

City of Biddeford

City Council

June 18, 2024 at 6:00 PM

City Hall Council Chambers & Zoom

1. Roll Call

Council President LaFountain - present

Councilor Lessard - excused

Councilor Ortiz - present

Councilor Emhiser - present

Councilor Whiting - present

Councilor Beaupre - present

Councilor Gross - present

Councilor Belanger - present

Councilor Doughty - present

2. Pledge of Allegiance

3. Adjustment(s) to Agenda - None

4. Recognition

4.a Retirement of Captain Peter Anton from the Biddeford Fire Department

5. Appointments

5.a Mayoral Appointments to a Committee -Council

Motion: Councilor LaFountain

Second: Councilor Whiting

Vote: Unanimous in favor.

Motion passed.

5.b Mayoral Appointment to a Committee -Citizen

Motion: Councilor Emhiser

Second: Councilor LaFountain

Vote: Unanimous in favor.

Motion passed.

6. Proclamation

Mayor Grohman read the proclamations

6.a Juneteenth- PROCLAMATION

6.b Parks and Recreation Month- PROCLAMATION

7. Presentation

7.a Recreation Commission Update to Council

Joe McKenney, Chair of the Recreation Commission presented to the Council

8. Public Addressing the Council

One person mentioned the Heart of Biddeford 20th anniversary, there is information on their website regarding events and achievements.

Another citizen explained his process with permits to tear down a shed and questioned the amount versus building a new one. The City Manager will check into it.

9. Consideration of Minutes

9.a 20240604 City Council Meeting Minutes

Motion: Councilor Beaupre

Second: Councilor Emhiser

Vote: Unanimous in favor.

Motion passed.

10. Second Reading 10.a Special Events Policy

Motion: Councilor Beaupre

Second: Councilor Emhiser

Vote: Unanimous in favor

Motion passed.

11. Orders of the Day

11.a Special Events Application La Kermesse to serve beer/wine

Motion: Councilor Beaupre

Second: Councilor Belanger

Vote: Unanimous in favor.

Motion passed.

11.b Gilbert Boucher Park Bath House update

Motion: Councilor LaFountain

Second: Councilor Emhiser

City Manager Jim Bennett reviewed the components of the bath house project and there will be some policy decisions for Council to make. Some of the recommendations will be going to the Capital Committee, some funding will come from the insurance policy and the remaining amount will have to go through the finance process. He explained the timing of each phase. City Manager Bennett discussed the decisions that would need to be made regarding the septic connection and the pump station. He reviewed the rest of the project costs. If the Council decides to move forward staff will immediately move forward with the RFP process for the design/build. It will come back to Council for approval. If Council moves forward with the septic connection to wastewater and the pump station, as well as the parking lot upgrades then he will come back with final funding recommendations at the time of the RFP bids. Staff is looking for direction from Council on the project either for the total amount presented or motion to reduce it by the sections they do not want to pursue at this time.

Councilor Beaupre – the vote is for the RFP, he is willing to include the entire project as each item will have to come back to the Finance Committee and Council for approval. He wanted to know the timing. He supports the project as presented.

City Manager Bennett – some of the work has to be done this year, laying the pipe for the pump station should start now, the paving at the end of the season, some of the in-house work should start now; and some of the safety items on the miscellaneous list should be purchased now. He suggested the order be amended to authorize staff to proceed with the project as listed subject to purchasing requirements as dictated by current policy.

Councilor Beaupre – motion to amend the order to authorize staff to proceed with the project in the amount not to exceed \$352,450 subject to all purchasing requirements.

Second: Councilor LaFountain

Councilor Belanger – supports the project but has questions on the specificity. Would rather move forward with the pump station, buy the misc items, and beach access but would like more environmental information on the parking lot and rfps on the rest.

Councilor LaFountain – checking with Councilor Belanger would like bathhouse and parking lot to go to RFP and the rest is ok?

City Manager – both of those items would need an RFP by current purchasing requirements. The rest require the normal purchasing process.

Public Works Director Jeff Demers reviewed the project, the timelines and the savings by doing it in-house. The goal for the pump station installation is November 1st.

Councilor Emhiser is in favor of the project, set aside the parking lot for environmental questions in a sensitive area.

Councilor Belanger – clarified the amendment to state “go to RFP for the bathhouse design and the parking lot design and authorize all other items as listed”.

Vote on the amendment: Unanimous in favor.

Amendment passed.

Councilor LaFountain – suggested that when we do go to RFP on the bathhouse it would be good to check with the Biddeford Regional Center of Technology and see if they can participate.

Vote as amended: Unanimous in favor.

Motion passed.

11.c Approval of Bid for Playground RFP

Motion: Councilor Whiting

Second: Councilor LaFountain

Recreation Director Lisa Thompson gave an overview of the bids, the reasons for the selection and the timing of the project.

Councilor Doughty asked about the relocation and possible replacement. Director Thompson explained that the replacement would be decided in the future.

Councilor Ortiz – spoke in favor of the project, playgrounds are an item that the citizens have been looking for.

Vote: Unanimous in favor.

Motion passed.

11.d Approval to Purchase and Haul Gravel

Motion: Councilor LaFountain

Second: Councilor Whiting

Public Works Director Jeff Demers explained the need for this item. The conditions of the pad for the project are too soft to add hot top now. The project will still be under budget. He is recommending to use Shaw Brothers as discussed in the Finance Committee.

Councilor Belanger: motion to authorize the additional work to be done on the proposed composting pads for \$158,510, funded from the original account 3117961-61015.

Vote: Unanimous in favor.

Motion passed.

11.e Bid Approval: Lead Hazard Reduction at 14 Gove St

Motion: Councilor LaFountain

Second: Councilor Belanger

Councilor LaFountain – this went to bid twice and the amount is within an acceptable range.

Mayor Grohman – the project is for several affordable housing units.

Vote: Unanimous in favor.

Motion passed.

11.f Approval to Contract with Maine Water for Sewer Billing

Motion: Councilor Beaupre

Second: Councilor Emhiser

COO Brian Phinney explained the process to outsource the sewer billing, there will be an account review phase and then the transfer of the billing. Others in the area are using it and are very happy.

Councilor Emhiser asked how they would handle the Biddeford Pool area. COO Phinney said it would be same process. Councilor Emhiser is in support of this, it will be best in the long run.

Councilor Belanger asked about some of the non-routine aspects of the contract.

Vote: Unanimous in favor.

Motion passed.

11.g Rezoning Request / 118 Alfred Street (Tax Map & Lot# 38-303-1) from MSRD-2 to

MSRD-1 / First Reading

Motion: Councilor Beaupre

Second: Councilor Belanger

Councilor Whiting asked about the driveway shown on the satellite map, traffic studies and outside speakers.

Councilor Ortiz asked about the public hearing procedures, is worried about zone creep.

Councilor Beaupre verified that there would two readings, the next one is on July 16th.

City Planner David Galbriath said it will still have to go before the Planning Board with abutter notices.

Vote: 6 yeas – Councilors LaFountain, Belanger, Gross, Beaupre, Emhiser and Doughty.

2 nays – Councilors Ortiz and Whiting.

Motion passed.

11.h Zoning Ordinance Text Amendment: Code of Ordinances, Part III: Land Development

Regulations, Article XII Floodplain Management Ordinance – FIRST READING

Motion: Councilor Beaupre

Second: Councilor Emhiser

City Planner Galbraith explained the importance of the document for FEMA and the citizens.

Vote: Unanimous in favor.

Motion passed.

12. Public Addressing the Council

One resident spoke about a bicycle accident that happened in 6-11-24 and a biking survey he participated in with the City of Belfast, it would be good to do here.

13. City Manager Report

The City will have cooling centers available this week.

There was an electrical fire with a waste truck, they are still investigating it.

Public Works encountered a sink hole yesterday as they were replacing old clay pipes.

The Unhoused plan is still on track for July 8th.

He will check into the availability of the digital archives.

14. Other Business

Councilor Ortiz said the beach bash event went really great and was family friendly.

15. Council President Addressing the Council

Council President LaFountain welcomed Councilor Doughty, it is nice to have a full council again. He mentioned bringing 15 visitors from a US State Department exchange program to Biddeford on Election Day.

16. Mayor Addressing the Council

Mayor Grohman reminded everyone to keep up the great work minimizing food waste in the recycling program. Kindergarten enrollment is up for this fall. He encouraged everyone to get out and enjoy the La Kermesse festival this weekend.

17. Adjourn

Motion to adjourn by Councilor Belanger at 8:09 pm

Second: Councilor Emhiser

Vote: Unanimous in favor.

Meeting adjourned.