

**City of Belfast
Council Chambers-Belfast City Hall
Tuesday, August 4, 2015
6:00 p.m. Committee Interviews**

7:00 p.m.

Public Hearing #1

The City Council of the City of Belfast, at its meeting of Tuesday, August 4, 2015, beginning at 7:00 pm or as soon as practical thereafter, in the Council Chambers of Belfast City Hall, shall conduct a public hearing regarding proposed amendments to the City Code of Ordinances, Chapter 78, Floods. The City Council, at its meeting of June 16, adopted amendments to this same Chapter, including adoption of the new Flood maps. The amendments the Council will consider at its meeting of August 4 involve relatively minor clarifications to the City Ordinance that have been requested by the Federal Emergency Management Agency.

The public is invited to attend the August 4 public hearing and to offer comment. Comment also can be submitted in writing or via email by the date of the hearing. Written comment should be sent to Wayne Marshall, City Planner, City of Belfast, 131 Church St, Belfast, ME, 04915, and email comment to wmarshall@cityofbelfast.org. The proposed amendments can be inspected at the Code and Planning offices in Belfast City Hall between the hours of 8:00 am - 5:00 pm, Monday - Friday, and on the City website; cityofbelfast.org. Questions regarding the Ordinance amendments should be directed to Wayne Marshall, City Planner, at 338-1417 x 25, or at wmarshall@cityofbelfast.org.

Public Hearing #2

The Belfast City Council, at its meeting of Tuesday, August 4, 2015, beginning at 7:00 pm or as soon as practical thereafter, in the Council Chambers of Belfast City Hall located at 131 Church Street, shall conduct a public hearing regarding proposed amendments to the Option to Lease Agreement between DUBBA, LLC (Front Street Shipyard) and the City adopted by the Council on May 22, 2013, and as such was amended on January 7, 2014. This Option to Lease Agreement identifies terms DUBBA, LLC must satisfy to execute the Option and subsequently to lease the City owned Front Street parking lot, which is part of Map 11, Lot 136, for the purposes of constructing Building #6. Currently proposed amendments would extend the date to allow execution of the Lease to October 1, 2016, and extend the date for the Shipyard to complete construction of Building #6 to December 31, 2017.

The public is invited to attend the August 4 public hearing and to offer comment. Comment also can be submitted in writing or via email by the date of the hearing. Written comment should be sent to Wayne Marshall, City Planner, City of Belfast, 131 Church St, Belfast, ME, 04915, and email comment to wmarshall@cityofbelfast.org. The proposed amendments can be inspected at the Code and Planning offices in Belfast City Hall between the hours of 8:00 am - 5:00 pm, Monday - Friday, and on the

City website; cityofbelfast.org. Questions regarding the Ordinance amendments should be directed to Wayne Marshall, City Planner, at 338-1417 x 25, or at wmarshall@cityofbelfast.org.

Public Hearing #3

The City of Belfast shall conduct public hearings at the following meetings regarding proposed amendments to the adopted Contract Rezoning Agreement, Amendment #8, entered between DUBBA, LLC and the City for the Front Street Shipyard project.

- 1) City of Belfast Planning Board, Wednesday, July 29, 2015, beginning at 6:30 p.m. or as soon as practical thereafter in the Council Chambers of Belfast City Hall which is located at 131 Church St.
- 2) Belfast City Council, Tuesday, August 4, 2015, beginning at 7:00 p.m. or as soon as practical thereafter in the Council Chambers of Belfast City Hall.

The amendments will change the date by which construction of Building #6 must be completed from the current date of June 30, 2015 to December 31, 2017, as well as clarify the amount of land the City will sell to the Shipyard and the location of some improvements. The Front Street Shipyard is located at 101 Front Street, and Building #6 is to be constructed on the City owned Front Street parking lot which the City intends to sell to DUBBA, LLC; said property is part of Map 11, Lot 136.

Persons who may be affected by this proposal are encouraged to attend the public hearings and to offer comment. Comment also may be submitted in writing or via email by the date of the respective hearings. Written comment to: Wayne Marshall, City Planner, City of Belfast, 131 Church St., Belfast, ME, 04915. Email comment to: wmarshall@cityofbelfast.org. Persons who have questions can contact Wayne Marshall at wmarshall@cityofbelfast.org or at 338-1417 x 25.

Public Hearing #4

Pursuant to Belfast Victualer License Ordinance a public hearing will be held on August 4, 2015 at 7:00 p.m. or as soon as possible thereafter, in the Council Chambers of Belfast City Hall on an application for a renewal Victualer license for Matthew Kenney d/b/a The Gothic Restaurant located at 108 Main Street, Belfast, Maine license to expire May 31, 2016.

Public Hearing #5

In accordance with Title 28A Section 653 MRSA 1964 a public hearing will be held on August 4, 2015 at 7:00 p.m. or as soon as possible thereafter in the Council Chambers of Belfast City Hall to hear an application for Lafayette Belfast, LLC d/b/a Fireside Inn & Suites at Ocean's Edge, at 159 Searsport Avenue, Belfast, Maine for a renewal Hotel – Optional Food Class I-A liquor license, interior and exterior decks.

Regular Council Meeting No. 3

1) Call to order

2) Roll call: Mayor Walter Ash, Jr.; Councilors Mary Mortier, Neal Harkness, Eric Sanders, Michael Hurley and John Arrison, City Manager Joseph Slocum, and Admin. Assistant Manda Cushman.

3) Pledge of Allegiance

4) Adoption of the agenda

5) Acceptance of the minutes

Regular Council Meeting of July 21, 2015.

6) Open to the public

Please state your name and town you are from when addressing the City Council.

7) Communications

8) Old Business and Council Committee Reports

9) Permits, Petitions and Licenses - Consent Agenda

- A.** Request to approve an application by Matthew Kenney d/b/a The Gothic Restaurant located at 108 Main Street, Belfast, Maine for a renewal Victualer license to expire May 31, 2016.
- B.** Request to approve an application by Lafayette Belfast, LLC d/b/a Fireside Inn & Suites at Ocean's Edge located at 159 Searsport Avenue, Belfast, Maine for a renewal Hotel-Optional Class I-A liquor license, interior and exterior decks.
- C.** Request to approve an Off Premise Catering application by Mainely Bartenders, LLC for the "Lobster Bake" for the New York Yacht Club located at Front Street Shipyard, 101 Front Street, Belfast, Maine on August 13, 2015 from 6:00 p.m. to 10:00 p.m.
- D.** Request to approve an Off Premise Catering application by Mainely Bartenders, LLC for the "Officers Party" for the New York Yacht Club located on at Steamboat Landing Park on August 12, 2015 from 5:30 p.m. to 7:30 p.m.
- E.** Request to approve an Off Premise Catering application by Trillium Events, Inc for the "Dinner on the Bridge" Our Town Belfast Fundraiser located on the Armistice Bridge on July 30, 2015 from 7:30 p.m. to 9:30 p.m.
- F.** Request to approve an Off Premise Catering application by The Otis Group Incorporated d/b/a Rollie's Bar & Grill for the "Assessors Dinner" located at the Belfast Boathouse, 34 Commercial Street, Belfast, Maine on August 6, 2015 from 5:00 p.m. to 9:00 p.m.
- G.** Request to approve an Off Premise Catering application by The Otis Group Incorporated d/b/a Rollie's Bar & Grill for the "Street Party" Our Town Belfast Fundraiser located in front

of Macleod's Furniture, 187 High Street, Belfast, Maine on August 3, 2015 from 5:00 p.m. to 10:00 p.m.

- H. Request to approve an Off Premise Catering application by Three Tides for the "Launch Party" for Harbor Fest located at Steamboat Landing on August 14, 2015 through August 15, 2015 from 5:00 p.m. to 1:00 a.m.

10) Business

A) Request from the Economic Development Director to proceed with the cleanup of 45 Front Street (former Maskers Property).

B) Request from David Carlson to play live music until midnight at Steamboat Landing, as part of the Harbor Festival celebration.

C) Request from Mark Dittrick for permission to place two signs on City Property, one at the Public Boat Launch and the other on the Harbor Walk, relating to preservation of North Atlantic Right Whales.

D) Second Reading on amendments to Amendment #8 on the Contract Rezoning Agreement between the City and DUBBA, LLC.

E) Second Reading of the consideration of amendments to the Option to Lease Agreement between the City and DUBBA, LLC.

F) Discussion on minor amendments to the Master Boundary Agreement between the City and DUBBA, LLC to address changes associated with Amendment #8 of the Contract Rezoning Agreement and the Lease/purchase Agreement for the Front Street parking area.

G) Consideration of the appointment of Pamela Chase as the City's General Assistance Administrator.

H) Consideration of a request from the Chief of Police to accept two forfeitures of property to the Department as proceeds of illegal activity.

I) Request from the Economic Development Director to transfer \$4,000.00 from the Airport Runway Capitol Reserve Account to pay for survey work associated with the future exchange of land between the City and the Maine National Guard.

J) Update from Assistant City Planner, on the efforts of the Energy Committee to develop a solar facility at the old landfill.

K) Update and possible action associated with the Downtown Revitalization Project.

L) Second Reading of amendments to Chapter 78, Floods of the City Code of Ordinances.

M) Update from Assistant City Planner, Sadie Lloyd on the bids received for the City lighting audit.

N) Discussion of a proposal for a new Fixed Base Operator at the Belfast Municipal Airport.

O) Request by the Economic Development Director to submit a preliminary application to the Maine National Guard's Innovation Readiness Training program, for assistance in moving earth as part of a future Airport parallel taxiway project.

P) Request to go into Executive Session to discuss an economic development matter pursuant to 1 MRSA 405 (6) C.

Q) Request to go into Executive Session to discuss an economic development matter pursuant to 1 MRSA 405 (6) C.

R) Signing of Council Orders

11) Open to the Public

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12) Communications

13) Adjourn