

GARDINER CITY COUNCIL MEETING
Wednesday, January 3, 2018
Gardiner City Hall

Mayor Thom Harnett called the regular Council Meeting to order at 6:14 p.m.

Roll Call:

Councilors Terry Berry, Tim Cusick, Shawn Dolley, Maryann White, Jon Ault, Patricia Hart and outgoing Councilor Phil Hart. Also present were newly elected Councilor Marc Rines, Interim City Manager Anne Davis and City Clerk Lisa Gilliam.

PETITIONS, PUBLIC HEARINGS (Public comment for anything not on agenda):

Mayor Thom Harnett opened the meeting up for public comment; hearing none, Mayor Harnett closed this portion of the meeting.

Consent Agenda:

Councilor Inauguration:

City Clerk Lisa Gilliam swore in returning Councilors Patricia Hart, Terry Berry and Shawn Dolley; also sworn in was newly elected Councilor Marc Rines.

After the swearing in ceremony, Mayor Harnett congratulated the Councilors and then spoke about the outgoing member of the City Council, Phil Hart. In his remarks, Mayor Harnett thanked former Councilor Hart for his many years of service to the City and for representing his community in District 4. Mayor Harnett read and presented former Councilor Hart with a Resolution, which addressed his impact on the community over the years. Former Councilor Hart thanked the City Council, it's employees over the years, his family and the community for being supportive during his years as a member of the City Council.

The Council took a brief recess at 7:20 p.m.

The Council resumed the meeting at 7:30 p.m.

Vote to be part of a civil action to permit the construction of a fish passageway:

Interim Manager Davis said this is a civil action brought pursuant to 33 M.R.S. § 477-A(2)(B) to amend a conservation easement held by Kennebec Land Trust that burdens certain property owned by the City and located in Gardiner, Maine, to permit the construction of a fish passageway.

Mayor Harnett said he would not vote on this agenda item because he is a board member of the Kennebec Land Trust. A brief discussion followed. Motion by Councilor Patricia Hart to allow the Gardiner City Council to join this civil action that will allow for the construction of a fish passageway in the future; motion seconded by Councilor Dolley. Motion carried 7-0 with the Mayor abstaining from the vote due to a conflict of interest.

Public Hearing on Amending the Downtown TIF:

Interim Manager Davis and Gardiner Main Street Director Patrick Wright reviewed this agenda item with the Council and said in order to support an application by Developers Collaborative to obtain support from Maine Housing to build two affordable housing developments, the City placed 24 Summer Street (Map 37 Lot 6) and 59 Summer Street (Map 37 Lot 14) into a newly created affordable housing tax increment financing (TIF) district, and removed these lots from the Downtown TIF district in July 2016. The new district was approved, however, only one of the projects pursued by Developers Collaborative scored well enough to gain support from Maine Housing in their competitive process. Subsequently, Developers Collaborative negotiated a lease and development agreement with a medical office user on a portion of the

Minutes approved during 03/07/2018 meeting

24 Summer Street (Lot 6). To support this use, 24 Summer Street has been divided into two separate lots (6A and 6B). Lot 6A and 14 will still support an affordable housing development. Lot 6B will house the medical office use, which is not an appropriate development use for the Affordable Housing TIF. As such, the City is now seeking to return lot 6B back to the Downtown TIF district. This is required to be done as two separate actions.

Mayor Harnett opened the public hearing; hearing none, the public hearing was closed.

Public Hearing on Amending the Summer Street affordable housing TIF District:

Again, this item was referred to and discussed with the previous agenda item. Mayor Harnett opened the public hearing; hearing no comments, the public hearing was closed.

Consideration of Amending the Downtown TIF and Summer Street affordable housing TIF (2 separate public hearings):

Following the discussions of the last two agenda items, the Mayor called for a motion to be made. Motion by Councilor Ault to accept the draft order as presented to return Map 24 Lot 6B back to the Downtown Omnibus Municipal Tax Increment Financing District; motion seconded by Councilor Berry. Motion carried by unanimous vote 8-0.

Consideration of a Liquor License for Gardiner Lodge of Elks:

The Gardiner Lodge of Elks has submitted the renewal of their liquor license; their location is 148 Cobbossee Avenue in Gardiner. There were no changes with the application and their current license is set to expire on January 18, 2018.

Motion by Councilor Cusick to approve a Liquor License renewal for Gardiner Lodge of Elks, which is located at 148 Cobbossee Avenue; motion seconded by Councilor Hart. A brief discussion followed. Councilor Ault said they are good neighbors and very respectful to the neighborhood and he supports the license renewal. Motion carried by unanimous vote 8-0.

Consideration of Order 18-01: Delegation of Authority to City Staff:

This is an annual item considered by each new Council with the goal of limiting the ministerial tasks that come before Council, which not only helps to shorten meetings, but also makes things more efficient for residents and business owners.

Motion by Councilor Hart to approve the Delegation of Authority as presented in Order 18-01; motion seconded by Councilor White. A brief discussion followed. Motion carried by unanimous vote 8-0.

MANAGER'S REPORT:

- Recognized and thanked Peggy Wallace who was a Library Volunteer for the past 25 years.
- There have been plumbing and heating issues at the Library and with the boilers at City Hall during this cold weather spell. These issues will be brought to the City Council for discussion at a future meeting.
- The new fire truck is now in NY and Chief Nelson will be going to see its progress. It's expected that the truck would be here by the end of January.
- The tower issue is becoming finalized with a clear deed in the next few weeks.
- Apologized to the City Council for not notifying them that City Hall closed early one day recently due to heating issues.
- The city will be enacting a parking ban throughout the city due to the upcoming snow storm.
- Federal Government did approve the funds to cover the damage costs from the October storm.

CITY COUNCIL UPDATE:

- Councilor Berry – Noted the extreme temperatures that we are all dealing with.
- Councilor Cusick - Thanks to the Public Works employees who worked through the holiday with snow storms and said they do a great job. Welcomed Councilor Rines and thanked former Councilor Phil Hart for his years of service.
- Councilor Dolley – No update.
- Councilor Rines – Said he is honored to be a part of the City Council and that he has huge shoes to fill by filling the position previously held by former Councilor Phil Hart
- Councilor White – Be safe tomorrow during the storm. Thanks to public works. Welcome Councilor Rines. The Robotics Team at GAHS is having a chowder fund raiser.
- Councilor Ault – Congratulations and welcome to Councilor Rines. Happy New Year to all.
- Councilor Hart – Appreciates the returning Councilors and new Councilor Rines. She enjoyed hearing from former Councilor Phil Hart. Thanks to Andrea Ault for her work on the chair that was presented to Phil Hart. Sorry to hear about the heating issues and freezing pipes at the Library and City Hall. Dates for budget discussion, if there are conflicts she will email Interim Manager Davis. Thanks to the Mayor for his kind remarks to Phil.
- Mayor Harnett – Tree lighting in the downtown was well attended. The Parade of Lights was also a big turnout and he said the Festival of Trees and the North Poll Sign were a big hit. Mayor Harnett said he made his acting debut at Johnson Hall.

Executive Session per M.R.S. §405 (6)(A): discussion of a group of employees' compensation:

Motion by Councilor Berry to begin executive session; motion seconded by Councilor Cusick. Motion carried 8-0.

ADJOURN:

Meeting adjourned at 8:20pm

Respectfully submitted by,
Lisa Gilliam, City Clerk