

**Office of the Council Clerk
City of Gardiner, Maine**

**Thursday, December 2, 2004
Regular Council Meeting
7:00 PM**

1. CALL TO ORDER

Mayor Rines called the meeting to order at 7:08 PM

2. ROLL CALL

Jean Dellert, District 3
Dennis Doiron, At-Large
Steve Hanley, At-Large
Phil Hart, District 4

Richard Rambo, District 2
Michael Webster, District 1
Mayor Brian Rines
Jeffrey Kobrock, City Manager
Molly Gallant, Council Clerk

Councilor Nickless absent.

Mayor Rines asked if the Council had any objection to taking an item out of order, there were no objections.

Addendum Item

1. Consideration of Accepting Councilor Nickless Resignation

Mayor Rines asked the Council to accept Councilor Nickless' resignation. Upon his resignation Councilor Nickless will accept the position of Trustee to the Gardiner Water District, in order to do that Councilor Nickless needs to cease being a member of the Council, it is against the Charter to perform both duties. Councilor Dellert thanked Councilor Nickless for doing such a wonderful job as a Councilor.

5.3 Consideration of Resolution 04-52, Recognizing Malcolm "Bud" Pierce

Motion by Councilor Webster and seconded by Councilor Dellert to Accept Resolution 04-52, Recognizing Malcolm "Bud" Pierce.

Vote: 7 in favor 0 – opposed Motion: passes

3. PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS

3.1 Public Hearing - CDBG Downtown Revitalization.

Public Hearing opened at 7:12 pm. Chris Paszyc Planning and Economic Development Director stated to the Council this is the first of three CDBG Grants to come before the Council. This is a \$500,000 grant to fund ongoing improvement in the Downtown area. It will continue with the underground utility work in the area of the arcade parking lot. Other projects will include adding twelve planters, picnic table to McKay Park, refurbishing the Johnson Hall benches, adding bike racks, & work on the waterfront project. Public Hearing closed at 7:21 pm.

3.2 Public Hearing - CDBG Non-Profit Development Grant.

Public Hearing opened at 7:22 pm. This grant is a 250,000 grant that will begin the funding of renovating Johnson Hall, it is a 20% match for the City of Gardiner. Public Hearing closed at 7:23 pm.

3.3 Public Hearing – CDBG Community Enterprise.

Public Hearing opened at 7:23 pm. This Façade improvement grant provides assistance to Downtown Businesses and their owners. It is a 50/50 match for the building owners with a maximum of \$5000.00 on any one building. Public Hearing closed at 7:32 pm.

3.4 Consideration of Comments from the Public on Issues that Do Not Appear Elsewhere on the Agenda (Please limit comments to five minutes.)

4. CONSENT AGENDA

4.1 Consideration of Accepting November 2004 Warrants

#19	11/04/04	031483-031572	\$ 306146.76
#20	11/11/04	031573-031631	\$ 83010.99
#21	11/18/04	031632-031695	\$ 357743.06
#22	11/23/04	031696-031733	\$ 100968.50

4.2 Consideration of Councilor Hart Signing December 2004 Warrants.

Motion by Councilor Rambo and seconded by Councilor Dellert to Accept Consent Agenda Items 4.1 & 4.2.

Vote: 7 in favor 0 – opposed Motion: passes

5. NEW BUSINESS

5.1 Consideration of Second Reading of Ordinance 04-50, Amending Zoning Ordinance, Land Use Table Section 2F.

Motion by Councilor Rambo and seconded by Councilor Dellert to Accept 04-50, Amending Zoning Ordinance, Land Use Table Section 2F.

Vote: 7 in favor 0 – opposed Motion: passes

5.2 Consideration of Mayor Appointments.

Mayor Rines stated that the appointments were:

Richard Nickless	Trustee, Gardiner Water District
Pat Hart	Government Review Committee
Keith Bobrowieki	Economic Dvelopment Committee
Derek Grant	Housing Committee
Lois Churchill	Housing Committee

Motion by Councilor Doiron and seconded by Councilor Webster to Accept Mayor Appointments.

Vote: 7 in favor 0 – opposed Motion: passes

5.3 Consideration of Town Library Fees.

Anne Davis, Library Director remarked that all the town library fees went down this year with exception of Randolph, the fees are determined by town circulation.

Motion by Councilor Doiron and seconded by Councilor Rambo to Accept Town Library Fees.

Vote: 7 in favor 0 – opposed Motion: passes

5.5 Consideration of Appointing Code Enforcement Officer.

Barbara McPheters was introduced to the Council by Chris Paszyc. Barbara is an exceptional candidate, coming highly recommended with fourteen years experience. She has been Code Officer in Cumberland and elsewhere.

Motion by Councilor Hanley and seconded by Councilor Rambo to Appoint Code Enforcement Officer.

Vote: 7 in favor 0 – opposed Motion: passes

5.6 Consideration of an Organizational Analysis.

Councilor Rambo stated that there was Council discussion in late September regarding organizational analysis, with a citizen committee to be formed and possibly a consultant to study city organizational structure. Councilor Rambo stated that he would like to revisit the subject in the beginning of January. Council had a lengthy discussion on the cost that would be needed, with consultants. Mayor Rines stated that if the Council went ahead with the plan, it might end up having to add positions which would result in raising of taxes, would the Council want to go forth if that were the case? The Council asked Councilor Rambo to draw up a table with recommendations to bring back to Council for discussion before another discussion.

6. CITY MANAGERS REPORT

Manager Kobrock stated that the Council will meet again on December 9th with the anticipation of not meeting again the month of December.

Brown's Autograveyard license is up for renewal in December, but with the new Code Enforcement Officer starting, it will be postponed until January.

Getting Healthy in conjunction with the Bike Coalition of Maine asked to be recognized in Gardiner and to be consulted with bike/pedestrian issues.

7. COUNCIL DISCUSSION AND PUBLIC COMMENTS

Councilor Webster welcomed Code Enforcement Officer, Barbara McPheters, and stated that he would be stopping by to talk over some ongoing issues with her.

Councilor Doiron stated that he, Chris Paszyc, Councilor Rambo, & Manager Kobrock met about TIF funds that are available. The group is scheduled to meet again, and hopefully will come to the Council on the second January meeting to have a presentation to the Council. By meeting so early in the year it will help with working on the Budget.

Mayor Rines stated that the Mayor/City Council Inauguration will be on January 6th. This year the event will be focused on the people who have committed to sit on Gardiner boards and committees. It will be a celebration of community involvement, having the start of a Extraordinary Community Service Award in memory of Norman Gardner. The award will be given to someone who has displayed excellence in community service, over the age of sixty, someone who shows a wide range of commitment to Gardiner. Councilor Hart stated that it would be a good time to recognize people who have worked for Gardiner a long time. Manager Kobrock stated that is usually done on Employee Appreciation Day, but it would be a good idea to do it at this time also.

Council Minutes of December 2, 2004

Cindy Sirois spoke to the Mayor and City Councilor concerning multiple Code Enforcement issues and wishing to be placed on the Council Agenda. Mayor Rines stated with the issues being Code Enforcement issues, he and the Council would like to wait until the new Code Enforcement Officer reviews and presents to the Council what needs to be done. Mayor Rines stated that he would like to have a list of concerns that Ms. Sirois felt needed to have action taken on presented to the Code Enforcement Officer. After some Council discussion, Councilor Hart agreed to meet with Ms. Sirois to go over her precise requests and report back to the Council.

Recess at 9:20 pm.

Motion by Councilor Webster and seconded by Councilor Dellert to go into Executive Session.

Vote: 7 in favor 0 – opposed. Motion passes

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

Into Executive Session at 9:25 pm

Out of Executive Session at 10:25 pm

Council will review next week in Executive Session starting at 6:30 pm.

9. ADJOURNMENT

Mayor Rines adjourned the meeting at 10:28 pm.

Respectfully submitted,

Molly Gallant
Council Clerk