

CITY OF HALLOWELL, MAINE
City Council Meeting Minutes of February 10, 2020
Web Site: <http://hallowell.govoffice.com/>

1. **MAYOR WALKER CALLED THE MEETING TO ORDER AT 6 P.M.**
2. **COUNCILOR-AT-LARGE AU COIN, COUNCILORS DUFOUR, FRETT, SCULLY, CIRCO, AND WYNNE WERE PRESENT. COUNCILOR-AT-LARGE LAPOINTE WAS ABSENT.**
3. **COMMENTS/QUESTIONS FROM THE PUBLIC CONCERNING MATTERS NOT RELATED TO ITEMS ON THE AGENDA:** John Bastey, 61 Middle Street, on behalf of Vision Hallowell asked the Council to resume talks about a possible pocket park on the corner of Water and Central Streets. This request was referred to the Property Committee. Maggie Wood, 4 The Ledges, representing the Recycling Committee, "Hallowell Green Team," is planning an event in Hallowell on April 22, 2020 in celebration of Earth Day's 25th year anniversary. Their theme is Reduce-Repair-Reuse-then Recycle.
4. **ADJUSTMENTS TO THE AGENDA:**
Councilor AuCoin made a request to add Agenda Item 11i.Historic Hallowell Committee report.
Mayor Walker stated that there was no objection.
5. **OTHER BUSINESS:**
 - a. Hallowell Area Board of Trade request approval for a Mardi Gras Parade on Water Street, February 22, 2020.

Circo-AuCoin-Motioned to approve this request. Unanimously approved
 - b. Request from Erin Ballew to have alcohol served at her wedding reception at City Hall Auditorium on May 23, 2020.

AuCoin-Scully- Moved to approve this request. Unanimously approved
 - c. Event at Granite City Park – Cox Memorial United Methodist Church is hosting a community Easter Sunrise Service, Sunday, April 12, 2020. No action required.
 - d. Update on Showing of the Declaration of Independence Broadside at Hall-Dale Elementary School, March 13 & 14, 2020. The Property Committee endorsed this request.

Frett-Scully – Motioned to approve the showing of the Declaration at Hall-Dale Elementary School on March 13 & 14, 2020. Unanimously approved
 - e. Consideration of Tax Acquired Property at 220 Central Street: Property Committee recommends that City Council direct the City Manager and Treasurer execute a sale to the previous owner of the property at 220 Central Street which was acquired by foreclosure due to unpaid taxes, following the City's Ordinances and Policies on Tax Acquired Properties.

Frett-Wynne- Motioned that City Council direct the City Manager and Treasurer execute a sale to the previous owner of the property at 220 Central Street which was acquired by foreclosure due to unpaid taxes, following the City's Ordinances and Policies on Tax Acquired Properties. Unanimously approved

- f. Consideration of Tax Acquired Property at 322 Water Street: Property Committee recommends that City Council direct the City Manager and Treasurer to dispose of 322 Water Street, following the City's Ordinances and Policies on Tax Acquired Properties for a sealed-bid auction. It was noted that City staff had done their due diligence contacting the heirs of this property.

Frett-Circo- Motioned That City Council direct the City Manager and Treasurer to dispose of 322 Water Street, following the City's Ordinances and Policies on Tax Acquired Properties for a sealed-bid auction. Unanimously approved

6. CONSENT AGENDA:

- a. City Council Minutes for January 13, 2020 Regular Meeting.
- b. Roll of Accounts for February 10, 2020.
- c. Department/Office Reports: Treasurer, Public Works, Police, Code Enforcement, Fire.

Dufour-Circo-Moved that Council approve the City Council Minutes for January 13, 2020 as amended and the Roll of Accounts for February 10, 2020 and Department reports as presented. Unanimously approved

7. VISIT FROM RSU #2 SUPERINTENDENT:

RSU #2 Acting Superintendent Mary Paine and Director Dawn Gallagher addressed the City Council. Subjects of conversation were: upcoming FY21 Budget process, possibility of adding long arms and seatbelts to school busses, makeover of the Hall Dale HS track as a Simmons Fund project, possible sale of the white building on Winthrop Street and the challenge of voting at HDES.

8. SECOND AND THIRD READINGS – MARIJUANA ORDINANCE REVISIONS:

- a. **ORDINANCE AMENDMENTS RELATING TO MARIJUANA BUSINESS LICENSES, CHAPTER 7 SECTION 7-105(5) AND SECTIONS 7-341 THROUGH 7-344:**

Dufour-Frett- Motioned that Council adopt 8a.-2, the Ordinance Amendments relating to Marijuana Business Licenses, Chapter 7 Sections 7-105(5) and Sections 7-341 through 7-344, and approve second reading as amended. (The City Clerk will clarify the terms conditional and provisional licenses)

Vote: 4 Yea (Dufour, Frett, AuCoin, Wynne) 2 Nay (Scully, Circo) Motion passed

Dufour-AuCoin-Moved that Council suspends the rules requiring three separate day readings. Unanimously approved

Dufour-AuCoin-Motioned That Council approve third reading of Ordinance Amendments relating to Marijuana Business Licenses, Chapter 7 Sections 7-105(5) and Sections 7-341 through 7-344.

Vote: 4 Yea (Dufour, Frett, AuCoin, Wynne) 2 Nay (Scully, Circo) Motion passed

- b. **ORDINANCE AMENDMENTS RELATING TO ZONING FOR MARIJUANA ESTABLISHMENTS, CHAPTER 9 SECTIONS 9-151, 9-293, 9-294, 9-313, 9-323, 9-324, 9-354, 9-374, 9-381, AND 9-646:**

Dufour-Wynne- Motioned That Council approve third reading of Ordinance Amendments relating to Zoning for Marijuana Establishments, Chapter 9 Sections 9-151, 9-293, 9-294, 9-313, 9-323, 9-324, 9-354, 9-374, 9-381, and 9-646.

Vote: 5 Yea (Dufour, AuCoin, Scully, Circo, Wynne) 1 Nay (Frett) Motion passed

9. **DISCUSSION OF JANUARY 27, 2020 PUBLIC FORUM ON SECOND STREET FIRE STATION:** The Mayor and City Council discussed points of interest regarding the future use of the Second Street Fire Station from

the public who attended the forum held at City Hall January 27, 2020. John Bastey, 61 Middle Street, representing the Hallowell Food Bank, spoke of their request to be able to stay in their free space in this building. There was interest in planning a City Council Workshop to study their options for this building at a future date in March.

10. YEAR TO DATE EXPENSE AND REVENUE BUDGET REVIEW:

Councilor Dufour gave an explanation of fluctuation of State Revenue Sharing of the last 10 years. Mayor Walker and City Council reviewed the year-to-date expense and revenue budgets as prepared by the City Treasurer. City Manager Rudy declared that the present year's Budget is very lean and that Council should not expect a large carry over to the FY21 Budget.

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

- a. All-Age-Friendly- Report on file
- b. Finance – Councilor Dufour invited Council members to upcoming meetings. The Committee had a three part TIF discussion: (1) TIF accounting in the FY21 Budget process, (2) The Committee's recommendation of TIF allocation of \$104,000 to fund replacement of the bulkhead decking and framing this year and (3) Development of a TIF Allocation Policy.
- c. Health and Wellness- Councilor Wynne reported that the Committee talked about giving a home to issues that need attention; Voluntary Farm Support Program in Hallowell; solar energy and smoke reduction. The Committee wondered if a separate working group may need to be established in order to transition the City to renewable energy in accordance with the last Council's resolution. Councilor Wynne inquired what others recollect about previous deliberations on ordinances relating to the encouragement of smoking cessation in Hallowell. .
- d. Highway – No meeting scheduled.
- e. Personnel and Policy- Councilor Scully reported that the Committee will hold quarterly meetings, April, July, and October. The City Manager and the Committee discussed how the City's overall goals could guide the work of the committees, and how the committees could weigh in on the city's goals and budget-building process. It was noted that more structure would be needed to help make this happen. Council members identified the Committee's responsibility for structure of City fees. Hiring of new City staff is posted and underway.
- f. Property and Public Lands – Councilor Frett noted that the Committee did their due diligence on consideration of the City's tax acquired properties located at 220 Central Street and 322 Water Street. Highway Forman Chris Buck gave the Committee an update on the status of the Tank & Culvert Building (Central Street). The next step is to have an appraisal of this property and the Public Works garage (Water Street) done.
Frett- Circo- Motioned to direct the City Manager to obtain a commercial appraisal by a certified Maine appraiser of the Central Street property at a cost of \$2900. The seller of the Central Street property will obtain an appraisal of the Public Works property. Results would be shared between sellers. *Discussion followed.* Motion Withdrawn
- g. Protection- Councilor Circo noted that it's not clear in current ordinances if hunting is allowed at the Res. The Committee talked about the location of the four 15-minute parking spaces on Water Street. The Committee recommends that the Council designate the seven parking spaces in front of the new fire station on Coos Lane for Fire Department use only. Councilor Circo said that Council input is needed to determine if additional signage should be purchase and installed for winter parking ban. Chief Nason updated the Committee on the status of PSAP/911 services.
- h. Recreation Commission- Councilor Circo reported that HCC is working on signs to put up a Berry Field and the Res notifying the public that pet waste must be picked up. HCC would like City permission to install the same signs at Vaughan Field. He also gave an update on changes to the proposed reconstruction of the Bureau of Parks and Lands boat launch on Water Street. The Commission reviewed the updated and final survey report for the Res.

- i. Historic Hallowell Committee – Councilor AuCoin shared the Committee’s opinion that regardless of the ultimate use or disposition of the Old Town House-Fire Station the importance of the structure to the City and its historic architectural character be protected through covenants central to any agreement on its future use. There should be a clear understanding of the requirement of ownership and strict covenants attached to the sale speaking out the potential scope of renovations or alterations to the structure.
Councilor AuCoin promoted the upcoming Hallowell 1820: Celebration of Maine’s Bicentennial events in Hallowell.

12. MAYOR’S APPOINTMENTS / REPORT:

Mayor Walker reaffirmed the following members of the Brownfields Advisory Committee: Mayor Walker, John Bastey, Sumner Webber, Ben Godsoe, Harrison Wolfington, and Justin Holmes, Councilor Scully. Non-voting members are: Nancy Smith- GrowSmart, Patricia Oh-AARP, Amy Hinkley- UMA Architecture and Becky Blais, Maine DEP. Their mission statement is: Assist in Maintaining a Municipal Brownfields Program for Hallowell. Mayor Walker made the following appointments: Phillip Wisemen– Board of Assessment Review and Walter McKee – Board of Appeals.
Circo-Wynne- Moved that Council ratify the Mayor’s appointments. Unanimously approved

13. CITY MANAGER’S APPOINTMENTS / REPORT:

- a. Update on Bond Fund Balance – City Manager Rudy stated that there was a reduction for the City’s scope of work for the Water Street reconstruction project which takes the projected shortfall to a \$96,000 surplus, which can be used for projects that fit under the categories listed in the Bond. The Finance Committee discussed funding for : (1) City Hall maintenance needs,
- b. (2) Paving the Central Street parking lot, (3) Funding culvert replacement in outer Hallowell.
- c. Richard Dolby, Deputy Code Enforcement Officer / Licensed Plumbing Inspector
- d. Roy Girard, Deputy Director of Municipal Emergency Management

AuCoin-Frett- Moved that Council ratify the City Manager’s appointments. Unanimously approved

14. EXECUTIVE SESSION MRSA SECTION 405.6.A:

Scully-Circo- moved that Council enter into executive session under Maine Revised Statutes Section 405.6.A, discussion of the evaluation of a City employee at 9:10 p.m. Unanimously approved

Scully-Circo-Moved that Council come out of executive session at 9:42 p.m. Unanimously approved

15. Scully-Wynne-Motioned to adjourn the meeting at 9:43 p.m. Unanimously approved

Diane Polky
City Clerk