

City of Biddeford
City Council
March 19, 2024 6:00 PM Council Chambers & Zoom

Status:

1. Roll Call - all present

Council President LaFountain
Councilor Lessard
Councilor Ortiz – Via Zoom
Councilor Emhiser
Councilor Whiting
Councilor Beaupre
Councilor Mills
Councilor Schlaver
Councilor Belanger

2. Pledge of Allegiance

3. Adjustment(s) to Agenda item 5.a. Proclamation will be read before the Public Hearing.

4. Public Hearing

4.a. Public Hearing - Marble Block TIF
[Biddeford TIF Marble Block March 2024](#)

Public Hearing opened at 6:13 pm

Public comments:

Peter Robins, Ward 1 – asked about the benefits of TIFs and the impact on the general fund.

John McCurry, Ward 2 – stated that TIFs are a good thing. He asked a question about the JDA for this project. The documents are posted with the Council agenda and packet for the February 20, 2024 meeting.

Richard Raines, Ward 3 – spoke about the history of bowling in Biddeford, there are newspaper articles at the McArthur library. He also expressed concerns about gentrification.

Economic Development Director Gervais explained the updates to the real estate value.

Public Hearing closed at 6:26 pm

5. Presentation:

5.a. Presentation: FY25 School Budget by Superintendent Ray

Superintendent Ray presented the FY25 School budget.

6. Proclamation:

- 6.a. Proclamation: Vietnam War Remembrance
[Vietnam War Veterans Day -PROCLAMATION](#)

Mayor Grohman read the proclamation

7. Public Addressing the Council...(3 minute limit per speaker for up to a total of 15 minutes) none

8. Consideration of Minutes:

- 8.a. Council Minutes 3-5-24
[Council 3-5-24 minutes](#)

Motion: Councilor Mills

Second: Councilor Belanger

Vote: Unanimous in favor. Councilor Ortiz yea via zoom

Motion passed.

9. Second Reading:

- 9.a. 2024.31 Approval/Amend Rules of the City Council Rule 4
[20240305 Amend Rules of the City Council Rule 4 - BRIEF](#)
[20240305 Amend Rules of the City Council Rule 4 - ORDER](#)

Motion: Councilor Mills

Second: Councilor Belanger

Vote: Unanimous in favor.

Motion passed.

10. Orders of the Day:

- 10.a. 2024.28 Approval/Housing Rehab Bid Award 40 Emery Street

[2024.28 Approval-Housing Rehab Bid Award 40 Emery St](#)
[2024.28 ORDER--REHAB BID AWARD 40 EMERY ST](#)
[BID TAB -- 40 EMERY ST](#)

Motion: Councilor Mills

Second: Councilor Belanger

Vote: Unanimous in favor.

Motion passed.

- 10.b 2024.34 Approval/Authorization Tax Increment Financing application related to
Marble Block Project
[3-19-2024 Marble Block TIF - BRIEF](#)

Motion Councilor Mills
Second Councilor Belanger

City Manager Jim Bennett – this proposal takes the balance and sets up to tax shelter, use it for affordable housing and pedestrian/bicycle infrastructure improvements. It allows the Council to change the formula if they want. He also commented on the current budget and how the ability to tax shelter or spend certain amounts can impact the State revenue sharing.

Councilor Ortiz – agrees with the three areas that this will support and supports this order.

Councilor Emhiser – motion to amend the application to reduce the Pedestrian Connector by \$150,000 and add \$150,000 to the Affordable Housing portion of the utilization of TIF funds.
Second: Councilor Mills

Councilor Belanger – question if TIF percentages and dollar values can be amended in the future.

City Manager Bennett stated they can go through the amendment process.

Vote on the amendment: 8 yeas, Councilors LaFountain, Ortiz, Emhiser, Whiting, Beaupre, Mills, Schlaver and Belanger.

1 nay – Councilor Lessard.

Amendment passed.

Vote on the order as amended: 7 yeas: Councilors Ortiz, Emhiser, Whiting, Beaupre, Mills, Schlaver and Belanger.

2 nays – Councilors LaFountain and Lessard.

Motion passed.

10.c. 2024.35 Approval/Emergency Operations Plan

[City Council EOP Brief](#)

[Council order EOP](#)

[2024 EOP](#)

Motion Councilor Belanger
Second: Councilor Whiting

Director of Code Enforcement and Emergency Management Roby Fecteau presented the plan, it needs to be updated when there are changes to the Council.

Councilor Whiting asked if it was the same document and Director Fecteau said it is.

Vote: Unanimous in favor.

Motion passed.

- 10.d 2024.36 Approval/City Hall Renovations Project C.O.S. 1-3
20240319 City Hall Renovation Project CO #1 & #3 - ORDER
20240319 City Hall Renovation C.O. 1-3 - BRIEF
20240208 C.O. #1 - Storefront Windows and Sashes - CHANGE ORDER
20240104 C.O. #2 - Window Limiters - CHANGE ORDER
20240214 C.O. #3 - Windows 212 and 212a - CHANGE ORDER
20240104 C.O. #2 - Window Limiters - CHANGE ORDER
20240208 C.O. #1 - Storefront Windows and Sashes - CHANGE ORDER
20240214 C.O. #3 - Windows 212 and 212a - CHANGE ORDER

Motion: Councilor Belanger

Second: Councilor Lessard

Project Manager Phil Radding provided a summary of the project scope and timeline. They are still working on the schedule but will make every effort to reduce the impact on the public and staff.

Vote: 8 yeas, Councilors LaFountain, Ortiz, Emhiser, Whiting, Beaupre, Mills, Schlaver and Belanger.

1 nay – Councilor Lessard.

Motion passed.

- 10.e. 2024.37 Authorize City Manager to begin procurement process for Gilbert Boucher Park Bath House Replacement
Gilbert Boucher Bath House 3.19.24
20240319 Gilbert Boucher Bath House -ORDER
Bathhouse Beach parking lot

City Manager Bennett gave an overview of the challenges of the area including the existing septic system. He is asking Council to give direction on what they would like to see as a permanent replacement. Several councilors commented on building it the right way.

Motion: Councilor Belanger motion to Table

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion Tabled.

- 10.f. 2024.38 Approval/Substantial Amendment to CDBG 2019 Annual Action Plan
2024.38 Council Brief Amendment to CDBG 2019 AAP
2024.38 ORDER Amendment CDBG 2019 Annual Action Plan
CDBG Year 2 Action Plan - Third Amendment

Motion: Councilor Belanger

Second: Councilor Mills

Biddeford Community Development Coordinator, Jess Wilson gave an update on the plan. This would support additional funding for Seeds of Hope, this usage is eligible

for this fund. They already have oversight systems in place with Seeds of Hope and are comfortable with this project.

Vote: Unanimous in favor.

Motion passed.

11. Public Addressing the Council..(5 minute limit per speaker)

1 citizen spoke about the Vietnam War.

12. City Manager Report – did not have a report at this time.

13. Other Business

Councilor Mills – spoke about the cost of housing in Boston

Councilor Schlaver – noticed that the emergency plans all mentioned shelters. Encouraged the Council to take action on the Unhoused Report.

14. Council President Addressing the Council – Councilor LaFountain went on tours last week of the Capital Projects.

15. Mayor Addressing the Council - Reminded everyone of the upcoming budget sessions and the Affordable Housing workshop on Friday.

16. Executive Session

Motion by Councilor Belanger to enter executive session at 9:16 pm

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

16.a. Executive Session M.R.S.A 405. (6) c Real Estate Matters

16.b. Executive Session M.R.S.A. 405 (6) e Legal Matters

Motion to come out of Executive Session by Councilor Belanger at 10:10 pm

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

17. Adjourn

Motion to adjourn by Councilor Belanger at 10:10 pm

Second: Councilor Lessard

Vote: Unanimous in favor.
Meeting adjourned