

GARDINER CITY COUNCIL MEETING
Wednesday, March 15, 2017
Gardiner City Hall

Mayor Thomas Harnett called the regular Council Meeting to order at 6:05 p.m.

Roll Call:

Mayor Thomas Harnett; Councilors Terry Berry, Timothy Cusick, Shawn Dolley, Phil Hart, Jon Ault & Patricia Hart; Councilor Maryann White was absent. Also present were Interim City Manager Anne Davis and City Clerk Lisa Gilliam.

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

No public comment.

Consent Agenda:

First Read of Senior Citizen Tax Relief Program Ordinance:

Interim City Manager Anne Davis gave a brief summary and introduced Matthew Marshall who was on the committee. Mr. Marshall shared the process of this committee and their goals. A brief discussion followed. Mayor Harnett opened the Public Hearing; hearing none, he closed the Public Hearing.

Councilor Patricia Hart moved to send the proposed Senior Citizen Tax Relief Ordinance to a Second Read on April 5, 2017 and included in the motion that a senior citizen who is eligible for the refund must have ownership of the property at the time the rebate is issued; motion seconded by Councilor Phi Hart. Motion carried by unanimous vote 7-0.

Consideration and First Read of Amendments to Sewer Discount Program for Veterans, Elderly & Disabled Residents Ordinance:

Committee member Matthew Marshall spoke on behalf of the committee and gave a brief summary of their goals. Discussion followed.

Motion by Councilor Ault to send the Amendments to Sewer Discount Program for Veterans, Elderly, & Disabled Residents Ordinance to a Second Read on April 5, 2017; motion seconded by Councilor Cusick. Motion carried by unanimous vote 7-0.

Consideration of Sewer Abatements:

Wastewater Director Doug Clark was present and reviewed the abatements with the Council. Motion by Councilor Berry to approve the sewer abatements that exceed \$150 as presented on List B; motion seconded by Councilor Ault. A brief discussion continued. Motion carried by unanimous vote 7-0.

Consideration of Sewer Commitment:

Wastewater Director Doug Clark briefed the Council on the lien process. A brief discussion followed. Motion by Councilor Patricia Hart to authorize the City to proceed with the collection process and issue 30-day lien notices for the sewer accounts as presented; motion seconded by Councilor Cusick. Motion carried by unanimous vote 7-0.

Consideration of Bridge and Cobbossee Trail Committee Recommendations on Pedestrian Bridge:

Gardiner Main Street Director Patrick Wright was present, along with Public Works Director Tony LaPlante for this discussion. Because it has implications on the design of the Maine Avenue bridge, Maine DOT has asked City Council to confirm the previously approved Preliminary Design of the pedestrian bridge across Cobbosseecontee Stream in the vicinity of the Maine Avenue bridge. This prefabricated bridge would be

installed just west of the Maine Avenue bridge. If this design concept is confirmed, then it would result in no sidewalk being replaced on the western side of the bridge, which would have a significant impact on the design of the Maine Avenue bridge. The Cobbossee Trail Steering Committee and the Bridge Committee have both recommended retaining this design feature for the final design. The Pedestrian Bridge would be a prefabricated steel bridge with wooden travel surface that would accommodate bike and foot traffic. This type of bridge has a typical lifespan of 50 years. Because this is a new facility, though federal funds would pay for 80% of its construction, would be owned and maintained by the City. It would be subject to inspection and maintenance. The City would anticipate these expenses to average less than \$1,000 per year. Discussion followed.

Interim City Manager Anne Davis recommends the approval of this item with a caution that the City of Gardiner would be responsible for the upkeep and replacement of this bridge. Motion by Councilor Ault to confirm the 2008 Preliminary Design of the Bike and Pedestrian Bridge as part of the Cobbossee Trail Project; motion seconded by Councilor Cusick. Discussion followed. Motion carried by a vote of 5-2 with Councilors Cusick and Phil Hart opposed.

Discussion on FY18 Police and Fire/Ambulance Budgets:

Finance Director Denise Brown gave a summary of the budget that was previously reviewed by former City Manager Scott Morelli. Fire/Rescue Chief Al Nelson gave a presentation on his department's budget. Discussion followed. No action was taken. Police Chief James Toman then gave a presentation on his department's budget for fiscal year 2018. Discussion followed. No action was taken.

Consideration to investigate the acquisition of the FAA tower on Libby Hill:

Interim Manager Anne Davis briefed the Council on this item; Fire Chief Al Nelson was also present and shared information about this possible acquisition. The Federal Government has discontinued the use of a communications tower located at 78 Libby Hill Road. The City has first refusal to obtain the tower for fair market value. The acquisition of the tower would vastly improve radio communications and safety for the fire department, police, public works and the school department. Before purchasing the tower, a structural analysis would need to be completed; the cost for a property appraisal and a tower structural analysis will be about \$4,000. Discussion followed. With the Council's permission, they would like to enter into negotiations with GSA to establish a fair market value for the property and tower. Before any funds are spent, they would come back to the council for approval to move forward. Motion by Councilor Patricia Hart to grant authorization to enter into negotiations with GSA to establish a fair market value for the tower located at 78 Libby Hill Road; motion seconded by Councilor Berry. Motion carried by unanimous vote 7-0.

Consideration of Special Event Permit - Food Truck Festival:

Townsquare Media (who own radio stations 92Moose & B98.5) have submitted an application for a Food Truck Festival to be held at the Gardiner Waterfront on Saturday, May 20, 2017. The event will have between 8-12 food trucks, live music and micro-breweries. The beer will be provided by a licensed caterer (who holds a liquor license) and the beer will be served and consumed in a fenced off designated area. All departments have signed off with their approval for this event and Townsquare Media has been notified of the \$200 fee from Public Works for providing the power hook-up and boxes. Motion by Councilor Ault to approve the Special Event Permit for the Food Truck Festival to be held on May 20, 2017 at the Gardiner Waterfront; motion seconded by Councilor Patricia Hart. Motion carried by unanimous vote 7-0.

The City Council decided to begin Executive Session following the Manager's & Councilor's Reports.

INTERIM CITY MANAGER'S REPORT:

- Budget workshops will continue with department heads.
- Wreaths Across America is looking for volunteers for this year's event.
- Upstream will be scheduled for an upcoming Council Meeting to give an update.

- Thank you to the Public Works Department and emergency services who worked through the large blizzard; they do a wonderful job and deserve to be recognized.
- If they Councilors need more info on the upcoming budget, they can email Interim Manager Davis.
- The computer/camera desk in the Council Room is being redesigned to allow better visibility and more working room for the Clerk during Council Meetings.

COUNCILORS REPORT:

- Councilor Patricia Hart – Thanked public safety for their hard work during this most recent blizzard. She encouraged people to attend the bridge replacement meetings because there is a lot of information that's beneficial for the public. Councilor Hart also requested info on the county budget and said it would be helpful if it was added to an upcoming Council Agenda.
- Councilor Jon Ault – Thanked Councilor Phil Hart for his work on the County Budget. He also announced there will be a blood drive on March 28th at Johnson Hall.
- Councilor Phil Hart – Public Works did a wonderful job working through this last blizzard and thanked them for all they do.
- Councilor Shawn Dolley – No report.
- Councilor Tim Cusick – Great job to City Services during this most recent blizzard; Gardiner streets looked great. Fire protection is growing in our community and surrounding towns; he thinks Gardiner needs to look into expanding.
- Councilor Terry Berry – He announced that the First Park leader has resigned. Great job by City Services during the blizzard.
- Mayor Thom Harnett – Extended a big thank you to Anne Davis for stepping in as the Interim City Manager.

Executive Session per 1 MRS Section 405 6(c) to consider options at 24 and 59 Summer St:

Motion by Councilor Berry to enter into executive session; motion seconded by Councilor Cusick. Motion carried by unanimous vote 7-0. City Council came back into public session at 7:59pm. Motion by Councilor Patricia Hart to direct the Economic Development Coordinator and the Interim City Manager to proceed with a Purchase and Sale agreement at Libby Hill Park as discussed; motion seconded by Councilor Terry Berry. Motion carried by unanimous vote 7-0.

Executive Session – Consideration of Offer on Lots 21 and 17:

At 8pm, motion by Councilor Berry to begin executive session; motion seconded by Councilor Cusick. Motion approved by unanimous vote 7-0. At 8:11pm Council came back into public session. Motion by Council Berry to instruct city staff to enter into negotiations for lot 9 as discussed in executive session; motion seconded by Councilor Cusick. Motion carried by unanimous vote 7-0.

ADJOURN:

Motion by Councilor Patricia Hart to adjourn; motion seconded by Councilor Berry. Motion carried by unanimous vote 7-0.

Respectfully submitted by,
Lisa Gilliam, City Clerk