

GARDINER CITY COUNCIL MEETING
Wednesday, March 21, 2018
Gardiner City Hall

Mayor Thom Harnett called the regular Council Meeting to order at 6:03 p.m.

Roll Call:

Mayor Thomas Harnett; Councilors Terry Berry, Tim Cusick, Shawn Dolley, Maryann White, Jon Ault, Patricia Hart and Marc Rines. Also present were 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:

Discussion regarding 78 Central Street:

Code Enforcement Officer Barbara Skelton was present to discuss this property with City Councilors. Ms. Skelton addressed the condition of the property and the limitations she has as the CEO to address this situation. Discussion followed. Residents Richard Rambo, Melinda Hahn, Jackie O'Donnell and Terri Pulley each spoke before the Council and addressed their concerns. Gardiner Police Officer Sam Quintana confirmed that he had also been to the property several times and witnessed the condition of the home. Discussion continued.

No motions were made by the City Council; Interim City Manager Davis and CEO Barb Skelton said they will follow up with calls to the property owner and Inland Fisheries & Wildlife to see what can be done to secure the property and remove any wildlife living in the abandoned residence.

Public Hearing and Second Reading of Sewer Rate Increases:

Wastewater Director Doug Clark was present for the discussion and gave a brief review of the 4% increase over a 4-year period beginning 7/1/18 then an increase on 7/1 of each following year.

Mayor Harnett opened the Public Hearing. Former resident and former City Councilor Phil Hart was present and addressed the City Council with his concerns about the sewer rate increase. A brief discussion followed. Mayor Harnett closed the public hearing.

Motion by Councilor Hart to approve the second reading of the sewer rate increase of 4% and stated the Council will revisit this item each year to discuss future increases; motion seconded by Councilor Berry. A brief discussion continued. Motion carried by unanimous vote 8-0.

Consideration of Sewer Abatements:

Sewer abatement requests are reported quarterly to the Council; requests over \$150.00 require Council approval. Wastewater Director Doug Clark was present for this discussion and reviewed the abatement process.

Motion by Councilor Berry to approve the Sewer Abatements as presented on List B; motion seconded by Councilor White. Motion carried by unanimous vote 8-0.

Consideration of Sewer Commitment:

Wastewater Director Doug Clark was present for this discussion as well and reviewed the commitment process with the City Council.

Motion by Councilor Hart to approve the Sewer Commitment for the collection process to begin; motion seconded by Councilor Berry. Motion carried by unanimous vote 8-0.

Discussion and Potential Vote to Create an Economic Development Director Position:

In the FY19 budget presentation, the Council will see a budget that includes this position. With the departure of Patrick Wright as the City's part-time Economic Development Coordinator, the Interim City Manager would recommend that this full-time position be reinstated. Currently, the City is working on lot sales at the Libby Hill Business Park, working with a developer on the Summer Street project, managing the downtown facade grants and will soon be replacing the two bridges in the downtown area. The City does not have a department head for the Planning and Development Department nor does it have anyone who can manage or write economic development grants.

With a positive vote to create this position, the Interim City Manager would recommend that the hiring process begins immediately with a potential candidate getting an opportunity to work with Mr. Wright. Director Patrick Wright spoke briefly about his upcoming vacancy and his views on looking forward with a new hire for this position. Discussion followed. Mayor Harnett said he recognized the fact that someone will need to be appointed for this position, but they are also hoping to hire this position with the input of a new City Manager, should one be appointed soon.

Motion by Councilor Ault to direct the Interim City Manager to hire someone on a contract basis for a full-time Economic Development Director; motion seconded by Councilor Hart. Discussion continued. It was decided that a motion was not necessary and that providing direction to the Interim City Manager should suffice. Discussion continued.

Mr. Wright said he would make himself available if needed prior to a permanent hire. Residents Rich Rambo and Logan Johnston said the Council would benefit best with the hire of a full time Director instead of contracting this position out. Discussion continued. Phil Hart, Dennis Wheelock and Jason from Niche Records all spoke in favor of a new hire and also stated what a wonderful job Mr. Wright has done for them and the City.

Following discussion, Councilor Ault withdrew his original motion. Mayor Harnett said this item would be brought back to the Council at their next meeting on April 4th. Councilor Dolley asked that the City explore where the funds will come from for this position whether it will be full time or temporary.

Consideration of a Special Event Permit for The Wall That Heals:

The Christ Church of Gardiner has submitted a Special Event Permit to host "The Wall That Heals" in Gardiner from July 19th through July 22nd at the Gardiner Common. The Wall That Heals is a mobile replica of the Vietnam Veteran's Memorial.

Interim City Manager Davis said this item should be tabled because the Christ Church had not met with City's department heads to discuss this event. A representative from the Christ Church said will be speaking with other communities that have hosted this event and what it entailed. A brief discussion followed. Motion by Councilor Berry to table this item to a future City Council meeting; motion seconded by Councilor Rines. Motion carried by unanimous vote 8-0.

Consideration of Special Event Permit for Easter & Spring Celebration:

Gardiner Maine Street has submitted a Special Event Permit to host their annual Easter & Spring Celebration event in downtown Gardiner. The event is scheduled for Saturday March 31st from 10am to 12pm and events will include a scavenger hunt, storefront window painting and an Easter egg hunt in Dearborn Park & McKay Park. Patrick Wright was present for the discussion and said there were no changes from the previous year's license.

Motion by Councilor Cusick to approve a Special Event Permit for the Easter and Spring Celebration to be hosted by Gardiner Main Street on Saturday, March 31, 2018; motion seconded by Councilor White. Motion carried by unanimous vote 8-0.

Special Event Permit - Summer Ice Cream Social:

This Special Event Permit is from the Faith Christian Church who would like to host their annual Summer Ice Cream Social at the Gardiner Common. The event is scheduled for Saturday, July 28, 2018 from 4:00 p.m. to 6:30 p.m. On the request they have asked for the use of electricity during the event (3 hours). They have also indicated they would like to place a banner which has been approved by Code Enforcement Officer Barb Skelton.

Motion by Councilor Ault to approve a Special Event Permit for the Summer Ice Cream Social scheduled for Saturday, July 28, 2018; motion seconded by Councilor Cusick. Motion carried by unanimous vote 8-0.

Consideration of a Special Event Permit for "The Great Race":

Gardiner Main Street has submitted a Special Event Permit for the 2018 "Great Race." This event is scheduled to take place at the Gardiner Waterfront on June 26, 2018. This classic car rally will bring more than 100 antique automobiles to Gardiner. Again, Patrick Wright was present to review this license with the City Council. It was noted that this event will also have a catered liquor license and that item will be presented to the City Council at their next meeting on April 4th. A brief discussion followed.

Motion by Councilor Cusick to approve the Special Event Permit for the 2018 Great Race which is scheduled to take place at the Gardiner Waterfront on June 26, 2018; motion seconded by Councilor Ault. A brief discussion followed. Motion carried by unanimous vote 8-0.

Consideration of a Special Event Permit for the Gardiner Cruise-In:

This Special Event Permit is from Gardiner Main Street who would like to host the Gardiner Cruise-In at the Waterfront Park this summer on Thursdays from May to September. Also attached you will find approvals from the required department heads. Mr. Wright and Jason from Niche Records were present and spoke about this event. A brief discussion followed.

Motion by Councilor Dolley to approve the Special Event Permit for the Gardiner Cruise-In, which will be held at the Gardiner Waterfront Park on Thursdays from May through September; motion seconded by Councilor Rines. Motion carried by unanimous vote 8-0.

Consideration of a Special Event Permit for the Gardiner Music Artwalk:

This Special Event Permit from Gardiner Main Street is to host the Gardiner Music Artwalk on Saturday, April 21st from 2pm to 8:30pm. Patrick Wright and Jason from Niche Records were present for this discussion; Jason said last year there were 22 musical acts participating in this event and this year he has schedule 15 musicals acts so far, with hopefully more to be added.

Motion by Councilor Hart to approve the Special Event Permit for the Gardiner Music Artwalk, which is scheduled for Saturday, April 21, 2018; motion seconded by Councilor White. Motion carried by unanimous vote 8-0.

Consideration of a Bottle Club License for the Gardiner Sportsmen's Club:

The Gardiner Sportsmen's Club has submitted a renewal for their Bottle Club Registration Application; their address is located at 154 Cobbossee Avenue in Gardiner. This license does not allow the Sportsmen's Club to serve liquor, but it does allow someone to bring liquor into their building for consumption.

Motion by Councilor Cusick to approve the renewal of a Bottle Club License for the Gardiner Sportsmen's Club which is located at 154 Cobbossee Avenue in Gardiner; motion seconded by Councilor Berry. Motion carried by unanimous vote 8-0.

Consideration of Liquor License for Pasta'z Inc.:

This is a liquor license renewal for Pasta'z Inc. which is located at 304 Water Street in Gardiner. Their current license will expire on May 31, 2018 and there are no changes to this renewal.

Motion by Councilor Berry to approve the liquor license renewal for Pasta'z Inc., which is located at 304 Water Street; motion seconded by Councilor Rines. Motion carried by unanimous vote 8-0.

Consideration of Board & Committee Appointments:

Committee Request Forms were received from Reggie Cooley & Robert Saucier who would like to be appointed to the Wastewater Advisory Committee. These applications have been reviewed by Wastewater Director Doug Clark, who recommends this appointment.

A Committee Request Form was also received from Joel Alexander who is requesting reappointed to the Housing Committee. This application was reviewed by CEO Barb Skelton who recommends the appointment.

Motion by Councilor Berry to approve the appointment of Reggie Cooley & Rob Saucier as members of the Wastewater Advisory Committee, and motion to approve Joel Alexander as a member of the Housing Committee; motion seconded by Councilor Cusick. Motion carried by unanimous vote 8-0.

FY19 Budget Presentation:

The City Councilors were presented with their FY19 budget books and the workshop meeting schedule. Over the next few meetings, Councilors will hear from the Department Head Team as well as outside agencies with budget requests. Finance Director Denise Brown and Interim City Manager Davis made the presentation of the budget to the Council, which was an overall highlight of items and requests that will be brought before them in the coming months.

The Council thanked Finance Director Brown and Interim City Manager Davis. No motions were made or necessary for this item.

Per 1 M.R.S. §405 (6)(C): Executive Session to discuss a Real Estate matter:

At 9:10 p.m. there was a motion by Councilor Cusick per M.R.S. §405 (6)(C), to go into Executive Session to discuss a real estate matter; motion seconded by Councilor Berry. Motion carried by unanimous vote 8-0. The executive session ended at 9:50p.m.

Addendum #1 - Ratification of Purchase and Sale Agreements for Lots 21 and 17 with Auburn Asphalt:

Motion by Councilor Berry to ratify the Purchase and Sale Agreement with Auburn Asphalt for Lots 17 and 21 dated March 17, 2017 and subsequent addendum dated October 19, 2017, seconded by Councilor Hart. Motion carried by unanimous vote 8-0.

Addendum #2 - Consideration of Credit Enhancement Agreement with Auburn Asphalt:

Motion by Councilor Berry to accept the Credit Enhancement Agreement with Auburn Asphalt LLC as presented; motion seconded by Councilor Ault. Motion carried by unanimous vote 8-0.

MANAGER'S REPORT:

- Jean Dellert passed away last weekend and was a wonderful woman and member of the community, she will be greatly missed.
- Chief Toman was thanked for filling in while the Interim City Manager was on vacation.
- The City Clerk is compiling the 2017 Annual Report and will need a dedication for that year's report.
- Councilor Ault asked for the status on the Iron Mine Trailer Park. Interim Manager Davis said this discussion will be brought to the next Council meeting with the process of how to sell the property.

- Several of the pylons at the Gardiner Waterfront have snapped and will need to be replaced before summer. The costs to repair has not been determined yet.
- Town Meetings were held in Pittston and West Gardiner and both agreed to continue being partners with the Library and Ambulance Service. More town meetings will be coming up over the next couple of months.
- Board & Committee rosters need to be filled, but there needs to be a focus on appointing members who are focused and ambitious.

CITY COUNCIL UPDATE:

- Councilor Hart – Thanked Anne and staff for the budget presentation. Said she will miss the next meeting on April 4th. Also said it was nice to see so many events taking place in Gardiner.
- Councilor Ault – Will not be at the next meeting on April 4th. Thanked Anne and Barb for the discussion on 78 Central Street. Pleased to see the votes in favor of the Library and Ambulance Service at the recent Town Meetings.
- Councilor White – Enjoyed the budget presentation. Happy to see so many events coming up.
- Councilor Rines – Recognized the work that went into the budget and thanked Anne & Denise.
- Councilor Dolley – No report.
- Councilor Cusick – Pleased to see the Central Street issue being discussed and hopes there will be some resolve for issues like this in the City. Excellent budget presentation this evening.
- Councilor Berry – Sorry to hear that Dorothy Morang will be retiring. She has been a staple in his real estate career. He also asked Interim Manager Davis if there had been much interest in the tax acquired properties; Ms. Davis said there had been lots of interest.
- Councilor Harnett - Thanked Denise & Anne for the budget. The discussion of wild animals in the neighborhoods needs to be resolved. The search for Patrick's position is going well, interviews have taken place. The Mayor also read a thank you card from a West Gardiner resident who thanked the City for keeping the sidewalks clear during this winter.

ADJOURN:

Motion to adjourn by Councilor Berry; motion seconded by Councilor Cusick. Motion carried by unanimous vote 8-0.

Meeting adjourned at 10:07 p.m.

Respectfully submitted by,
Lisa Gilliam, City Clerk