

**CITY MANAGER'S OFFICE
WEEKLY MEMORANDUM**

TO: Mayor Rines, Councilors and Department Heads
FROM: Jeffrey Kobrock, City Manager
DATE: September 8, 2006
RE: Weekly Memo

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Meetings for the Week of September 15, 2006

Council Meeting	Wed., Sept. 20, 7:00 pm, City Hall
Cobbossee Corridor Comm.	Thurs., Sept. 21, 7:00 pm, City Hall

Staff Reorganization Update

Council has reviewed staff reorganization plans and progress at July and September meetings. Based upon that direction, four redefined management positions have been offered and accepted. On October 1 Anne Davis will transition to Library and Information Services Director, Jim Toman and Mark Kimball have accepted redefined Chief positions with full department head status, and Chuck Applebee becomes Wastewater/Public Works Director. The newly created Office Manager position has been posted and interviews are scheduled for next week, and discussions have begun with the General Unit concerning changes within administrative, Library and wastewater staffs.

City Staff

Sewer Clerk Becky Sieberg has given her resignation. Becky left on maternity leave in August and has decided to stay home with her new daughter Katelyn. Becky will leave a big hole in the front office. Her cheerful demeanor, commitment to excellence and great skills will be sorely missed. Over the past four years she was a big part of a successful major transition in the front office as retirements and turnover caused us to "start over" in some respects. However, it is extraordinarily comforting to know that Becky is overjoyed at the opportunity to be a full time mother and her decision is a positive step for her family. We will start a recruitment process immediately.

In this packet:

[City Council Agenda 9/20/06](#)

[Order 06-29, Dangerous Property/Memo](#)

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[Order 06-30, Carryover Funds –Paving, City Hall Site Analysis](#)

[MSAD #16, School Board Agenda](#)

[Time Warner Cable Letter](#)

**SPECIAL COUNCIL MEETING
GARDINER CITY COUNCIL
Wednesday, September 20, 2006
7:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS**
 - 3.1 Consideration of Comments from the Public on Issues that Do Not Appear Elsewhere on the Agenda (Please limit comments to five minutes.)**
- 4. NEW BUSINESS**
 - 4.1 Consideration of Order 06-29, Declaring a Dangerous Property.**
 - 4.2 Presentation of Preliminary Site Study – Smith Reuter Lull Architects.**
 - 4.3 Update on Dispatching Services.**
 - 4.4 Discussion of Voting Place Consolidation.**
 - 4.5 Consideration of Order 06-30, Authorizing Carryover Funds from FY 06 to FY 07 to Fund Paving Program and City Hall Site Analysis.**
 - 4.6 Consideration of Order 06-31, Appropriation from Contingency.**
- 5. CITY MANAGER REPORT**
- 6. COUNCIL DISCUSSION**
- 7. EXECUTIVE SESSION per MRSA, Title 1, Chapter 13, Section 405 (6) (A)**

Council Agenda September 20, 2006

Personnel

8. EXECUTIVE SESSION per MRSA, Title 1, Chapter 13, Section 405 (6) (A)

Personnel

9. ADJOURNMENT

**GARDINER CITY COUNCIL MEETING
AGENDA SUPPLEMENT**

Item Number: 4.1

Agenda Topic: 55 Highland Avenue, dangerous site.

For The Agenda of: September 20th 2006

Submitted: September 14th 2006

Authorized by: David P. Cichowski

History of 55 Highland Avenue, Map 37 lot 34

- July 26th 1996 A stop work order was issued to Mr. Poulin by Claude Rounds, remodeling and plumbing work proceeding without any permits.
- December 12th 1997 A fire destroys most of the top two thirds of the structure.
- April 10th 1998 efforts are made with Mr. Poulin to have the damaged structure removed.
- July 6th 1998 City Council votes on Code Officer's recommendation for Mr. Poulin to repair or remove the unsafe structure within 30 days. Passes 8 to 0.
- October 4th 1998 A court order is handed down stating Mr. Poulin has until November 16th 1998 to remove the dangerous structure down to the first floor deck, and pay \$500.00 in the plaintiff's legal fees.
- December 23rd 1998 The building is nearly all down, but the city is still writing letters to Mr. Poulin concerning debris around the property.
- May 20th 1999 The city is still receiving complaints from the surrounding neighbors about the plumbing fixtures, mattresses, a bike, an electric stove, furniture and other miscellaneous debris still remaining on the property.
- March 22nd 2002 No permits have been taken out to rebuild as of this time. Jeff Hinderliter now notifies Mr. Poulin the remaining deck and foundation is unsafe and shall be removed.
- May 7th 2002 Jeff's final letter stating the foundation shall be removed by May 24th 2002.
- May 5th 2005 and February 11th 2006 complaint memo's from neighbors about the dangerous foundation still on the site.
- June 2006 I called Mrs. Scovill and left a message. I had no response reciprocated.
- August 3rd 2006 I sent a certified letter to Mr Poulin stating I needed to hear from him in writing by August 14th 2006 or the city would have to proceed with the legal process. The owner did not respond as requested.
- August 24th 2006 With no further written or oral response from Mr. Poulin ,the next step was to send a certified letter stating the city would proceed on September 6th 2006 to declare 55 Highland a dangerous site and then have it cleaned up at the owner's expense.
- I visited the site most recently on 9/5/06 and observed dangerous conditions of the deteriorated wooden deck over a structurally unsound foundation. I took photos of the site and made copies for the counsel to review.
- I received a fax from Mr. Poulin on 9/6/06 stating his mailing address needed to be updated and that he planned to put fencing up around the dangerous property.
- Upon receiving the correct mailing information the city decided to move the dangerous building decision to the 9/20/06 council agenda and serve Mr. Poulin with proper notice.
- The dangerous conditions can be abated by removing the deck, and filling in the foundation.

Order 06-29

An Order Declaring a Dangerous Property.

BE IT ORDERED BY THE COUNCIL OF THE CITY OF GARDINER, MAINE:

Pursuant to Title 17, Chapter 3, Section 1723 of the Gardiner City Code the property at map 37 lot 34 is hereby declared a dangerous property due to the following conditions present and unabated by the owner:

- Deteriorated decking over the remaining cellar hole is unsafe yet not restricted, yielding a danger to the public
- The foundation is no longer structurally sound creating a potential danger of collapse

Adopted the 6th day of September, 2006.

ATTEST: _____
Jeffrey Kobrock, City Manager

ORDER 06-31

An Order Authorizing Appropriation from Contingency.

**BE IT ORDERED BY THE COUNCIL OF THE CITY OF GARDINER,
MAINE:**

941-0285	Plumb Associates	1500.00
941-0285	Assessing	3000.00

Adopted the 20th day of September 2006.

ATTEST: _____
Jeffrey Kobrock, City Manager

ORDER 06-30

An Order Authorizing Carryover Funds from FY 06 to FY 07 to fund Paving Program and City Hall Site Analysis.

**BE IT ORDERED BY THE COUNCIL OF THE CITY OF GARDINER,
MAINE:**

317-390	\$45,710.00
191-400	\$ 4000.00

Adopted the 20th day of September 2006.

ATTEST: _____
Jeffrey Kobrock, City Manager

MAINE SCHOOL ADMINISTRATIVE DISTRICT #11
CENTRAL OFFICE BOARD ROOM
BIMONTHLY BOARD MEETING
THURSDAY, SEPTEMBER 21, 2006
7 p.m.

- I. Call to Order
- II. Maine Educational Assessment Scores Discussion
 - A. Assistant Superintendent
 - B. Building Principals
- III. 2005/06 School Goals Update – Building Principals
- IV. Adjournment

New England Division
118 Johnson Road
Portland, ME 04102-1911
Tel 207-253-2200
Fax 207-253-2402
<http://www.tvmaine.com>



Via Certified Mail/
Return Receipt Requested

City of Gardiner
Jeff Kobrock, City Manager
6 Church Street
Gardiner, ME 04345

Dear Mr. Kobrock,

I am writing to update you regarding the carriage of the NFL Network on the cable television system serving your community.

As you will recall, I wrote to you in late July to advise you that Time Warner Cable will be discontinuing carriage of the NFL Network. Despite our efforts to achieve a carriage agreement that would be in the best interests of all our subscribers, our carriage of that service will indeed be discontinued effective September 15, 2006. Our customers have been notified of this upcoming change throughout the month of August (and to date) via crawls on one or more channels on the cable television system as well as newspaper ads.

I would like to assure you that Time Warner Cable is ready and willing to continue to carry this service if we can reach an acceptable agreement with the NFL. We have offered to carry the NFL Network on a Sports Tier. We believe this is the fairest approach for our customers, guaranteeing sports fans access to this high-priced, targeted programming while not requiring all of our customers to pay for it. The NFL, on the other hand, is insisting on carriage on a tier of service that would subject the vast majority of our customers to a significant rate increase – even those customers who are not interested in the NFL Network. We believe that is unfair. For more information please see our website at www.nflgetreal.com.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Mike Edgecomb/Shelley Winchenbach
Government Relations