

**CITY OF EASTPORT  
CITY COUNCIL MEETING  
WEDNESDAY, MAY 10<sup>th</sup>, 2017  
SHEAD HIGH SCHOOL - LIBRARY - 6:00 P.M.**

EXECUTIVE SESSION - 5:30 P.M. TO 6:00 P.M.

(Ref. WS700273 & WS700274)

<u>    </u> Personnel Matters	<i>Title 1 M.R.S.A. § 405(6)(A)</i>
<u>  x  </u> Real Property or Economic Development	<i>Title 1 M.R.S.A. § 405(6)(C)</i>
<u>    </u> Labor Negotiations	<i>Title 1 M.R.S.A. § 405(6)(D)</i>
<u>  x  </u> Consultation w/Legal Counsel	<i>Title 1 M.R.S.A. § 495(6)(E)</i>
<u>    </u> Poverty Abatement Application	<i>Title 36 M.R.S.A. § 841</i>

**Those in Attendance:** Councilor Hailley Bradbury, Councilor Scott Emery, Councilor Mary Repole, and Council President, Gilbert Murphy. Also present were City Manager, Elaine Abbott; Legal Counsel, Dennis Mahar; and City Clerk, Ella Kowal.

Council President calls this portion of the meeting to order at 5:30 p.m.

**MOTION** EMERY      **SECOND** REPOLE **(PASSED 4-0) TIME: 5:31 P.M.**  
To go into Executive Session for Real Property or Economic Development under Title 1 M.R.S.A. § 405(6)(C) and for Consultation with Legal Counsel under Title 1 M.R.S.A. § 405(6)(E).

**MOTION** REPOLE      **SECOND** BRADBURY **(PASSED 4-0) TIME: 5:58 P.M.**  
To come out of Executive Session.

**REGULAR COUNCIL MEETING**

(Ref. WS700275)

**Those in Attendance:** Councilor Hailley Bradbury, Councilor Scott Emery, Councilor Mary Repole, and Council President, Gilbert Murphy. Also present were City Manager, Elaine Abbott; Legal Counsel, Dennis Mahar; and City Clerk, Ella Kowal.

**Attendees in the Audience:** Anne Stanley, Marged Higginson, Greg Golding, Lora Whelan, Linda Saravo, David Stanley, Greg Noyes, Gordon Smith, Michael Morse, Sarah Talbot, Robert Scott, Jon McNerney, Steve Glatfelter, Gerry Morrison, Tom Fredette, and Steve Ftorek.

**I. CALL TO ORDER** - Council President called the meeting to order at 6:00 p.m.

## **II. ACTION from EXECUTIVE SESSION**

**MOTION** REPOLE      **SECOND** EMERY      **(PASSED 4-0)**

To accept and award the \$7,700.00 bid from Stanhope Trucking for the demolition of property at 45 Third Street and that the expense is to come out of the Special Reserve account.

**MOTION** REPOLE      **SECOND** BRADBURY      **(PASSED 4-0)**

To authorize the City Manager to lease out spaces at the Guilford Mill building.

## **III. WHARF EXPANSION - 87 Water Street - (Jerry Morrison)**

Jerry Morrison addresses the Council and brings forth a request to extend out his wharf by 30 feet to get more water. He presents a survey of when the harbor was last dredged. He continues to say that when it is low water there is no water from the wharf. He would like to extend it out so that at any stage of the tide a boat can come in and tie up. He produces a picture of the harbor and the old pier given the distance from his pier to the old breakwater. Council President asks how long the original one was and Mr. Morrison responds that it was 75 feet. He provides the Council a diagram of the proposed expansion and that it is a 30x30 expansion. He references to the seasonal floats that will go out in front of it. Councilor Repole asks if he is working on getting the permits. Mr. Morrison responds that he has a permit before the Planning Board, the DEP, and the Army Corp of Engineers; as well as other matters require of him. He opens the floor for any questions. The City Manager addresses the Code Enforcement Officer and reaffirms that there is an on-site public hearing scheduled. Robert Scott confirms that a public hearing is scheduled to be held on site at 87 Water Street on the 23<sup>rd</sup> of May, 2017 at 6:00 p.m. He further comments to say that should the Planning Board approve the request, they will need permission from the City Council.

## **IV. PUBLIC HEARING(s)**

Council President, Gilbert Murphy, opens the public hearings at 6:06 p.m.

- **Amendment to the Eastport Zoning Ordinance – Article 3, Section 3.7**  
**(Change to Land Use Map to New Zoning & Shoreland Zoning Map)**

Robert Scott addresses the Council and reminds them that this was brought up this past winter and that Judy East came down and looked at it and it was determined it was housekeeping items which include an addition to the testament block for the City Clerk to sign; modification to the map scale 1" to 2,000 feet; fulfillment of DEP requirements; the addition of street names – but no district changes. Mr. Scott gives a hand out to the Council for their review. He further comments to say that this went through a public hearing with the Planning Board and that they recommend approval.

Council President calls for questions or comments, there were none.

Council President, Gilbert Murphy, closes the public hearing at 6:10 p.m.

**V. ACTION on PUBLIC HEARING(S)**

**Amendment to the Eastport Zoning Ordinance – Article 3, Section 3.7**  
**(Change to Land Use Map to New Zoning & Shoreland Zoning Map)**

**MOTION** REPOLE **SECOND** EMERY **(PASSED 4-0)**

To accept and approve the amendment to the Eastport Zoning Ordinance, Article 3, Section 3.7 as submitted and brought forth referencing change to land use to new zoning and shore land zoning map.

**VI. ADJUSTMENT(S) TO AGENDA - THERE WERE NONE**

**VII. UNFINISHED BUSINESS**

**78 High Street (former City Hall Building)**

The City Manager updates Council that she is in receipt of an email from Paul Theriault (which she has forwarded on to Council) that they are no longer interested in occupying or expanding the school and have chosen to decline the offer previously extended to them by Council. She further comments to say that the City typically puts things out to bid but she suggests Council giving consideration to putting it on the market and ask for RFP's (request for proposals) from realtors to include their marketing plan, their commission rate, and the period of time for contracting.

Gordon Smith from the audience asks if there are any monies available for upkeep or restoration of a historical building. The City Manager also makes notes that the use of the building would need to be considered as well.

**MOTION** REPOLE **SECOND** EMERY **(PASSED 4-0)**

To rescind the offer to let the school have the building based on the school's decision to decline the offer and that they are no longer interest and to let real estate agents to send an RFP back to Council with the required information discussed by Council.

**VIII. NEW BUSINESS**

a) Council Approval to put out to Bid a 25' Equipment Trailer/Public Works Dept.

**MOTION** EMERY **SECOND** REPOLE **(PASSED 4-0)**

To authorize putting out to bid the sale of a 25 foot equipment trailer from the Public Works Department for a minimum bid of \$2,500.00

b) Formation of Age Friendly Committee (requested by Councilor Repole)

Councilor Repole speaks to that this ties in with the Comprehensive Plan as well and that the names submitted for the committee are on the consent agenda for approval.

**MOTION** \_\_\_\_\_ **REPOLE**      **SECOND** \_\_\_\_\_ **BRADBURY** **(PASSED 4-0)**  
To approve the formation of the “Age Friendly committee as brought forth by Councilor Repole.

c) Council Approval to authorize City Manager to Apply for a ME DOT Grant (Bicycle & Pedestrian Project Funds – for Sidewalks)

The City Manager updates Council that she met with Patrick Adams of DOT and that they took a look at the areas that are in need of major repair/reconstruction for sidewalks. They identified the areas from Spruce Street, High Street, and Key Street. The estimated cost of construction would be \$200,000 and the City's portion would be approximately \$40,000 which equates to 20%. She further comments to say that construction would not take place until the year 2020 but that the deadline for submitting the application is due by July. She also updates Council that the cost was based on a linear footage calculation.

**MOTION** \_\_\_\_\_ **BRADBURY** **SECOND** \_\_\_\_\_ **REPOLE**      **(PASSED 4-0)**  
To authorize the City Manager to apply for a ME DOT Grant of Bicycle and Pedestrian Project Funds for Sidewalks.

d) Request from the School of \$10,000.00 for Replacement of Boiler at Shead

Council President reminds Council that this was discussed last July and that they agreed to assist them with this expense and that it would come out of Special Reserve.

**MOTION** \_\_\_\_\_ **REPOLE**      **SECOND** \_\_\_\_\_ **BRADBURY** **(PASSED 4-0)**  
To approve the request brought forth from the School for assistance from the City for an amount of \$10,000.00 to help pay for the expense of replacing the boiler at Shead High School and that they authorize the Treasurer to take the funds from the Special Reserve account.

e) Sponsor - Summer Meals

The City Manager updates that this will provide meals to children up to eighteen years of age from all over and that the school is the meal site but that should there be a short fall, the City would pick that up.

**MOTION** \_\_\_\_\_ **REPOLE**      **SECOND** \_\_\_\_\_ **BRADBURY** **(PASSED 4-0)**  
To approve the request brought forth for the sponsoring of summer meals.

f) Opening & Award of Bid(s) - 147 Water Street

The City Clerk updates Council that there was a total of seven bids received and presents them to the Council President, Gilbert Murphy, for opening. The following is reflective of the bids received:

Bid #1 from Paul DeCot for an amount of \$15,100 & a deposit of \$1,510.00

Bid #2 from George Maney for an amount of \$25,500 & a deposit of \$2,550

Bid #3 from Mr. Duff for an amount of \$12,376 & a deposit of \$1,237.60

Bid #4 from Will & Lisa Bradbury for an amount of \$17,005 & a deposit of \$17,005

Bid #5 from Mary Williams for an amount of \$11,000 & a deposit of \$1,100

Bid #6 from Robert Costa for an amount of \$13,630 & a deposit of \$1,363

Bid #7 from William Lanigan for an amount of \$19,491.21 & a deposit of \$1,950

*(Councilor Bradbury recuzes herself from voting)*

**MOTION** \_\_\_\_\_ **REPOLE** \_\_\_\_\_ **SECOND** \_\_\_\_\_ **EMERY** \_\_\_\_\_ **(PASSED 3-0)**

To accept and award the bid to George Maney for an amount of \$25,500 for the purchase of 147 Water Street, referencing tax map #I7-0A5-03, and that any excess revenue/funds are to go into the Special Reserve account.

g) Council Approval on Amending the Downtown Development Committee By-Laws  
*(Amendment of Article II/Mission Statement – Section 2.1 & Article III/Members – Section 3.6)*

Sara Talbot from the audience addresses the Council and explains that the Downtown Committee wishes to amend the mission statement so that they can expand their activities to include events and projects that are beneficial to the downtown. This will also allow them to build alliances and to engage in a broader range of activities.

**MOTION** \_\_\_\_\_ **REPOLE** \_\_\_\_\_ **SECOND** \_\_\_\_\_ **BRADBURY** \_\_\_\_\_ **(PASSED 4-0)**

To approve the amendments to the Downtown Development Committee By-Laws as recommended and brought forth by the Downtown Committee.

h) Council Liaison/Manager Updates

The City Manager updates Council that the Farmer's Market will have a new location this year and that will be the municipal parking lot just above the Post Office and that it will take place on Saturdays for a few hours. She also extends a thank you to everyone for their patience with regard to being behind on the street sweeping as they have experienced equipment issues with the sweeper.

Council President gives an update and speaks to the ambulance and that the financial status has improved over the last two years and that the transfers out of Calais have increased to Downeast EMS. He highlights that they have a new bookkeeper of three years and that she is a valuable asset to them. He speaks to

a refinance loan that the City of Eastport, Town of Lubec, and the County assisted them with and that it has gone from \$465,000 down to \$360,000. They recently paid off a new ambulance and that they will be taking half of that payment and putting it towards the loan. They are pleased to announce that they have cash to work with and that their accounts payables are current. They have come a long way and wish to thank everyone for their support so that they are able to offer up this much needed service.

**MOTION** REPOLE **SECOND** EMERY **(PASSED 4-0)**  
To accept and approve the updates as presented and given by the City Manager.

i) Council Approval of Consent Agenda

**MOTION** REPOLE **SECOND** EMERY **(PASSED 4-0)**  
To approve the Consent Agenda as submitted.

**IX. COUNCIL ISSUES - *THERE WERE NONE***

**X. ADJOURN**

**MOTION** REPOLE **SECOND** BRADBURY **(PASSED 4-0) TIME: 6:43 P.M.**  
To adjourn.