

**1. CALL TO ORDER**

Mayor Rines called the meeting to order at 7:07 PM.

**2. ROLL CALL**

Richard Nickless, District 1  
Jean Dellert, District 3  
Philip Hart, District 4

Rebecca Colwell, At-Large  
Lewis Benner, At-Large  
Mayor Brian Rines  
Jeffrey Kobrock, City Manager  
Francis Grey, Council Clerk

Councilors Doiron and Rambo absent.

**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.)

Mayor Rines said, Councilor-elect Chuck Leblanc and Mayor-elect Andy MacLean are both here tonight.

Patricia Hart of High Holborn Street said, thank you to all of the members of the City Council. Many of you have served for many years, I want to recognize that.

Mayor Rines said, thank you, we feel the same way about the Planning Board, you have a really hard job.

**4. CONSENT AGENDA**

**4.1 Consideration of Accepting October/November 2006 Warrants**

#17	10-25-06	02488-02528	\$ 497,103.07
#18	11-01-06	02529-02624	\$ 853,548.84
#19	11-09-06	02627-02700	\$ 535,413.03
#20	11-16-06	02701-02745	\$ 287,416.93
#21	11-21-06	02748-02780	\$ 86,375.83
#22	11-30-06	02781-02852	\$ 186,724.89

**4.2 Consideration of Appointing Councilor Nickless to sign November 2006 Warrants.**

**Motion** by Councilor Colwell and seconded by Councilor Dellert to Accept Consent Agenda Items 4.1-4.2.

**Vote:** 6 in favor 0 – opposed Motion: passes

**5. OLD BUSINESS**

**5.1 Second Reading, Ordinance 06-36, General Assistance.**

**Motion** by Councilor Dellert and seconded by Councilor Nickless to Accept Ordinance 06-36 as presented.

**Vote:** 6 in favor 0 – opposed Motion: passes

**6. NEW BUSINESS**

**6.1 Consideration of Certifying November 7, 2006 Election Results.**

City Clerk Deirdre Berglund said, the following candidates received the following votes:

Lewis Benner for Mayor, 1098 votes. Andrew MacLean for Mayor, 1406 votes, declaring Andrew MacLean the winner.

For the City Council At-Large:

Bryan Blanchard, 1602 votes. Chuck LeBlanc, 1426 votes.

Martha Mentall, 1602 votes. George Trask, 1187 votes, declaring Bryan Blanchard, Chuck LeBlanc, and Martha Mentall the winners.

**Motion** by Councilor Nickless and seconded by Councilor Colwell to Accept the Election Results as presented.

**Vote:** 6 in favor 0 – opposed Motion: passes

**6.2 Consideration of Order 06-38, Revaluation Services and Software.**

Assessor Curt Lebel said, there are three contracts that require Council action. The last revaluation was completed in 1997. If approved, data collection work would begin in May.

Councilor Benner said, a general mailing would be a good way to reach people about this.

**Motion** by Councilor Dellert and seconded by Councilor Nickless to Approve Order 06-38 as presented.

**Vote:** 6 in favor 0 – opposed Motion: passes

### **6.3 Consideration of Waterfront Plan.**

Jason Simcock, Planning and Development Director, said the following members of the Waterfront Committee are here tonight: Jack Fles (chair), Jerry Maschino, Chuck LeBlanc, and Dan Bailey. The current project has been 75% funded by outside grants, \$774,000 out of about \$1 million. The boardwalk is 520 feet in length, the fender piles are 35 feet tall. The current project should be completed by December 25. If the Council supports it, the next steps would be a final landscape plan for the two sites considered all as one waterfront, and tearing down the Freight Shed building at 105 Water Street. That could make a fantastic gateway to the waterfront, create more visibility, improve the line of sight, and make it so people can find their way there. Currently there is \$40,000 left in contingency budget. If the earmark comes through, there could be more money available this summer.

Jack Fles said, the next steps in the plan are very exciting, if the Council endorses it. Councilor Benner said, he has no problem with tearing down the building. He would like to see a better way getting under Steamboat Lane underpass. Mayor Rines said he would like to see better signage directing people where to go, including a placard at Barker cove.

**Motion** by Councilor Colwell and seconded by Councilor Dellert to Approve the Waterfront Plan as presented.

**Vote:** 6 in favor 0 – opposed Motion: passes

### **6.4 Consideration of Ordinance 06-41-A, Various City Code and Land Use Ordinance Revisions: Title 31 Section 3; Title 31 Section 4 G. 2. c. 1); Title 3 Chapters 1-3; Title 13 Chapter 7; Title 31 Section 1 K.; Title 31 Section 4 E.; Title 31 Section 5 G-H.; Title 31 Section 8 C.**

Jason Simcock said, Pat Hart and the rest of the Planning Board have been helpful with these ordinance revisions. Pat Hart said, thanks to Jason for his work on these changes, they are important. Jason Simcock said, we are changing our building codes to IRC for new single family homes and IBC for commercial and multi-family buildings. Also, the Fire Codes needed to be updated. The Ordinance Review Committee needed to have representation from the Board of Appeals. The City Council will now set the fees.

**Motion** by Councilor Dellert and seconded by Councilor Benner to Approve the City Code and Ordinance Revisions as presented.

**Vote:** 6 in favor 0 – opposed Motion: passes

**6.5 Consideration of Updated Libby Hill Business Park Action Plan.**

Jason Simcock said, three scenarios for the layout have been looked at by the Libby Hill Steering Committee. They are trying to limit the length of road. They have gone from 14 lots to 12 lots. They are looking at cost effective wetland crossings. If they have the permits back in March, they could bid the project in April. Mayor Rines said, when do we cut the ribbon with the governor. Jason Simcock said, there could be a groundbreaking in May, and a ribbon cutting in October. Mayor Rines said, tell Andy to get his scissors ready. Councilor Benner said, is \$2.9 million strictly for construction. Manager Kobrock said, you have to bid before you get a real number, the EDA money will pay for infrastructure. Councilor Rambo said we should be marketing the lots up front, we need to be aggressive courting potential buyers. In phase one, we made some major sales immediately upon breaking ground. Developers will still need to go through the Planning Board, even though they are pre-permitted.

**Motion** by Councilor Hart and seconded by Councilor Dellert to Accept the Updated Libby Hill Business Park Action Plan.

**Vote:** 6 in favor 0 – opposed Motion: passes

**6.6 Consideration of Resolution 06-37, Financing Libby Hill Phase II Construction.**

Lacking sufficient members present to act on a Bond, no action was taken on this item.

**6.7 Consideration of Order 06-39, Carryover of City Clean-up Funds**

Manager Kobrock said, we budgeted this in FY 05-06, we are now in FY 06-07.

**Motion** by Councilor Nickless and seconded by Councilor Hart to Accept Order 06-39.

**Vote:** 6 in favor 0 – opposed Motion: passes

Mayor Rines asked if there was any objection to adding an addendum item, there was no objection.

**6.8 Consideration of Order 06-40, Amending Order 06-29, Declaring a Dangerous Property.**

Manager Kobrock said this is to amend a previous order, we neglected to specify the abatement.

**Motion** by Councilor Nickless and seconded by Councilor Dellert to Accept Order 06-40.

**Vote:** 6 in favor 0 – opposed Motion: passes

**7. CITY MANAGER REPORT**

Manager Kobrock said the annual Holiday Party will be December 22 at 12:00.

A washout on Chestnut Street has caused a costly unplanned project. The majority of the road maintenance budget was spent because of it. We would much rather plan for these projects. We don't carry a lot of money in the budget for substantial unplanned projects.

January 1 will be the first Monday of the month, Mayor Rines will have to come in, convene, find no quorum, and adjourn until the Inauguration. The Charter calls for this.

A transitional meeting with Pam Plumb and both the old and the new Council present will be on January 17.

**8. COUNCIL DISCUSSION**

Councilor Benner said the Welcome Packet for new homeowners looks great. The next project is a packet for new businesses. Sarah Fritzhand is doing a great job.

Councilor Nickless said he is happy to see pavement on Pope Street. He is looking forward to an update on the Northwest Quadrant project coming up.

Councilor Colwell said thank you to the Police and Rescue departments for their efforts in the recent missing children case.

Mayor Rines said the Kennebec Historical Society is hosting an event about Benedict Arnold's Quebec expedition at Christ Church on the 19<sup>th</sup>.

**9. ADJOURNMENT**

Mayor Rines adjourned the meeting at 9:00 pm.

Respectfully submitted,

Francis Grey  
Council Clerk