

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

**Thursday, December 9, 2004
Executive Session 6:30 PM
Special Council Meeting 8:00PM**

1. CALL TO ORDER

Mayor Rines called the meeting to order at 6:45 PM

2. ROLL CALL

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

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

Councilor Hanley absent

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

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

Mayor Rines asked if there were any objections to taking an item out of order, there were none. Mayor Rines declared a recess at 8:50 pm to do Item 6.1.

6.1 Consideration of Appointing Community Development Associate.

Chris Paszyc, Director of Planning and Development introduced Amie Joseph to the Council as the new Community Development Associate.

Motion by Councilor Webster and seconded by Councilor Rambo to Accept the Appointment of Community Development Associate.

Vote: 7 in favor 0 – opposed Motion: passes.

Out of Executive Session at 9:15 pm.

Mayor Rines stated on the first Executive Session dealing with a Personnel matter, he has information that he will deal with immediately and report back to the Council.

Mayor Rines stated on the second Executive Session dealing with Real Estate.

Motion by Councilor Webster and seconded by Councilor Dellert to Authorize the City Manager to Execute Documents with Pine State Trading Company regarding Lots 8 & 9 at the Libby Hill Business Park.

Vote: 7 in favor 0 – opposed Motion: passes

5. PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS

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

No public comments.

6. NEW BUSINESS

6.2 Discussion of CDBG Downtown Revitalization, Non-Profit Development Grant & Community Enterprise.

Manger Kobrock stated to the Council that there have already been three public hearings on these three CDBG Downtown Grants. This evening Chris Paszyc, Director of Planning and Development will explain the details to the Council. The next time the Council will have this before them on an agenda will on January 13th, the night before the grant deadline.

Downtown Revitalization (\$500,000 award, 20% cash match required). The emphasis of the proposal is on the access improvement program. Specifically, the program will provide funds for 1-2 building redevelopment projects that address issues outlined in the access/egress improvement study (expected project costs of \$500,000+). The proposal will also fund Phase #2 (\$163,617) and Phase #3 (\$105,000) of the underground utility program, which provides an unfettered building face required for access improvement projects. Finally, the proposal includes budget allotments for seasonal banners, additional streetlights and amenities, planters to match streetlights, public tables, benches, bike racks, and wayfinding signage (\$50,000).

Community Enterprise (\$125,000 award, match through private participants).

This proposal calls for a 3rd round of façade grants for business and building owners in the Downtown. In Round 2, we received \$130,000 worth of grant applications for more than \$350,000 of work. Gardiner Main Street did an excellent job last round to prioritize projects and submit the request within budget. This round will concentrate on aesthetic improvements such as signs, awnings, and window treatments.

Councilor Doiron questioned if the City of Gardiner provided a match instead of the private funds would there be a better chance of receiving the grant.

Non-Profit Development (\$250,000 award, 20% cash match required). This project partners Johnson Hall Inc., Gardiner Main Street, and the Gardiner Board of Trade to redevelop Johnson Hall, the theater in downtown Gardiner.

6.3 Consideration of Resolution 04-53, Tobacco Free Playgrounds and Playground Fields.

Motion by Councilor Dellert and seconded by Councilor Doiron to Accept 04-53, Tobacco Free Playgrounds and Playground Fields.

Vote: 7 in favor 0 – opposed Motion: passes.

6.4 Consideration of Accepting Marks Lane as a Public Way, Section 8 Sub-Section I.

Area Leasing & Development Corporation located at 558 River Road, Chelsea, Maine is requesting that the City of Gardiner accept Mark's road as a public street. The acceptance of public improvements is governed by the Gardiner land use ordinance Section 8 Sub-Section I.

The developer, or persons petitioning for the street or way, will be responsible for a period of one year from the date of acceptance for the repair of any defects or condition of said street or way unsatisfactory to the City Council, because of the failure of the developer or said petitioners to construct said street or way to the specifications provided for in the Ordinance.

Motion by Councilor Rambo and seconded by Councilor Webster to Accept Marks Lane (to be amended to Marks Road) as a Public Way, Section 8 Sub-Section I.

Vote 7 in favor 0 – opposed Motion: passes

Mayor Rines asked if there were any objections to moving to the Addendum Agenda, there were no objections.

1. Consideration of Appointing Charles Batchelder & Karla Noyes to the Governance Review Committee for the Water District.

Motion by Councilor Doiron and seconded by Councilor Rambo to Accept the Appointment of Charles Batchelder and Karla Noyes to the Governance Review Committee for the Water District.

Vote: 7 in favor 0 – opposed Motion: passes.

2. Consideration of Order 04-54, Payments to Sewer Accounts will be Credited to the Oldest Outstanding Balance.

Manager Kobrock stated this is to have in writing so the Sewer Department will have the authority to credit to the oldest outstanding balances.

Motion by Councilor Rambo and seconded by Councilor Dellert to Accept Order 04-54, Payments to Sewer Accounts will be Credited to the Oldest Outstanding Balance

Vote: 7 in favor 0 – opposed Motion: passes

3. Consideration of Organizational Analysis.

The Council had a lengthy discussion about having an organizational analysis done at the City of Gardiner. Organization of a committee or hiring a consultant was discussed with the idea of not spending more than \$5000.

Motion by Councilor Doiron and seconded by Councilor Rambo to have Mayor Rines Appoint a Committee and Hire a Consultant.

Vote: 6 in favor 1- opposed (Webster) Motion: passes

7. CITY MANAGERS REPORT

Manager Kobrock stated there is an effort to put together another bond issue for environmental projects, so we will likely submit our name for some of the things that had to be eliminated in the current Wastewater Project. The roof repair had been taken out of the project as were some items in the South Gardiner Pump Station. By putting Gardiner's name on the list, it is indicating Gardiner's need.

Manager Kobrock stated that City Clerk, Deirdre Berglund had been invited to serve on a Project Management Team for statewide voter registration software development. She is with others who have much more City Clerk experience than her, so it is to Dee's credit for being recognized so quickly and asked to serve. It is a very ambitious project with a quick deadline.

Operation Community Support is asking the City of Gardiner to place yellow ribbons on all municipal wreaths or Christmas trees, it is an organization that started the yellow ribbon tradition. They will supply some of the ribbons. Mayor Rines asked if there were any objections, there were none.

Temporary financing with Wastewater Project is going to exceed its authorization because it is going to take longer than the financing that is already in place. The City of Gardiner is asking the Legislature to exceed the temporary financing limitation, Steve Hanley will shepherd the bill, there is no down side for the city, there were no objections.

The Northwest Quadrant Project needs to locally authorize financing, this is a Rural Development Project so it is not a bond that the City issues, it is financing with the Rural Development Agency. Mike Trainor in the Eaton Peabody Office is working with us on this, January 13th is the first reading of a \$570,541.00 borrowing, that is Gardiner's share of a \$1.9 million dollar project.

8. COUNCIL DISCUSSION AND PUBLIC COMMENTS

Councilor Doiron stated that he and Chris Paszyc had met with Manager Kobrock a couple of times on the use of TIF money and will report back to the Council in January.

Mayor Rines asked if there were any objections about naming a Norman Gardner award to two recipients this year? There were no objections.

9. ADJOURNMENT

Mayor Rines adjourned the meeting at 10:42 pm.

Respectfully submitted,

Molly M. Gallant
Council Clerk