

1. CALL TO ORDER

Mayor Rines called the meeting to order at 7:04 PM

2. ROLL CALL

Jean Dellert, District 3
Lewis Benner, At-Large
Phil Hart, District 4

Rebecca Colwell, At-Large
Michael Webster, District 1
Richard Rambo, District 2
Mayor Brian Rines
Jeffrey Kobrock, City Manager
Molly Gallant, Council Clerk

Councilor Doiron 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.)

No public comment

Mayor Rines asked if there were any objections to taking an item out of order, there were none.

4. NEW BUSINESS

4.4 Consideration of Order 05-10, Authorizing Mini Park Reconstruction Project

Gardiner Main Street (GMS) has proposed a major face-lift for the mini-park next to Johnson Hall. In order to construct the project this summer, the organization has proposed the City sell the park to Gardiner Main Street for \$1. A stringent Project Agreement and deed restrictions would accompany the sale. Gardiner Main Street's Design Committee would oversee the work. Once the work is complete to specifications outlined in the Project Agreement, Gardiner Main Street would turn the property back over to the City. Gardiner Main Street would be responsible for all insurance on the property during the time of ownership. The project budget exceeds \$80,000. The majority of the funding comes from a

grant from Gardiner Savings Institution. This work to the mini-park will be done in conjunction with major improvements to the façade of Johnson Hall and the Yankee Title Building. During the summer, the mini-park hosts the Downtown's highly successful lunchtime music series and public art displays.

Motion by Councilor Rambo and seconded by Councilor Webster to Accept Order 05-10, Authorizing Mini Park Reconstruction Project, contingent on lawyer approval.

Vote: 7 in favor 0 – opposed Motion: passes

4.3 Update on Implementation of Johnson Hall Task Force Recommendations.

Phyllis Gardiner spoke to the Council concerning recent updates that have come forth from the Johnson Hall Task Force. The Johnson Hall Partnership is hiring a multidisciplinary team to provide detailed planning for Johnson Hall. This will be the blueprint for a community facility that will become an anchor and economic engine for Downtown. This hiring is a direct result of recommendations made in *Report to the Johnson Hall Task Force* done in 2004 with Frank O'Hara/Planning Decisions.

The next stage of work will focus on business planning, facility planning, organizational development, and fundraising.

The team was selected through a competitive process where excellent proposals were received from world-class teams. The field was interviewed by members of the Johnson Hall Partnership, made up of representatives from the City of Gardiner, Gardiner Main Street, and the Gardiner Board of Trade. Ultimately, the team selected was chosen for their combination of relevant experience, approach to the very unique project, and offering great value for the scope of services proposed.

The team is led by:

Denis Lachman of Holt & Lachman Architects/Planners, Portland

Pamela W. Hawkes, AIA of Ann Beha Architects, Boston

4.1 Consideration of Accepting Maine Development Foundation Grant Award.

The Joint Management Team presented the Council with a report about the co-location proposal of the Public Works and Water District to be located at the Wastewater Treatment Plant. After much discussion and questioning, the Council asked the committee to report back with another report with more detail about the co-location being out to the Public Works site, with a two week time frame.

Motion by Councilor Doiron and seconded Councilor Rambo to Accept Maine Development Foundation Grant Award.

Motion by Councilor Doiron and seconded by Councilor Webster to Table the Motion Until June 2, 2005 to have the Comparison of Two Options .

Vote: 4 in favor 3 (Hart, Benner, Webster) opposed Motion: passes

4.2 Discussion of E 911 Implementation.

Chief Mark Kimball and Code Enforcement Officer Barbara McPheters spoke to the Council concerning E 911 implementation. The intent of the E911 system is to provide emergency services the ability to rapidly locate property in an emergency situation. A number will be affixed to the property and will be coordinated with the Post Office. A mailing will be going out to residents explaining the process next week. Numerous street and road addresses will be effected.

4.5 Consideration of Waterfront Project Phasing & Bidding.

The City of Gardiner's \$1.47 million Phase #1 for the Waterfront Redevelopment has a complete design, permits filed and is ready to be put out to bid. Due to the large scope of the project and the permits restricting our time to work in the water, Phase #1 will need to be split into two parts, divided by construction season. Summer 2005 will complete the basic timber crib re-build. Work in Summer 2006 will construct the boardwalk, fender piles, finish elements such as benches and landscaping. Fundraising will continue as presently only this season's work is funded.

Motion by Councilor Webster and seconded by Councilor Colwell to Approve Bidding for Phase 1 in 2005 of Waterfront Project Phasing & Bidding.

Vote: 7 in favor 0 – opposed Motion: passes

4.6 Consideration of Awarding Planning Contract to MRLD Associates.

The Planning & Development team recommends the hiring of MRLD LLC (Mitchell Rasor, Principal) for the Contract Planner position. MRLD has previously worked for the City of Gardiner, most recently on the highly successful and well-received 2003 Housing Study and Action Plan. MRLD won the Maine Association of Planner's 2001 Plan of the Year for the Topsham Zoning & Design Standards and the 2004 Project of the Year for Topsham Crossing, the first "Great American Neighborhood" in Maine.

This is an on-going contract position renewable annually. Mitchell will be paid

\$40/hour, with subordinates making \$30/hour. The team will average 6 hours per week. Currently, we have \$13,000 appropriated for this position in FY 05.

Motion by Councilor Doiron and seconded by Councilor Colwell to Award Planning Contract to MLRD Associates.

Vote: 7 in favor 0 – opposed Motion: passes

4.7 Consideration of Resolution 05-11, Preserve America Community Designation.

Chris Pascyz explained to the Council that this Resolution enables the City for eligibility for money, giving the City a higher rating on applications.

Motion by Councilor Rambo and seconded by Councilor Webster to Accept Resolution 05-11, Preserve America Community Designation.

Vote: 6 in favor 0 – opposed Motion: passes

4.8 Consideration of Loan for Tina and Michael Albert (218 Water St.).

Tina and Michael Albert, long-time members of our downtown business community, plan to purchase and eventually renovate 218 Water Street. The building consists of one retail space and two residential units. The project is budgeted at \$125,000, with \$5,000 in owner's cash, \$93,500 from a bank loan and \$26,500 from the City's Revolving Loan Fund.

The loan will be secured by real estate (2nd mortgage on 218 Water Street and 3rd mortgage on personal residence), and personal guarantees. The loan will be at 4% amortized for 15 years, with a balloon payment due in 5 years.

The Economic Development Committee fully and unanimously supports the loan.

Motion by Councilor Colwell and seconded by Councilor Webster to Accept Loan for Tina and Michael Albert.

Vote: 7 in favor 0 – opposed Motion: passes

Mayor Rines asked if there we any objections to adding an Addendum Item, there were none.

1. Consideration of Order 05-13, Authorizing Manhole Reconstruction on Route 24.

This Order authorizes the City Manager to enter into contracts to reconstruct manholes on Route 24 in conjunction with the MDOT paving project. The contract will not exceed \$35,000 and will be charged to the Wastewater Undesignated Fund Balance.

Motion by Councilor Doiron and seconded by Councilor Hart to Accept Order 05-13, Authorizing Manhole Reconstruction on Route 24.

Vote: 7 in favor 0 – opposed Motion: passes

Motion by Councilor Rambo and seconded by Councilor Webster to go into Executive Session at 9:50 pm to discuss a Real Estate Matter.

Vote: 7 in favor 0 – opposed Motion: passes

Out of Executive Session at 10:05 pm

**5. EXECUTIVE SESSION per MRSA, Title 1, Chapter 13, Section 405 (6) (C)
Real Estate**

Motion by Councilor Colwell and seconded by Councilor Hart to Authorize the City Manager to Proceed as discussed in Executive Session regarding the Purchase and Sales Agreement and the Execution of the Purchasing and Sales Agreement.

Vote: 7 in favor 0 – opposed Motion: passes

6. CITY MANAGERS REPORT

Manager Kobrock stated that the Council will have a workshop on the 26th regarding City Services, Public Safety, Public Works and Building and Grounds. At the next Regular Council Meeting the Water District Governance Committee will be presenting the committee recommendations to the Council.

7. COUNCIL DISCUSSION AND PUBLIC COMMENTS

Councilor Colwell remarked that the Kennebec Journal had a great supplement about City of Gardiner in the paper this week. Councilor Colwell also remarked that it was sad to hear about Robinson's Nursing Home closing, they have been wonderful place in the past for elderly people reside. She wondered what would be happening with the building, with the location of it being close to the schools.

Mayor Rines stated that there will be a Memorial Day Parade that will form at the Armory on Monday, May 30, the Mayor will be with his father in a convertible, the Council is invited to join. Mayor Rines also stated that Allie Vigue has

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resigned from the Planning Board (District 4), if anyone knows of a replacement, please let him know.

8. ADJOURNMENT

Mayor Rines adjourned the meeting at 10:30 pm.

Respectfully submitted,

Molly Gallant
Council Clerk