

**GARDINER CITY COUNCIL MEETING**  
**Wednesday, January 21, 2015**  
**Gardiner City Hall**

At 6:00 p.m. Mayor Thom Harnett announced the City Council would enter into executive session for the following items:

- Executive Session per 1 MRS 405 (6) (C) to discuss a Real Estate buy back request.
- Executive Session per 1 MRS 405 (6) (C) to discuss a Real Estate buy back request.
- Executive Session per 1 MRS 405 (6) (C) to discuss Collective Bargaining Negotiations regarding the Public Works Union.

Mayor Harnett called the City Council Meeting to order at 7:14 p.m.

**Roll Call:**

Present for the meeting were Mayor Thom Harnett, City Councilors Patricia Hart, Jonathan Ault, Maureen Blanchard, Phillip Hart, Richard Heath, Scott Williams & Terry Berry. Also present were City Manager Scott Morelli and City Clerk Lisa Gilliam.

**Mayor Harnett announced the following actions were taken during the Executive Sessions:**

- **Executive Session per 1 MRS 405 (6) (C) to discuss a Real Estate buy back request.**  
Motion by Councilor Heath to begin Executive Session, motion seconded by Councilor Phil Hart. Motion carried 8-0. Executive Session was called to order at 6:09 p.m. to discuss the City allowing a prior home owner to buy back their property that the City had foreclosed on. Motion by Councilor Heath to authorize the City Tax Collector to extend the payment timeline for 6 months in order to receive payment for all outstanding years in full, motion seconded by Councilor Phil Hart. Motion carried 8-0.
- **Executive Session per 1 MRS 405 (6) (C) to discuss a Real Estate buy back request.**  
Motion by Councilor Pat Hart to begin Executive Session, motion seconded by Councilor Phil Hart. Motion carried by unanimous vote. Executive Session was called to order at 6:24 p.m. Motion by Councilor Pat Hart to authorize the Tax Collector to grant a two month extension to allow payments to be made in full for fiscal year 2013, motion seconded by Councilor Phil Hart. Motion carried 8-0.
- **Executive Session per 1 MRS 405 (6) (C) to discuss Collective Bargaining Negotiations regarding the Public Works Union.** Motion by Councilor Phil Hart to enter into Executive Session, motion seconded by Councilor Berry. Motion carried 8-0. Executive session was called to order at 6:55 p.m. Councilor Berry suggested the City Manager continue in collective bargaining discussions regarding the Public Works Union. The Mayor & City Councilors were in agreement with Councilor Berry, no motions were made.

**Petitions, Public Hearings (Public Comment for anything not on agenda):**

Mayor Harnett opened the meeting to public comment; hearing none the public comment portion of the meeting was closed.

**Consent Agenda:**

No Consent Agenda Items.

## **New Business:**

- **Public Hearing & Consideration of Liquor License Renewal for Casey's Sports Pub LLC, DBA the Depot:**

Mayor Harnett opened the public hearing; after a brief discussion it was noted that the Police Department, Fire Department and the Code Enforcement Officer had reviewed the license and did not have any objections with the renewal of this license. Mayor Harnett closed the public hearing. Motion by Councilor Phil Hart to approve the renewal of a liquor license for Casey's Sports Pub LLC, DBA The Depot, motion seconded by Councilor Berry. Motion carried 8-0.

- **Public Hearing & Consideration of Applying for CDBG Grant:**

Mayor Harnett opened the public hearing. Veronique Vendette, Chairman of the Gardiner Food Co-Op, gave an update on the progress of the building construction and a brief overview of the benefits this business will bring to the Gardiner area. The Council had several questions for Ms. Vendette regarding their concerns. Councilor Ault stated he would be abstaining from any voting on this issue because it would be a conflict of interest where he is a Board Member for the Gardiner Co-Op. Several members of the City Council extended their welcome to the Gardiner Food Co-Op, wishing them great success and hopes this business will bring shoppers to the area who will in turn support other local businesses. Members of the public then spoke to show their support of this new business. Mayor Harnett closed the public hearing and then read the Resolution for the CDBG Block Grant. Councilor Pat Hart made a motion to adopt the resolution with a 1% management fee and to have the Co-Op enter into an agreement to have the Co-Op be responsible for repaying the grant if they do not meet the terms, motion seconded by Councilor Phil Hart. Motion carried 7-0 with Councilor Ault abstaining from the vote. It was noted that the City Council would like for the City Manager to continue working with the Co-Op to submit the grant application and to also get the MOA signed and placing liability on the Co-Op for repayment of the grant if conditions are not met.

*\*Mayor Harnett announced the City Council would take a brief recess which began 8:16 p.m.*

*\* Mayor Harnett called the City Council Meeting back in session at 8:23 p.m.*

- **Update from New Mills Dam Committee:**

Present to speak on this item were New Mills Dam Committee Member Jack Daniel and Wendy Dennis from the Cobbossee Watershed. The City Council was given an update on the past and current condition of the dam's three gates. Ms. Dennis said that some funding would be necessary for unforeseen repairs. The communities that pay for the upkeep of the dam are Gardiner, Litchfield & Richmond; the amount paid is based on the amount of shorefront in each municipality. Ms. Dennis also stated that keeping the dam in good working order prevents any fails that would result in flooding. Fire Chief Al Nelson briefly spoke on upcoming repairs; Mr. Daniel also noted that despite the age of the dam it is in good working order. Discussion followed. Mr. Daniel also stated there are openings on the New Mills Dam Committee and they would welcome a member of the City Council to join them on this board; Councilor Blanchard expressed an interest in joining. No motions were made by the Council. The consideration of an appointment to the New Mills Dam Committee will be included on the next City Council Agenda.

- **Public Hearing & Consideration of \$350,000 General Obligation Bond (First Read):**

Mayor Harnett opened the public hearing. Finance Director Denise Brown and Public Works Director Tony LaPlante spoke on this item and gave a brief presentation on the savings this would have for the city budget. Councilor Patricia Hart spoke on the paving budget and her concerns regarding the condition of some of the city streets and sidewalks that are in need of repair. Councilors Blanchard, Phil Hart & Pat Hart addressed the road conditions and that paving projects are needed to improve the city streets and sidewalks; Mr. LaPlante gave the City Council

a briefing on what paving projects are planned for the coming year. Mayor Harnett closed the public hearing.

Discussion continued amongst the Councilors regarding the effect this would have on the budget by changing from a 7 to 5 year bond and how that would impact paving plans. Councilor Blanchard made a motion to approve the \$350,000 bond as written for 5 years, motion seconded by Councilor Heath. Discussion followed. Motion failed 2 -5 (Councilors Blanchard & Phil Hart in favor of motion).

Councilor Pat Hart made a motion to keep the original bond as is with any extra funds be used for other paving projects, motion seconded by Councilor Williams. Discussion followed. Councilor Phil Hart said he would be against this motion because he is supportive of the Finance Department and Public Works Department trying to save on the city budget. Councilor Blanchard expressed concerns that approving this motion would increase the city mil rate. Mayor Harnett called for a vote, motion failed 5 to 2 (Councilors Phil Hart & Blanchard opposed). Motion by Councilor Pat Hart to table this discussion until the next City Council Meeting in February, motion seconded by Councilor Williams; motion failed 2 to 5 (Councilors Blanchard & Phil Hart in favor of motion).

Discussion continued regarding the possible interest rates that would be paid on the bond on different amounts over a 5 or 7 year period. Mr. LaPlante stated the he and Denise Brown had presented this to the Council to help save some money in the city budget, but said that after hearing discussion from the Council he would be supportive of their decision either way. Councilor Blanchard made a motion to approve the General Obligation Bond for 6 years at \$425,000, motion seconded by Councilor Heath. Discussion followed, motion failed 3-4. Discussion continued. Motion by Councilor Blanchard to table the 1<sup>st</sup> reading to the February meeting, motion seconded by Councilor Ault; motion carried 7-0.

- **Economic Development Committee:**

City Manager Morelli stated there were 9 vacant seats on this board. Councilor Pat Hart stated that based on the applicants who had applied she would like to see a more diverse committee split between men and women members; Mayor Harnett also expressed the same concern as Councilor Pat Hart. Discussion followed. The City Council agreed to continue advertising the openings on this committee in hopes that it would give the Council more of a selection of people to appoint. No motion was made.

**City Council Update:**

- Councilor Pat Hart welcomed the new City Clerk. She also noted that the scanned agenda items that were sent to the City Councilors were not viewable on their I pads.
- Councilor Phil Hart briefly discussed the phone issue the city is currently experiencing with Time Warner Cable. He noted that phone conversations are breaking up and not being heard clearly by the parties on either end. City Manager Morelli said that Time Warner Cable is aware of this issue and they are trying to resolve it, unfortunately this could take quite some time before it is fixed.

**City Manager Update:**

- City Manager Morelli spoke about the MRI proposal and the need to have the agreement approved. Councilor Pat Hart made a motion to approve the MRI contract and to have the City Manager begin work on this project, motion seconded by Councilor Heath. Motion carried 8-0.

Mayor Harnett reminded everyone that Patrick Wright and Gardiner Main Street will be honored by the Chamber of Commerce at their upcoming awards banquet.

**Adjourn:**

Motion by Councilor Heath to adjourn the meeting, motion seconded by Councilor Williams. Motion carried 8-0. Meeting adjourned at 10:25 p.m.

Respectfully Submitted:  
Lisa J. Gilliam, City Clerk