail Trail, June 22<sup>nd</sup> at 8:30 a.m. Paces for PAWS 5K & 1 miler on the Rail Trail, July 20<sup>th</sup> at 8:30 a.m. Kilted Canter 5K road race on City street route, August 17<sup>th</sup> at 8:30 a.m. Belfast Harbor Fest 5K Bug Run on City street route, September 15<sup>th</sup> at 8:30 a.m. Pancake Triple Stack 1 miler, 5K and 10K on City street route and October 5<sup>th</sup> at 8:00 a.m. Rollie's Run for Kids 5K on the Rail Trail.

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

**10) Business**

A) Presentation by City Planner, Sadie Lloyd Mudge, on proposed Contract Rezoning amendments for Paul Naron on his properties located at 7 and 15 Front Street.

City Planner, Sadie Lloyd Mudge, provided a presentation on proposed Contract Rezoning amendments for two properties located at 7 and 15 Front Street.

Director of Code and Planning, Wayne Marshall, discussed the proposal to expand the marina as part of the Contract Rezoning proposal.

B) Public Hearing on proposed Contract Rezoning amendments for two properties located at 7 and 15 Front Street.

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

C) Request to accept the proposed Contract Rezoning amendments for 7 and 15 Front Street as a First Reading.

City Planner, Sadie Lloyd Mudge, addressed Council questions regarding the proposal.

Councilor Mortier, seconded by Councilor Sanders, made a motion to accept the First Reading on the proposed Contract Rezoning amendments for 7 and 15 Front Street, as presented. This was approved, 5-0.

Councilor Sanders, seconded by Councilor Mortier, made a motion to direct staff to draft language for the Second Reading for a change in parking condition regarding when floats are pulled during an emergency. This was approved, 5-0.

Councilor Mortier, seconded by Councilor Hurley, made a motion to schedule the Second Reading on the proposed Contract Rezoning amendments for 7 and 15 Front Street for March 5, 2019.

Councilor Mortier, seconded by Councilor Hurley, made a motion to amend the motion to schedule the Second Reading on the proposed Contract Rezoning amendments for 7 and 15 Front Street for March 5, 2019, noting that the Council will allow the opportunity to further discuss this proposal in open session after the Executive Session, if necessary. This was approved, 5-0.

**D)** Request from Belfast Community Radio, WBFY, to apply for a grant from the Maine Community Foundation for \$4,341.53 to purchase equipment that would enable the station to independently perform remote field recording and broadcasting.

Ellen Sander, Head of the Grants Committee for WBFY, explained the requesting, noting that they would also be asking for assistance from the Economic Development Director.

Councilor Harkness, seconded by Councilor Hurley, made a motion to accept the request from Belfast Community Radio, WBFY, to apply for a grant from the Maine Community Foundation for \$4,341.53 with up to 20% for overhead expenses to purchase equipment that would enable the station to independently perform remote field recording and broadcasting. This was approved, 5-0.

**E)** Request from Fire Chief, Jim Richards, for permission to spend \$5,240.52 from his Equipment Capital Reserve to pay for a new 22 KW generator for the Fire Station.

City Manager, Joseph Slocum, explained the request and answered Council questions.

Councilor Mortier, seconded by Councilor Sanders, made a motion to accept the request to purchase a generator for the Fire Station for \$5,240.52, with funding to come from the Fire Departments Equipment Capital Reserve account. This was approved, 4-0 (Councilor Hurley stepped out of the room).

**F)** Request to use the North side of Steamboat Landing for a wedding in a large tent with catering and wine on Saturday, August 24<sup>th</sup> from 5:00 to 10:00 p.m.

Parks and Recreation Director, Norm Poirier, explained the request in more detail and answered Council questions.

Councilors discussed creating a policy for private events in the parks which would include creating fees that are more in line with what is being requested.

Councilor Hurley, seconded by Councilor Sanders, made a motion to deny the request to use the North side of Steamboat Landing for a private wedding in a large tent on Saturday, August 24<sup>th</sup> from 5:00 to 10:00 p.m., suggesting they consider use of the Boathouse instead. This was approved, 5-0.

**G)** Update from City Planner, Sadie Lloyd Mudge, on the Energy Committee's request to conduct an energy audit at the Library.

City Planner, Sadie Lloyd Mudge, provided an update on funds available in the Library's energy account and requested to go out to bid to conduct an energy audit at the Library.

Councilor Mortier, seconded by Councilor Sanders, made a motion to accept the request to go out to bid on conducting an energy audit at the Library. This was approved, 5-0.

**H)** Recommendation from the Climate Change Committee to apply for a grant to develop the Climate Adaptation Plan for the Wastewater Facility.

Jonathan Beal, Climate Change Committee Chair, explained the request and answered Council questions.

Director of Code and Planning, Wayne Marshall, addressed questions regarding availability of contracted engineer in assisting with the grant.

Councilor Mortier, seconded by Councilor Harkness, made a motion to accept the request from the Climate Change Committee to apply for a grant to develop the Climate Adaptation Plan for the Wastewater Facility and operations. This was approved, 5-0.

Mayor Paradis provided a brief update on upcoming Climate Change Committee Meetings.

**I) Request from the Climate Change Committee to participate in a high watermark project established by the State.**

Jonathan Beal, Climate Change Committee Chair, explained the request noting that they are asking authorization that the City Manager or designee to apply on behalf of the City.

Mayor Paradis discussed how this would be useful to the City.

Barbara Bell, Climate Change Committee member, discussed the history of high watermarks in Belfast.

Councilor Hurley, seconded by Councilor Mortier, made a motion to accept the request from the Climate Change Committee to participate in a high watermark project established by the State. This was approved, 5-0.

**I) #1 Discussion on National Fish and Wildlife Foundation (NFWF) grant.**

Mayor Paradis and Climate Committee Chair, Jonathan Beal, discussed the grant with the Council, noting that they are deferring their request to apply this year and will bring it back next year for Council consideration.

No action was taken.

**J) Update from the City Manager on working with the Pedestrian, Biking and Hiking Committee to develop a complete streets policy for the City of Belfast.**

Pedestrian, Biking and Hiking Committee members, Jim Merkel and Bill Smith provided a presentation on their complete streets proposal.

Councilors discussed complete streets and setting up a Work Session with the Pedestrian, Biking & Hiking Committee in the near future.

No action was taken.

**K)** Update on Nordic Aquafarms proposal to preserve the Upper Reservoir of the Little River.

City Manager, Joseph Slocum, provided a brief update.

Joanne Moesswilde of Belfast discussed her proposal to create a committee noting it would not be until if and when the City has been gifted ownership of the property.

No action was taken.

**L)** Request from the Public Works Director, Bob Richards, to hire a new truck driver/laborer.

No comments.

Councilor Mortier, seconded by Councilor Sanders, made a motion to accept the request from the Public Works Director to hire Judy Seekins Jr. as a new truck driver/laborer for the Public Works Department. This was approved, 5-0.

**M)** Request from Deputy Police Chief, Gerry Lincoln, to accept the bid and to award the bid to purchase a new police vehicle from the Quirk Auto Group.

Mayor Paradis opposed the request noting that hybrid vehicles will be available this fall, and would like to table the discussion until further discussion can be had with the Chief of Police regarding the request.

City Manager, Joseph Slocum, addressed concerns brought forward by the Mayor.

Councilor Mortier, seconded by Councilor Hurley, made a motion to accept the request from Deputy Police Chief, Gerry Lincoln, to accept the bid and award the bid to purchase a new police vehicle from Quirk Auto Group for \$25,391.00, with funding to come from account 220-535, with the



understanding that the Council is requesting more information on vehicle use and is directing staff to begin looking into purchasing hybrid vehicles in the future. This was approved, 5-0.

N) Request to fund the purchase of a new Police Department boiler.

Item removed.

O) Update on new tile for the Harbor bathrooms.

City Manager, Joseph Slocum, shared photos and discussed the recent tile and paint work done at the Harbor bathrooms.

P) Request from the Director of Code and Planning, Wayne Marshall, to use Planning Department Equipment Reserve funds to provide for an upfront lease cost on a new photocopier and \$1500 to purchase a speaker system for use in off-site public meetings.

Director of Code and Planning, Wayne Marshall, explained the request and answered Council questions.

Ned Lightner, Director of Video Services, discussed equipment for off-site meetings.

Councilor Sanders, seconded by Councilor Mortier, made a motion to accept the request to use \$1000 as funding for an upfront lease cost on a new photocopier and \$1500 to assist in the purchase of a speaker system for use in off-site public meetings, funding is to come from the Planning Department Equipment Reserve account. This was approved, 5-0.

Q) Update on Belfast Yards.

City Manager, Joseph Slocum, discussed possible Work Session dates with the Council.

**R)** Request to go into an Executive Session on a Real Estate matter pursuant to 1 M.R.S.A. 405 (6) C.

Councilor Sanders, seconded by Councilor Harkness, made a motion to go into Executive Session on a Real Estate matter pursuant to 1 M.R.S.A. 405 (6) C at 10:15 p.m. This motion was approved, 5-0.

Councilor Harkness, seconded by Councilor Mortier, made a motion to adjourn Executive Session on a Real Estate matter pursuant to 1 M.R.S.A. 405 (6) C at 10:30 p.m. This motion was approved, 5-0.

**\*Open Session:** Council reopened item **10) C** Request to accept the proposed Contract Rezoning amendments for 7 and 15 Front Street as a First Reading.

Councilor Hurley, seconded by Councilor Mortier, made a motion to rescind and table the earlier vote regarding the First Reading on the proposed Contract Rezoning amendments for 7 and 15 Front Street and the scheduling of the Second Reading for March 6<sup>th</sup>. This was approved, 5-0.

**S)** Request to go into an Executive Session on a Personnel matter pursuant to 1 M.R.S.A. 405 (6) A.

Councilor Sanders, seconded by Councilor Harkness, made a motion to go into Executive Session on a Personnel matter pursuant to 1 M.R.S.A. 405 (6) A at 10:37 p.m. This motion was approved, 5-0.

Councilor Sanders, seconded by Councilor Mortier, made a motion to adjourn Executive Session on a Personnel matter pursuant to 1 M.R.S.A. 405 (6) A at 10:49 p.m. This motion was approved, 5-0.

**S) #1** Request to go into an Executive Session on a Real Estate matter pursuant to 1 M.R.S.A. 405 (6) C.

Councilor Sanders, seconded by Councilor Mortier, made a motion to go into Executive Session on a Real Estate matter pursuant to 1 M.R.S.A. 405 (6) C at 10:50 p.m. This motion was approved, 5-0.

Councilor Harkness, seconded by Councilor Mortier, made a motion to adjourn Executive Session on a Real Estate matter pursuant to 1 M.R.S.A. 405 (6) C at 12:00 a.m. This motion was approved, 5-0.

**K) Signing of Council Orders and housekeeping items.**

**11) Open to the Public**

No public comments.

**12) Communications**

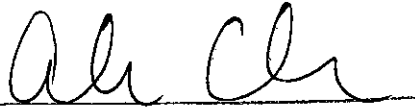
Mayor Paradis discussed upcoming climate screenings in Belfast.

**13) Adjourn**

Councilor Sanders, seconded by Councilor Dean, made a motion to adjourn the meeting at 12:00 a.m. This motion was approved, 5-0.

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