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City of Belfast
Council Chambers-Belfast City Hall
Tuesday, January 7, 2020
7:00 p.m.

Regular Council Meeting No. 13

1) Call to order

2) Present: Mayor Eric Sanders, Councilors Mary Mortier, Neal Harkness, Brenda Bonneville, 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

Councilor Harkness requested to add item **10) E#2** Discussion on downtown winter parking.

City Manager Joseph Slocum requested to add item **10) F#2** Request to transfer \$2,500 from the Cable TV Equipment Capital Reserve Account to the Cable TV Supplies and Expenses Account to purchase a new computer for Bel TV and item **10) F#3** Request to expend up to \$10,600 to do water testing at the old Landfill.

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

5) Acceptance of the minutes

Regular Council Meeting of December 17, 2019.

Councilor Dean, seconded by Councilor Bonneville, made a motion to accept the minutes from Regular Council Meeting of December 17, 2019. This was approved, 5-0.

6) A. Open to the public

1. Lorraine Brown, Executive Director of Belfast Creative Coalition, updated the Council on the new art work throughout City Hall, noting the donation of wall hanging installations which will make it easier to switch out art work throughout the year.

2. Kelly Grindle-Stone of Belfast requested a meeting with the Council regarding Animal Control in Belfast.

B. Organization and Department Reports

- Thomas Kittredge, Economic Development Director, provided an update regarding the two senior housing projects that have now been approved by the State.
- Director of Code & Planning, Wayne Marshall, provided an update regarding the Planning Board's review of the Nordic Aquafarm permits and hearings before the Planning Board.

7) Communications

Councilor Mortier provided an update on New Year's By the Bay and thanked all those who assist in making it a successful event.

Councilor Harkness thanked all those involved in the annual Menorah Lighting.

Councilor Hurley provided an update regarding the mural project and its connection to the Bicentennial and noted the passing of citizen Bob Collar.

Councilor Dean thanked City staff Norman and Nora for assisting with the art installation in City Hall.

Mayor Sanders reminded the Council that they have a Work Session on Goals on January 16th at 6:00 p.m.

Councilor Hurley requested a Work Session on the City Budget.

8) Old Business and Council Committee Reports

Councilor Mortier provided a brief Broadband Committee update.

Jon Beal, committee member, provided a brief Climate Crisis Committee update.

Councilor Hurley provided a brief Energy Committee update.

9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve an application for a Special Amusement Permit for Neighborhood for Live Music, DJ, Karaoke, all Live Entertainment, and dancing located at 132 High Street, Belfast, Maine, interior only.

- B.** Request to approve an off premises catering permit for Bell the Cat, Inc. for a private birthday party located at the Belfast Shrine Club, 20 Northport Avenue, Belfast, ME on December 20, 2019 from 6:00 p.m. to 9:00 p.m.

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

10) Business

A) Brief presentation by the Director of Code and Planning, Wayne Marshall, on proposed Zoning Ordinance amendments regarding the regulation of solar energy projects in Belfast.

Director of Code and Planning, Wayne Marshall, provided a presentation on the proposed amendments and answered Council questions.

B) Public Hearing on proposed Zoning Ordinance Amendments regarding the development of solar energy projects in Belfast.

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

Director of Code and Planning, Wayne Marshall, noted that no written comments were submitted prior to the hearing.

C) Discussion and possible decision by the Council on whether to adopt the proposed Ordinance Amendments for the development of solar energy projects in Belfast.

Councilors thanked the Planning Department and Planning Board for all their work on these ordinance amendments.

Councilor Hurley, seconded by Councilor Harkness, made a motion to accept the Second Reading on ordinance amendments for the development of solar energy projects in Belfast, as presented. This was approved, 5-0.

D) Request from the City Clerk, Amy Flood, to appoint Elaine Mansfield as Deputy Clerk and Deputy Tax Collector.

City Clerk, Amy Flood, introduced Ms. Mansfield to the Council, recommending her appointment as Deputy Clerk/Deputy Tax Collector.

Elaine Mansfield thanked the Council for the opportunity.

Councilor Dean, seconded by Councilor Harkness, made a motion to accept the request to appoint Elaine Mansfield as Deputy Clerk/Deputy Tax Collector for the City of Belfast, with the salary step/range as presented in the memo from the City Clerk. This was approved, 5-0.

E) Request from Acting Police Chief, Gerry Lincoln, to appoint Eric Lowell as a full-time Police Officer for the City of Belfast.

Acting Police Chief, Gerry Lincoln, introduced Mr. Lowell and recommended his confirmation as a full-time officer.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to accept the request to appoint Eric Lowell as a full-time Police Officer for the City of Belfast. This was approved, 5-0.

E) #2 Discussion on Downtown winter parking.

Councilors discussed with Acting Police Chief, citizen concerns regarding confusion of winter parking rules and ways to help improve understanding when the rules are in effect.

F) Request from the Economic Development Director, Thomas Kittredge, to pay legal invoices for work related to creating a Tax Increment Financing District in order to meet the State grant criteria to be eligible for the development of low income senior housing on Wight Street.

Economic Development Director, Thomas Kittredge, explained the request for the two separate invoices from Bernstein Shur.

Councilor Mortier, seconded by Councilor Harkness, made a motion to accept the request to pay legal invoices for work related to creating a Tax Increment Financing District for \$26,284.64 with funding to come from the Undesignated Fund Balance. This was approved, 5-0.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to accept the request to pay legal invoices for work related to the Downtown-Waterfront TIF District for \$105 with funding to come from account #730-638. This was approved, 5-0.

F) #2 Request to transfer \$2,500 from the Cable TV Equipment Capital Reserve Account to the Cable TV Supplies and Expenses Account to purchase a new computer for Bel TV.

No Council discussion.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to accept the request to transfer \$2,500 from the Cable TV Equipment Capital Reserve Account to the Cable TV Supplies and Expenses Account to purchase a new computer for Bel TV, as presented. This was approved, 5-0.

F) #3 Request to expend up to \$10,600 to do water testing at the old Landfill.

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

Councilor Hurley, seconded by Councilor Harkness, made a motion to accept the request to expend up to \$10,600 to hire Stand Tech to do water testing at private properties located near the old Landfill, with funding to come from account #730-634. This was approved, 5-0.

G) Request to go into Executive Session to discuss a Union matter pursuant to 1 M.R.S.A. 405 (6) D.

Councilor Harkness, seconded by Councilor Bonneville, made a motion to go into Executive Session on a Union matter pursuant to 1 MRSA 405 (6) D at 8:50 p.m. This motion was approved, 5-0.

Councilor Mortier, seconded by Councilor Harkness, made a motion to adjourn Executive Session on a Union matter pursuant to 1 MRSA 405 (6) D at 9:12 p.m. This motion was approved, 5-0.

H) Request to go into Executive Session to discuss an Economic Development matter pursuant to 1 M.R.S.A. 405 (6) C.

Councilor Dean, seconded by Councilor Mortier, made a motion to go into Executive Session on an Economic Development matter pursuant to 1 MRSA 405 (6) C at 9:12 p.m. This motion was approved, 5-0.

Councilor Dean, seconded by Councilor Bonneville, made a motion to adjourn Executive Session on an Economic Development matter pursuant to 1 MRSA 405 (6) C at 9:45 p.m. This motion was approved, 5-0.

I) Request to go into Executive Session to discuss an Economic Development matter pursuant to 1 M.R.S.A. 405 (6) C.

Councilor Dean, seconded by Councilor Bonneville, made a motion to go into Executive Session on an Economic Development matter pursuant to 1 MRSA 405 (6) C at 9:45 p.m. This motion was approved, 5-0.

Councilor Dean, seconded by Councilor Bonneville, made a motion to adjourn Executive Session on an Economic Development matter pursuant to 1 MRSA 405 (6) C at 10:05 p.m. This motion was approved, 5-0.

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

Councilor Dean, seconded by Councilor Bonneville, made a motion to go into Executive Session on a Personnel matter pursuant to 1 MRSA 405 (6) A at 10:05 p.m. This motion was approved, 5-0.

Councilor Dean, seconded by Councilor Mortier, made a motion to adjourn Executive Session on a Personnel matter pursuant to 1 MRSA 405 (6) A at 10:30 p.m. This motion was approved, 5-0.

K) Signing of Council Orders and housekeeping items.

Council Order # 42 Signed by Councilor Hurley, Ordered That:

The City Manager and the City Treasurer are authorized to provide a stipend of \$220/month to Deputy Chief Gerry Lincoln, during the period of time that he will be serving as Acting Police Chief for the City of Belfast. Funding is to come from account #220-501. (Approved on December 3, 2019)

Council Order #43 Signed by Councilor Mortier, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$22,000 to purchase, install and manage internet switches at five City facility locations. Funding is to come from the following accounts: \$5,888.32 from the Public Works Facility Project account and the remaining \$16,111.68 coming from the Undesignated Fund Balance. (Approved on December 17, 2019)

Council Order #44 Signed by Councilor Mortier, Ordered That:

The City Manager and the City Treasurer are authorized to expend up to \$295,000 to construct a new gravity sewer line down Charles Street to Waldo Avenue and to construct a new out fall covert with the backflow check valve at the bottom of Miller Street. Funding is to come from the Sewer Expansion account. (Approved on December 17, 2019)

Council Order #45 Signed by Councilor Harkness, Ordered That:

The City Manager and the City Treasurer are authorized to hire a part-time independent contractor to help administer WBFY at \$15 an hour for 15 hours per week. Funding is to come from account 1-2021-00. (Approved on December 17, 2019)

11) Open to the Public

1. John Steed of Belfast discussed need for looking into getting housing data for more accurate information regarding what the need for housing in Belfast is.

12) Communications

Councilor Mortier discussed need for more young citizens to become more involved in local organizations, non-profits and events.

13) Adjourn

Councilor Dean, seconded by Councilor Mortier, made a motion to adjourn the meeting at 10:30 p.m. This motion was approved, 5-0.

HEREBY CERTIFY THAT THE
IS A TRUE COPY OF INFORMAT
ON THE RECORD WHICH IS IN
OFFICIAL CUSTODY

ATTEST



AMANDA CUSHMAN, BELFAST MAINE