

CITY OF HALLOWELL, MAINE
City Council Meeting Minutes of September 9, 2019
Web Site: <http://hallowell.govoffice.com/>

1. **Mayor Walker called the meeting to order at 6:00 p.m.**
2. **COUNCILOR-AT-LARGE AU COIN, COUNCILORS DUFOUR, FRETT, WALKER, WYNNE WERE PRESENT. COUNCILOR-AT LARGE LAPOINTE AND COUNCILOR CIRCO WERE ABSENT.**
3. **PUBLIC HEARING: REVISED CODE OF ORDINANCES, CITY OF HALLOWELL, SIGNS SECTION 9-637**
Mayor Walker opened the public hearing at 6:01 p.m. There were no questions/comments from the public. Mayor Walker declared the public hearing closed at 6:02 p.m.
4. **COMMENTS/QUESTIONS FROM THE PUBLIC CONCERNING MATTERS NOT RELATED TO ITEMS ON THE AGENDA: None**
5. **ADJUSTMENTS TO THE AGENDA:**
AuCoin- Dufour- Motioned to add agenda item 13A; Discussion on the moratorium for recreational marijuana. Unanimously approved
6. **OTHER BUSINESS:**
 - A) Spectrum Generations-Cohen Community Center requesting the use of the awning and deck that is City property beside the Harlow Gallery at 100 Water Street from 10: A.M. – 4:00 P.M. for a “Pie Crawl” fundraiser in downtown Hallowell on October 19th from 11:00 A.M. – 2:00 P.M.

AuCoin-Walker- Moved to approve this request. Unanimously approved
 - B) Vision Hallowell Beer and Chocolate Tasting, Hallowell City Hall, Saturday October 5, 3-6 PM.

Walker-AuCoin-Moved to approve this request. Unanimously approved
7. **CONSENT AGENDA:**
 - a. City Council Minutes for August 12 Regular Meeting.
 - b. Roll of Accounts for September 9, 2019.
 - c. Department/Office Reports: Treasurer, Public Works, Police, Code Enforcement, Fire.Wynne-Frett-Moved to accept the consent agenda as presented. Unanimously approved
8. **STEVENS COMMONS LOAN SUBORDINATION FOR CDBG FORGIVABLE LOAN:**
Mastway Development (SC-Erskine LLC) proposes subordination(s) of the mortgage(s) placed on the Erskine Building located at 7 Beech Street as part of the terms of the City’s CDBG forgivable loan to support Mastway’s development of student housing for the University of Maine at Augusta.

AuCoin-Walker-Motioned-that Council direct the City Manager to execute the mortgage subordinations for SC-Erskine LLC. Unanimously approved
9. **LED PROJECT AND LEASE AGREEMENT:**
The City Manager presented the contract and cost for replacing existing streetlights owned by CMP with LED lights as a sole-source contract with Affinity LED Lighting.

Wynne-Au Coin-Motioned that Council authorize the City Manager to sign the contract for LED street light conversion, as a sole-source purchase with Affinity LED Lighting, and that Order 19-10 ; Order to Authorize Lease Purchase of LED Street Lighting Upgrades in the Principal Amount of \$145,610.00, be adopted in the form presented to City Council this meeting. Unanimously approved

10. CRUISER PURCHASE:

The Hallowell Police Department presented the contract and cost for the purchase of a new cruiser.

Walker-Wynne-Motioned that Council authorize the City Manager to sign the contract for the purchase of a new cruiser which was submitted by the Hallowell Police Department: 2019 Ford Utility Police Interceptor, #K8A, AWD, 4door police cruiser from Massachusetts at Municipal Headquarters(MHQ) for a grand total cost of \$38,353.34 Unanimously approved
City Council members thanked Hallowell PD for finding a vehicle within the City's Budget constraints.

11. SECOND READING- SIGNS SECTION 9-637

AuCoin-Dufour-Moved to approve the Second Reading to repeal in its entirety and be replaced with **SECTION 9-637 SIGNS** of the Revised Code of Ordinances, City of Hallowell. Unanimously approved
Councilor Dufour stated for the record; John Merrill, 110 Water Street, opposed Section 10d. Distance of bottom of flag to the sidewalk. "...lowest portion of any flag shall be at least seven(7)feet above the...sidewalk.

12. SECOND READING – NO PARKING AREAS SECTION 4-405

AuCoin-Walker-Moved to approve the Second Reading to amend **Section 4-405 NO PARKING AREAS** of the Revised Code of Ordinances, City of Hallowell. Unanimously approved
Councilor Frett commented that safety was notable improved in areas where changes have been made.

13. SECOND READING – SHOOTING OF BOWS, PROJECTILE INSTRUMENTS REGULATED SECTION 4-611

Walker-Wynne-Moved to approve the Second Reading to amend **Section 4-611 SHOOTING OF BOWS, PROJECTILE INSTRUMENTS REGULATED**, of the Revised Code of Ordinances, City of Hallowell. Unanimously approved

13A. DISCUSSION ON THE MORATORIUM FOR RECREATIONAL MARIJUANA

Because state regulations will become effective September 19, 2019, Councilor AuCoin expressed her concerns that the City Ordinances may not be consistent with State rules. Discussion upon establishing a moratorium for recreation marijuana followed. The current lottery for two downtown store fronts was also a topic of discussion.

14. PRESENTATION OF COUNCIL COMMITTEE REPORTS AND OTHER COMMITTEE REPORTS:

- a. Age-Friendly- There were no questions or comments to the report submitted.
- b. Hallowell Arts and Cultural Committee Meeting- The Committee has submitted a request for a change in their mission statement.
- c. Finance- No report
- d. Highway – Councilor AuCoin reported that the Academy Street sidewalk reconstruction has been completed. PW Foreman, Chris Buck is continuing to work with property owners concerning stormwater runoff issues. The State Boat Landing renovations have been put on hold since no bids were received to complete the project this construction season. Councilor Circo will take the lead in compiling sidewalk surveys in an effort for the Committee to develop a long term planning and maintenance schedule.
- e. Ordinance Rewrite Committee- Councilor Dufour reported that the ORC engaged in a robust discussion on the proposed amendments to the City's Snow/Ice Removal Ordinance.

- ORC discussed the need for a Short-term Rental Ordinance. It was recommended that Mayor Walker appoint a task force to develop a proposed ordinance to the Council for consideration.
- f. Property- Councilor Frett reported that the Committee had continued discussion of the RES survey, and heard Fire Chief Owens request to replace a storage shed.

Frett- AuCoin-Moved that City Council, through City Manager Rudy extend for two weeks, an opportunity for Mr. Laflin to produce any documentation he would like reviewed in support of the issues he's raised about the land survey by Mid-Land Development Corporation.

Unanimously approved

Au Coin-Walker-Moved to approve a request from the Hallowell Fire Department to raze and replace a storage shed currently located on Fire Department property. The new shed would be appropriately larger and funded by the Firefighters Association.

Unanimously approved

Frett-AuCoin-Motioned to close Vaughan Field Dog Park until spring because of misuse.

A sign will be posted and a chain be placed onto the gate.

Unanimously approved

- g. Protection- No report

15. MAYOR'S APPOINTMENTS: Mayor Walker appointed Councilor Dufour, chair, Councilor AuCoin, Pam Perry, Scott Cowger, and Ed Miller to the Short Term Rental Task Force. The purpose of this Committee is to develop a City Ordinance focused in part on the development of a registry and fee system for short-term rentals that would best address Hallowell's needs. The registration system would provide city staff with the contact information needed to address concerns, complaints, and emergencies and the associated fee would cover the related enforcement/administrative costs.

Frett-Dufour-Motioned that Council ratify the Mayor's appointments.

Unanimously approved

16. CITY MANAGER'S APPOINTMENTS / REPORT:

- a. City Manager Rudy presented a written synopsis of his Harvard Experience.
b. MMA Voting Delegate Credentials Form

AuCoin-Frett-Motioned to appoint City Manager Nate Rudy to be the Voting Delegate for Hallowell at the MMA Annual Business Meeting which is scheduled to be held October 2, 2019.

Unanimously approved

17. Dufour-AuCoin-Motioned to adjourn the meeting at 7:28 p.m.

Unanimously approved

Diane Polky
City Clerk