

Mayor Hart called the meeting to order at 6:03pm.

## **1. ROLL CALL**

Patricia Hart, Mayor at large; Councilors: Terry Berry, District 1; Tim Cusick, At large; Jon Ault, At large; Amy Rees, District 2; Shawn Dolley, District 3; Marc Rines, District 4; Maryann White, At large

Also in attendance: City Manager, Christine Landes; City Clerk, Kelly Gooldrup; Librarian, Anne Davis; Finance Director, Denise Brown; Fire Chief, Al Nelson; Public Works Director, Tony LaPlante; Police Chief, James Toman; Code Enforcement Officer, Kris McNeill; Wastewater Director, Douglas Clark; Jessica Lowell, Robert Abbey, Debby Willis, Jerome Maschino, Mary Maschino, John McMillin, Merrilee McMillin, Robert Johnston, Jack Skehan, Cynthia Burnham, Kerry Hughes, Phyllis Gardiner, John Callinan, Donna Gregoire, Phil Hart

## **2. PUBLIC COMMENT (anything not on the Agenda)**

None

## **3. PETITIONS/PUBLIC HEARINGS**

### **a) Public Hearing of a Liquor License Renewal for Cobbossee Aerie #4330 F.O.E./Eagles Club**

The renewal application is attached to item 4. 4  
The Public Hearing was advertised on May 15, 2019.

Mayor Hart opened the public hearing at 6:06PM and asked for any comment from the public. Seeing none. Mayor Hart closed the public hearing 6:06PM.

### **b) FY20 Budget Proposal**

The City Council had a preliminary review of the budget in April.  
The Public Hearing was advertised on May 15, 2019.

City Manager Landes gave a presentation of the proposed amendments.

Mayor Hart opened the public hearing at 6:18PM and asked for any comment from the public.

Robert Abbey as a member of Gardiner Main Street expressed his support of the proposed budget which includes the appropriation of \$30,000 for Gardiner Main Street.

Jack McMillin asked if there is a spreadsheet for dispatch calls.

City Manager Landes responded that there is not a spreadsheet. All dispatch calls come from the RCC.

Jack McMillin asked how the dispatch costs for Gardiner calculated.

Chief Toman explained that the State provides the numbers and the City of Gardiner negotiated a contract for dispatch for the next two years.

Debby Willis spoke in favor of the increased budget. Mrs. Willis wants the City Services and requests that the full funding be kept in the budget for City Planner, Mark Eyerman.

Logan Johnston expressed his support in the proposed budget on the table. Mr. Johnston is also in support of full funding the City Planner, Mark Eyerman.

Phillip Hart expressed his concern in the tax increase for the property owners who cannot afford an increase.

Mayor Hart asked for any further discussion. Seeing none. Mayor Hart closed the public hearing 6:58PM.

#### **4. NEW BUSINESS**

##### **1. Presentation of the 2018 Annual Report (in memory of Jean Dellert)**

The City Clerk has completed the 2018 Annual Report for the City of Gardiner. Per tradition, the City Council chooses an individual/entity to dedicate the report to. This year's report is dedicated to Jean Traquair Dellert. Moving to Gardiner in 1953, Ms. Dellert volunteered at the Gardiner hospital, taught swimming to young girls, and taught Sunday school. Ms. Dellert even made a point to help those less fortunate with clothing. These were just a few of her many interactions with the youth of our region.

The City of Gardiner is pleased and honored to dedicate the 2018 Annual Report in memory of Jean Traquair Dellert, for all that she gave back unselfishly.

Donna Gregoire from the Gardiner Area Boys & Girls Club accepted the first copy of the 2018 Gardiner Annual Report as representative for the Dellert family.

##### **2. Discuss, Evaluate, and Possibly Approve 'List B & C' of Sewer Abatement Requests and Abatement Request from Jack Skehan**

The City Council will discuss, evaluate, and possibly approve the 'C' list of sewer abatement requests. Sewer abatement requests are reported quarterly to the City Council. Requests over \$150.00 require Council approval. See attached list for more information.

List A: City Staff approved list (under the \$150.00 threshold)

List B: City Council consideration (over the \$150.00 threshold)

List C: City Council Special Consideration (outside water meter readings not given within the six (6) month ordinance window)

30 Bridge Street Location:

Mr. Skehan has received all the abatements in which he has applied for. The issue in which was found at our meeting on May 7, 2019 was that additional outside water was being used without being hooked up to an outside meter.

Account was zeroed out previously in 2017 to get a fresh start on getting the readings into us on time. That was about \$900.00

Current Balance on his account is: \$638.26 which consists of the following breakdown.

11/05/2018	\$900.48 was billed
	\$464.00 was abated
	\$436.48 plus interest \$455.81 Balance Past Due

01/03/2019 \$90.48 was billed and is past due with interest \$91.97

04/29/2019 \$90.48 Current bill

56 Pierce Street Location:

This account has not seen an abatement request in over a year, until this request. This account had also been zeroed out back in 2017 for about \$767.00

Current Balance on this account is \$1052.40

11/05/2018 \$840.48 was billed and now with interest is \$869.95

01/03/2019 \$90.48 was billed and now with interest is \$91.97

04/29/2019 \$90.48 Current Bill

Mr. Skehan has not stated an abatement amount in which he is looking for.

Councilor Ault asked why the Pray Street amount is so high.

Doug Clark replied that the Council denied the last request and the owner is coming back with another request.

Councilor Ault moved to approve the Sewer Abatement Requests from List C, in the amount of \$1,787.00.

Councilor Berry seconded.

Mayor Hart asked for any discussion.

Councilor Ault is in favor of a fifty percent reduction instead of a one hundred percent reduction. Councilor Berry agreed with Councilor Ault.

Councilor Ault made an amendment to the original motion to reflect a fifty percent reduction to the abatement request in the amount of \$893.50.

Councilor White seconded.

Mayor Hart asked for any further discussion. Seeing none. All those in favor. Unanimous

Jack Skehan was present to ask for the abatement. Mr. Skehan stated that he has an irrigation system, so the water did not go down the sewer system.

Doug Clark suggested installing a radio read system which is a device similar to a smart meter. Discussion continued between the Council and Mr. Skehan.

Councilor Ault moved to approve an abatement request for Jack Skehan in the amount of \$1,276.96 for the locations of 30 Bridge Street and 56 Bridge Street.

Councilor Dolley seconded.

Councilor Berry is in support of a fifty percent reduction.

Councilor Ault agrees with Councilor Berry. He should also look into meters and doesn't want to see this come back to Council again.

Councilor Berry moved to amend the motion to reflect fifty percent abatement in the amount of \$638.43 and to provide Jack Skehan with a letter, have him sign it so he acknowledges and understands the rules and policies in the City.

Councilor White seconded.

Mayor Hart asked for any further discussion. Seeing none. All those in favor. 7-1 Councilor Rees opposed.

**3. Discussion regarding the current Grant Agreement with Hoppy Days LLC/ John and Lynn Callinan**

Hoppy Days LLC, John and Lynn Callinan, have closed their business on Water Street. In 2015, they made an Agreement with the City for a \$35,000 interest only loan. In October 2018, the City Council agreed to extend the agreement until 12/31/2018. This loan had a five-year agreement with a fixed interest rate of 5.75%. There were chronological increments of forgiveness.

As the City and Hoppy Days, LLC has passed the three-year time frame, 25% of the loan should be forgiven, however, Mr. Callinan, as primary holder of Hoppy Days LLC, has informed the City Manager that plans are in the works for another opportunity to occupy the space on Water Street. This opportunity will be opening in a couple of months with Mr. Callinan being the primary investor.

Mr. Callinan is asking the City to waive the default provisions at this time, and allow him to regroup and open another opportunity in the next couple of months. The City Manager would also like the City Council to allow her to sign the extension, as long as it is before 10/1/2019, restarting the agreement with the same terms, with the interest already being paid for year one and the period of time Hoppy Days LLC was closed being added on to the end of the agreement.

The City Manager recommends that Hoppy Days LLC be allowed to restart the five-year Agreement by 10/1/2019, on the same terms, with the time period Hoppy Days, LLC was closed being added onto the end of the Agreement and with the interest already being paid for year one. The City Manager is authorized to sign this Agreement.

John Callinan was present to speak briefly about the project.

Councilor Cusick moved to allow Hoppy Days LLC to restart the five-year Agreement with the opening of a new opportunity by 10/1/2019, on the same terms, with the interest already being paid for year one and the closed time period being added onto the end of the Agreement. Councilor White seconded.

Mayor Hart asked for any further discussion. Seeing none. All those in favor. Unanimous.

**4. Consider Approval of a Liquor License Renewal for Cobbossee Aerie #4330 F.O.E./Eagles Club**

The renewal application is attached.

This Public Hearing was advertised on May 15, 2019.

Councilor Rees moved to approve the liquor license renewal for Cobbossee Aerie #4330 F.O.E./Eagles Club.

Councilor Berry seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

**5. Consider Approval of Annual Victualer License Renewals**

Attached you will find a list of Victualers Licenses, which is an annual license issued to any restaurant/business that prepares or serves food or drink to the public on or off their premises. The list notes the applicants that have submitted the license application. The City Clerk will provide a copy of any application upon request.

Councilor Dolley moved to approve the Victualers License List as presented and paid current. Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

**6. Approve and Sign MSAD No. 11 Warrant and Notice of Election**

Attached you will find the Warrant and Notice of Election for MSAD#11. This document requires City Council approval and signature.

Councilor Berry moved to sign the Warrant and Notice of Election for MSAD#11. Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

**7. Discussion regarding FY20 Budget Proposal**

On April 17, 2019 and April 22, 2019, the City Council attended a general work session that provided the City Manager and department heads a chance to explain changes in their proposed budgets that exceeded \$1,000.00. At this meeting the City Council will be provided a proposed list of reductions in the amount of .3 and .6 on the mill rate.

The City Council is reminded that the FY20 Budget will go to a first read on June 5, 2019.

Council entered into detailed discussion which included City Manager Landes and several Department Heads.

Mayor Hart summarized the suggestions discussed. Starting from the \$.35, cut out the sweeper, delay the payment to the appropriate timing for the bridge betterment projects, add back in the \$5,000.00 for Gardiner Main Street, add back in the City Planner contract to full which is an additional \$7,000.00. Add back in the training and appreciation for volunteers in the amount \$1,500.00. Add back in half of the tree budget. The total change would result in a mil rate of 22.2% which includes the school and county.

Finance Director Brown suggested that the wage increase be placed in contingency funds until the Council can review and discuss it further at a later time. The Council agreed.

**8. Accept minutes of May 8, 2019**

Councilor Rees moved to approve the minutes of May 8, 2019 as presented.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

## **9. Discussion surrounding ED/Planning Director Position**

Mayor Hart asked for an agenda discussion item surrounding the vacant ED/Planning Director position. The City Council is invited to add to the discussion surrounding next steps and what role the City Manager can play in the process.

City Manager Landes announced the resignation of Thomas Fiorelli. It was posted Monday. She is taking the responsibilities temporarily and would like a stipend.

The Council Discussed the need for a full time position, whether it could be subcontracted and the possibility of having the Planning piece of the position contracted.

Anne Davis and Debby Willis, members of the Board of Trade, asked that the item be put on another agenda so the public can have an opportunity to weigh in on the discussion. Also expressed how important the Economic Development Director position is for the City to keep growing and moving forward.

Councilor White moved to allocate a weekly stipend for the City Manager of \$135.00 to fill the duties of the Economic Development Director until another decision is made.

Councilor Rines seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

### **▪ CITY MANAGER REPORT**

- Please welcome Kris McNeill, our new Code Enforcement Officer.
- Last week, Mayor Hart and I met with KVCOG regarding some grant opportunities. We also talked about a possible parking study downtown being conducted by KVCOG.
- Friday is the closing for the Housing Project on Summer Street.
- 21 Adams Street will be cleaned up with the next couple weeks.
- There are reduced priced event tickets available for Build Maine.

The Council agreed that going forward; Department Heads will not have to attend the Council Meetings unless they are on the agenda.

### **▪ CITY COUNCIL REPORT**

Councilor Ault: Thanked everyone for the hard work regarding the budget process.

Councilor Cusick: Thanked everyone for the great budget discussion tonight.

Councilor White: Agreed with Councilor Ault and Councilor Cusick. In regards to the Memorial Parade, are we marching, where do we meet, what time, etc.

Councilor Berry: Thanked City Manager Landes for resolving an issue a resident had regarding the sewer.

Councilor Rees: Thanked the Council for doing a great job handling difficult situations in such a respectful way and also thanked everyone during the budget process.

Councilor Dolley: Thanked to the staff and council

Councilor Rines: Thanked the Department Heads



Mayor Hart: Thanked Department Heads and staff, the Memorial Parade: the council will walk in the parade, meet time at 9:00am, start time is 10:00am, we all understand that that will not be a City meeting and we will not be discussing any city business, welcome Kris McNeill.

## **5. EXECUTIVE SESSION**

### **1. Pursuant to 1 M.R.S.A. § 405 (6)(F): Discussion regarding a Sewer Abatement Request**

Councilor Berry moved to remove under executive session, number one.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

### **2. Pursuant to 1 M.R.S.A. § 405 (6)(E): Consultations between the City and its Attorney regarding a Code Enforcement Issue**

Councilor White moved to enter executive session pursuant to 1 M.R.S.A. § 405 (6)(E): a code enforcement issue. 9:47pm

Councilor Berry seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

Councilor Dolley moved to exit executive session at 10:16pm

Councilor Rines seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

## **▪ ADJOURN**

Councilor White moved to adjourn.

Councilor Rees seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous 10:17pm

*(Approved during the June 19, 2019 Council Meeting)*