

REGULAR COUNCIL MEETING  
GARDINER CITY COUNCIL  
Wednesday, November 17, 2010  
City Council Chambers

EXECUTIVE SESSION per MRSA, Title 1, Chapter 13, Section 405 (6) (D) Memorandum of Agreement with PW Union

ROLL CALL – George Trask absent. All other councilors present.

CALL TO ORDER - Mayor MacLean called to order at 7pm

PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS

Consideration of Comments from the Public on Issues that Do Not Appear Elsewhere on the Agenda  
(Please limit comments to five minutes.) No public present.

OLD BUSINESS

Discussion of CDBG Grant Application

Jason reviewed the grant money and suggested using some materials that we already have such as the Granite (savings of \$25k) and review the landscaping by the overlook area by Baileys. Chris West took a survey of downtown Merchants and building owners and the general consensus is to improve the waterfront and add an amphitheatre. Application is due in March but letter of intent is due by the end of this calendar year. Jason also mentioned a grant from CMF, which we could apply for next year, which is for visual improvements.

NEW BUSINESS

Consideration of Gardiner Main Street Holiday Event

Parade and tree lighting, street will be shut down for a very limited time. Councilor Thompson made a motion to approve and councilor Holmes 2<sup>nd</sup> the Motion -----Unanimous vote in favor.

Presentation of FY11 Quarterly Financial Update- presented by Denise Brown, councilors in favor of Quarterly reports.

Discussion of City Manager Evaluation Tool- between now and the next meeting the Mayor would like the council members to evaluate the city manager on their own, using their own tools and the Mayor will capture all thoughts in a letter to Scott.

Consideration of 10-75 Security Camera Award- awarded to CMC owner Ed Gleason present at meeting. Received matching 12K from SBM. Also the option of offering WIFI at the waterfront. Great marketing tool. A motion to accept the bid for the cameras was made by councilor Thompson and 2<sup>nd</sup> by councilor Johnston. Unanimous vote in favor.

Discussion of Pellet Boiler – We did not receive a grant for the boiler. Chuck Applebee and Denise Brown compared Oil prices to Pellet prices. We do have some money in the budget for a new boiler, the council wants more information i.e.: what are other commercial buildings are doing for heating systems. Are we going to be in this building long enough to justify spending the money? Councilors Holmes and Johnston would like staff to find out if we do install a new boiler can it be moved and taken with us.

CITY MANAGER REPORT- Gary St. Dangerous building is close to getting to where the council wanted it. Clinton St. Pool has had nothing done to it. Have hired a structural engineer to look at Dennis St. The city has to give the previous owners until Monday to take any belongings they want before we can dispose of them.

COUNCIL DISCUSSION Councilor Johnston would like to invite Scott Williams to a City Council meeting. Councilor Holmes would like thank the Re-cycling committee for all their hard work and select some new members. Councilor Leake wants to know when the new fire truck is to be delivered. Councilor Hart wants it known that he thinks we have some very talented people on the council

ADJOURNMENT 9:40 pm

REGULAR COUNCIL MEETING  
GARDINER CITY COUNCIL  
Wednesday, December 1, 2010  
City Council Chambers  
7:00 p.m. Business Meeting

ROLL CALL – All Council members, Mayor Andy McLean Absent. Council Member Phil Hart Chaired the Meeting.

CALL TO ORDER- 7:20 pm

PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS

Consideration of Comments from the Public on Issues that Do Not Appear Elsewhere on the Agenda  
(Please limit comments to five minutes.)

Public Hearing on Dangerous Building – Gary Street Code Enforcement officer Dave Cichowski inspected it and owner has complied with Councils concerns, dangerous building hearing was closed.

Public Hearing on Dangerous Building – Clinton Street-Mike Higgins owner of property at 41 Clinton St. in attendance. Mr. Higgins made it very clear to Council that he has no finances available for the work that needs to be done on the dangerous pool on his property. .

CONSENT AGENDA

Consideration of 10-82 Hawkers/Peddler License for Michael Bronn sold at Mr. P's car wash. Councilor Trask made a motion to allow; second by Councilor Johnston the motion. The motion is accepted by a unanimous vote.

Consideration of Minutes 7/28, 8/11, 9/1 Councilor Liberatore made motion to accept; second by Councilor Johnston. Motion passed by unanimous vote.

Consideration of 10-83, Fireworks Display—Councilor Liberatore made a motion to accept; second by Councilor Johnston Second. Council Approved by unanimous vote.

OLD BUSINESS

Consideration of 10-73, Disposition of 18 Dennis Street—Historical Committee members present. The commission would like restrictions put on sale of house. City Manager, Scott Morelli, suggested preferences be written in sale agreement. Councilor Thompson made a motion to accept Scott's suggestion of an RFP at Dec. 15<sup>th</sup> meeting. Second by Councilor Holmes. The Motion is accepted by a vote of 6 Council members, Councilor Trask abstained from voting .

Consideration of 10-76, City Hall Boiler (Study) ---Councilor Holmes made a motion to table until the Dec.15<sup>th</sup> meeting and Councilor Johnston Second Council accepted by a unanimous vote.

NEW BUSINESS

Overview and Discussion of Sewer Rates as Recommended by Wastewater Advisory Committee—Chuck Applebee (City of Gardiner) and Jim Lord from Dirigo Engineering discussed EUR rates and presented with two different options. Council asked for more alternatives.

Consideration 10-77, Cat Loader---Chuck Applebee asked the Council to approve repairs needed on Cat Loader that cost approx. \$10K. Councilor Trask made a motion to use money from WW Surplus, second by Councilor Johnston. Council Accepted by a unanimous vote.

## GARDINER CITY COUNCIL

Consideration 10-78, Dangerous Building – Gary Street---No Action Taken.

Consideration 10-79, Dangerous Building – Clinton Street-- Councilor Thompson made a motion directing City staff to hire a small contractor to take care of this and bill the property owner. Second by Councilor Trask Second, the motion passes with unanimous vote.

Consideration of 10-81, Authorizing Eaton Peabody to Represent Oak Grove Association----Councilor Johnston makes a motion to discuss, Second by Councilor Thompson. After Council discussion with Erik Stumpf, Eaton Peabody the motion fails.

CITY MANAGER REPORT

COUNCIL DISCUSSION

ADJOURNMENT----11:40

Respectfully submitted,  
Robin Plourde

Wednesday, December 15, 2010  
City Council Chambers

1. ROLL CALL Councilors Johnston and Holmes absent.
2. CALL TO ORDER - 7pm
3. PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS
  - 3.1. Consideration of Comments from the Public on Issues that Do Not Appear Elsewhere on the Agenda (Please limit comments to five minutes.) No public comments
  - 3.2. Public Hearing on Zoning Change – Property located at Map 29, Lot 2  
Pat Hart from the Planning Board Committee- planning board recommends not changing the Zoning.
  - 3.3. Public Hearing on Zoning Change – Planning Board Recommendations
  - 3.4. Public Hearing for Auto Graveyard – Brown’s Exit 27 Salvage.
4. CONSENT AGENDA
  - 4.1. Consideration of November Warrants-Councilor Thompson made a motion to accept, second by Councilor Trask. The motion is accepted by a unanimous vote.
  - 4.2. Consideration of Auto Graveyard for Brown’s Exit 27-Councilor Thompson made a motion to accept, Second by councilor Trask. The motion is accepted by a unanimous vote.
  - 4.3. Consideration of Liquor License Renewal for BPO Elks #1293—Tabled until a future meeting
  - 4.4. Consideration of 5 year Blanket Authorization of Games of Chance Permit for BPO Elks - tabled until a future meeting
5. OLD BUSINESS
  - 5.1. Consideration of 10-76, City Hall Boiler (Study) Tabled until a future meeting
  - 5.2. Consideration of Road Opening Permit for Uplift Passes. Motion by Liberatore, second by Councilor Thompson. Unanimous vote.

ADDENDUM – Sewer Abatements presented by Chuck Applebee. Motion to approve by Councilor Liberatore, second by Councilor Thompson. Unanimous Vote.
6. NEW BUSINESS
  - 6.1. First Reading of Zoning Change - Property located at Map 29, Lot 2-Councilor Thompson made a motion to table until a future meeting and Councilor Trask Second the motion. Accepted by unanimous vote.
  - 6.2. First Reading of Zoning Change Planning Board Recommendation—Councilor Thompson made a motion to table until a future meeting, Second by Councilor Trask. Motion was accepted by a unanimous vote.
  - 6.3. Consideration of 10-80, Library fees—Councilor Leake made a motion to approve increase, Councilor Thompson second the motion. Accepted: 4 in favor (Councilors –Leake, Thompson, Hart and Mayor McLean) two Councilors oppose (Councilors Liberatore and Councilor Trask).

6.4. Consideration of 10-82, Dennis Street RFP—Councilor Thompson made a motion to accept, second by Councilor Leake. The motion was passed by a unanimous vote.

6.5 Consideration of 10-83, Motion to Intervene- Councilor Leake to Accept with the City Manager, Scott Morelli using Discretion when filing. Second by Councilor Liberatore. Councilor Liberatore, Leake, Hart and Mayor McLean. Councilors Trask and Thompson Abstain.

ADJOURNMENT