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Thom Harnett, City Mayor
Kelly Gooldrup, City Clerk

CITY COUNCIL MEETING Wednesday, July 18, 2018 Gardiner City Hall

Mayor Thom Harnett called the regular Council Meeting to order at 6:16 p.m.

Roll Call:

Mayor Thomas Harnett; Councilors Terry Berry, Tim Cusick, Shawn Dolley, Maryann White, Jon Ault and Marc Rines. Councilor Patricia Hart was absent. Also present were Interim City Manager Anne Davis, Incoming City Manager Christine Landes 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; seeing none, Mayor Harnett closed the public comment portion of the meeting.

Consent Agenda:

Executive Session per 1 M.R.S. §405 (6)(C): Discussion with Developers Collaborative regarding Options at 1, 24, and 59 Summer Street:

At 5:59p.m., motion by Councilor Cusick to go into Executive Session to discuss a Real Estate matter; motion seconded by Councilor Dolley. Motion carried by unanimous vote 7-0.

Consideration of Discussion with Developers Collaborative regarding Options at 1, 24, and 59 Summer Street:

Motion by Councilor Ault to approve option agreements with Developers Collaborative of 1, 24 and 59 Summer Street; motion seconded by Councilor Cusick. Motion carried by unanimous vote 7-0.

Vote to accept a proposal to purchase the property located at 0 Old Brunswick Ave. This property includes the Iron Mine Trailer Park and a mobile home:

Staff has been focusing on getting tax acquired properties back on the tax rolls. This particular property was acquired through a sewer foreclosure but is still an active trailer park. Previously City Councilors voted to sell this property with the understanding that it must remain a mobile home park for two years so that residents won't see an immediate disruption to their residences.

Because this park is inhabited, staff is presenting all 3 bids received and they have invited all bidders to attend this meeting so they are available to answer questions from City Council.

Those that placed a bid were present and spoke briefly before the City Council; those bidders were:

- Roland Pinette spoke on behalf of his spouse Jo Roderick who had the high bid of \$95,600.
- Betty & Jeff Maylin spoke on their bid which was the second highest that was submitted in the amount of \$89,600.
- James Vasoll spoke next on his bid of \$60,000.

Discussion continued following the presentation by the bidders.

Motion by Councilor Cusick to award the high bid of \$95,600 to Jo Roderick for all defined properties located at 0 Old Brunswick, Gardiner via a Municipal Quit Claim Deed; This property is also known as the Iron Mine Trailer Park; motion seconded by Councilor Dolley. A brief discussion followed. Motion carried 6-1 with Councilor White opposed.

Public Hearing, Second Read and consideration of Land Use Ordinance changes to Signs:

This change was prompted by a request from the Code Enforcement Officer to make the sign regulations more user friendly as part of the ongoing Comprehensive Plan Implementation.

On March 26, 2018, the Ordinance Review Committee recommended proposed changes being sent to the Planning Board for review and recommendation to the City Council.

After public hearing on May 8, 2018, the Planning Board made some amendments and approved the changes and recommended it be sent to the City Council for review and adoption. The changes include the following:

Amend Section 10.24 and 10.25 by deleting the current sections in their entirety and replacing them with new Sections 10.24 Signs and 10.25 Calculation of Sign Area

Copies of the proposed ordinance, meeting minutes and related documents are attached.

Mayor Harnett opened and closed the public hearing.

Motion by Councilor Berry to approve and adopt the Sign changes to the Land Use Ordinance and waive the publication of the amendments in the newspaper (as allowed by City Charter Article II Section 9); motion seconded by Councilor Cusick. Motion carried by unanimous vote 6-0; Councilor White was not present for the vote.

Johnson Hall is requesting placement of a Port a-pottie at Waterfront Park:

Johnson Hall would like to order and pay for a porta-pottie to be used during their summer concerts. When not in use, the portable toilet will be locked. Staff at Johnson Hall reports that the permanent bathrooms are too far away for the elderly and the disabled.

After consultation with Public Works Director Tony LaPlante, I regretfully advise against allowing a permanent portable toilet be placed at the Waterfront. It will be unsightly, and, in all probability, become smelly. There could also be vandalism issues if it is left locked.

A representative from Johnson Hall spoke on behalf of their request as they would like to have one unit that would be only available on the evening of the public concert and would be locked the rest of the time. Discussion followed. It was discussed having the cost of a port-a-pottie be shared with the Cruise-In Event. Discussion continued.

Mayor Harnett asked Public Works Director Tony LaPlante make arrangement with Jason (Cruise-In).

Motion by Councilor Ault to allow Johnson Hall to supply a port-a-pottie at the Gardiner Waterfront Park with the condition in conjunction with the Car Show to share in cost and to resolve a better arrangement for next season; motion seconded by Councilor White. Motion carried by unanimous vote 7-0.

Discussion of bids for sidewalk project:

Public Works Director Tony LaPlante will be at this meeting to discuss the bidding results for this project. Staff has gone to bid twice for this project. The lowest bid on the most recent round was \$300,000 above the projected budget.

This is a discussion item only, but Mr. LaPlante reviewed the bids received and the projected work that will be done with this project. A brief discussion followed.

No motions were made by the Council.

Consideration of Council Meeting Minutes:

City Council Meeting Minutes from the June 20, 2018 meeting were presented for approval.

Motion by Councilor White to approve the City Council Meeting minutes dated June 20, 2018; motion seconded by Councilor Cusick. Motion carried by unanimous vote 7-0.

Consideration of Victualers License for "Sweet Carolynn's":

Attached you will find a Victualer License request from Carolynn Taylor who would like to open an ice cream shop called "Sweet Carolynn's." This business will be located at 289 Water Street and will be selling hot dogs, ice cream and bakery goods.

Also attached are the approvals from the Police & Fire Department. The approval from the Code Enforcement Officer is pending.

Motion by Councilor Dolley to approve a Victualers License for Carolynn Taylor's business Sweet Carolynn's which will be located at 289 Water Street in Gardiner; motion seconded by Councilor Ault. Motion carried by unanimous vote 7-0.

Addendum - vote to waive an engineer's opinion to rehabilitate 728 River Ave. and accept a bid of \$3,500 from John Donohoe for the property:

At the June 6, 2018 City Council meeting, councilors voted to accept a bid of \$3500 from John Donohoe for a tax acquired property located on 728 River Ave. Part of the motion to accept included a stipulation that the bidder submit an engineer's study to the City's CEO regarding the viability of rehabilitating the property rather than demolishing it.

After a consultation with an engineer, Mr. Donohoe has reached the conclusion that it will be too expensive to rehabilitate this building. He would like Council to approve the original intention of the bid package. The original intention is that the successful bidder would get the required permits to tear down the structure.

Motion by Councilor Cusick to accept a bid of \$3,500 from John Donohoe for the property located at 728 River Ave. I also move that the building be torn down within 4 months of the execution of a municipal Quitclaim Deed and that a building permit be issued within that time-frame; motion seconded by Councilor Berry. Motion carried by unanimous vote 7-0.

Addendum item - City Proclamation for the Wall that Heals:

The Wall that Heals is making the first ever appearance in Maine at the Gardiner Common from July 19th-July 22nd.

Mayor Harnett will proclaim July 19, 2018 through July 22, 2018 as "The Wall That Heals Days" in the City of Gardiner, Maine.

MANAGER'S REPORT:

- The Wall
- Tims
- Emily
- Carolyn
- Joe
- Final meeting
- Welcomed Christine

CITY COUNCIL UPDATE:

- Councilor Cusick – Job well done by Anne, welcome Christine. Great events in Gardiner and what a welcoming place the city is to have on display.
- Councilor Dolley – Busy season at his B&B and he has received many compliments on the City and what a wonderful place it is.
- Councilor Rines – Thanked Anne and welcomed Christine. Helped with The Wall and thanked the Public Works crew who assisted.
- Councilor White – Thanked Anne and welcomed Christine. Thanked Public Works and all involved with The Wall and noted how beautiful the City looks.
- Councilor Ault – Thanked Anne and welcome Christine.
- Mayor – Big thanks to Anne and all that she has done for the City this past year and a half. Looking forward to working with Christine. He is entering the last phase of his tenure as Mayor. Lots of big events and thousands of people coming to the City. Excellent work done by all City Employees who worked well with larger than expected crowds. The Wall is going to be an incredible event and overwhelming for many. The City is working hard to keep the city growing.

ADJOURN:

Motion Cusick, Berry
Meeting adjourned at 8:05pm
Respectfully submitted by,
Lisa Gilliam, City Clerk