

GARDINER CITY COUNCIL MEETING
Wednesday, March 9, 2016
Gardiner City Hall

Mayor Thom Harnett called the meeting to order at 5:10 p.m.

Executive Session Per 1 MRSA 405 (6)(C) to Discuss Request to Buy Back Tax Foreclosed Property (21 & 23 Booker Road):

Motion by Councilor Phil Hart to enter into Executive Session; motion seconded by Councilor Berry. Motion carried by unanimous vote 7-0.

Motion by Councilor Berry to authorize the City to sell back 21 Booker Road for the agreed upon price and to continue further discussion for 33 Booker Road; motion seconded by Councilor Ault. Motion carried by unanimous vote 7-0.

Executive Session Per 1 MRSA 405(6)(C) to Discuss Request to Buy Back Tax Foreclosed Property (11 Evergreen Way):

Motion by Councilor Berry to enter into Executive Session; motion seconded by Councilor Ault. Motion carried by unanimous vote 7-0.

Motion by Councilor Ault to accept the amount of \$20,815.59 as full payment for 11 Evergreen Way; motion seconded by Councilor Williams. Discussion followed. Councilor Phil Hart was not in complete agreement with this decision. Motion carried 6-1 with Councilor Blanchard opposed.

Executive Session Per 1 MRSA 405(6)(C) to Discuss Sale of 24 Summer Street:

Motion by Councilor Ault to enter into Executive Session; motion seconded by Councilor Berry. Motion carried by unanimous 7-0.

Mayor Harnett said there were no motions made on this item and it would be discussed further at a later time.

Regular Session began at 6:30 p.m.

Roll Call:

Mayor Thomas Harnett, Councilors Terry Berry, Scott Williams, Phil Hart, Maureen Blanchard, Jon Ault & Patricia Hart. Councilor Shawn Dolley was not present. Also present were City Manager Scott Morelli and City Clerk Lisa Gilliam.

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

There was no request from the audience for public comment.

Consent Agenda:

None

New Business:

Public Hearing and First Read of Single Lot Zoning Change to Land Use Ordinance (97 Libby Hill Road):

Motion by Councilor Phil Hart to dismiss this item; motion seconded by Councilor Ault. A brief discussion followed. Councilor Ault said he had the opportunity to speak with Mr. Trask about his request to withdraw this item, saying that Mr. Trask made this decision to appease his neighbors. Motion carried by unanimous vote 7-0.

Public Hearing and Consideration of Applying for CDBG Microenterprise Grant Facade Program:

Mayor Harnett opened the Public Hearing. Patrick Wright was present to review this item with the City Council. Gardiner Main Street has been working with City Staff to develop a program that would provide 1:1 matching funds for facade improvements within the Historic District. Gardiner has closely modeled the program after other successful programs. The competitive application is due 3/25/16. The draft application and program description have been available on the City Website for the last two weeks. Members of Gardiner Main Street's Streetscape Team have been meeting with prospective business and building owners. The volunteers have already identified at least a dozen interested applicants representing over \$300,000 worth of potential projects. They anticipate this number will grow as news of the grant opportunity grows. The City will ask for \$150,000, 10% of which will be set aside for architectural design support. They said they anticipate applications for funds to exceed the amount available. The program contemplates the Historic Preservation Commission serving as the grant application review committee. Discussion followed. Mayor Harnett closed the Public Hearing.

Motion by Councilor Patricia Hart to approve the Grant as presented; motion seconded by Councilor Ault. Motion carried by unanimous vote 7-0.

Consideration of Applying for SAFER Grant:

Fire Chief Al Nelson was present to discuss this item with the City Council. During last year's budget process Council requested the Fire Chief come back with a proposal to apply for a Staffing for Adequate Fire and Emergency Response (SAFER) grant as a means to hire more firefighters/EMTs. The grant can pay the salaries and benefits of the firefighters for two-years, after which the community becomes responsible for the full costs if it wishes to keep those positions. There is no match required. Fire Chief Nelson discussed the impact of the increased call volume on Gardiner's service. It was noted that the application deadline is March 25, 2016 at 5 p.m. Discussion followed.

Motion by Councilor Ault to approve the filing of the application; motion seconded by Councilor Blanchard. Discussion continued. Motion failed 4-3 with Councilors Ault, Williams Patricia Hart & Phil Hart opposed and Councilors Blanchard, Berry and Mayor Harnett in favor of the motion.

Consideration of Street Paving Capital Plan:

Public Works Director Tony LaPlante was present to discuss this item with the City Council. During last year's goal-setting session, Council asked for a road paving capital plan to be included in the budget discussion, with the idea of a large bond being issued to cover paving many of the 122 roads in Gardiner. Public Works Director Tony LaPlante and the City Manager requested an extension in time to present this plan to Council, promising it would be proposed before the FY17 budget. The Council was presented with a list of all 122 roads, including their width, length, depth factor, and number of lanes. This data yields the estimated tonnage of pavement needed and, based on the current cost per ton, an estimated cost to either pave or reclaim the road can be made. Each road is visibly inspected by the PW Director each year and assigned a ranking between 1 and 4, with one being good condition or recently paved and 4 being poor condition. (This factor also helps determine whether a road should be simply paved/overlaid or reclaimed, the latter being more expensive). Out of the 122 roads, eight are ranked as 4, six are ranked as 3.5, two are ranked as 3.25, 14 are ranked as 3, 14 are ranked as 2.5, two are ranked as 2.25, 38 are ranked as 2, and 38 are ranked as 1. Fifteen of these roads are the responsibility of Maine DOT to reclaim but the City is responsible for the general maintenance, including overlays. While the nearly \$3 million in estimated costs to repairs the 84 roads ranked 2 - 4 does not include 11 DOT roads, it does assume a \$320,000 grant match from the City to pave Mechanic St. and portions of Water St., Maine Ave., and River Rd. This amount also does not include any funds that would be required to address storm-water issues. Gardiner has an abundance of such issues and roads in these areas should not be paved until storm-water issues are corrected, which will likely add several million more dollars in costs to this project. (There is a budget request to fund a storm-water engineer to help the City identify and cost out solutions to the storm water issues). It is important to note that a capital

project of any significance would not result in the paving being completed in one year. Given staff resources and other variables, such a project would need to be spread out over several years; the more roads, the longer the outlay. The City is looking to get guidance as to what the Council would like to see in this year's budget to address paving. Discussion followed. City Manager said that the Council did not need to make any decisions on this presentation.

Consideration of Sewer Abatement Requests:

Wastewater Director Doug Clark was present to review the sewer abatement requests. Sewer abatement requests are reported quarterly to Council. The City Manager has authority to grant requests under \$150.00; City Council needs to approve requests over \$150.00. There were four such abatements in the attached "List A" and seven such requests in the attached "List B". Discussion followed.

Motion by Councilor Patricia Hart to approve the list of abatements as presented; motion seconded by Councilor Ault. Motion carried by unanimous vote 7-0.

Consideration of Approving Sewer Commitment:

Wastewater Director Doug Clark said this is a routine matter for the Council to review and approve. Motion by Councilor Ault to approve the sewer commitment as presented; motion seconded by Councilor Patricia Hart. Motion carried by unanimous vote 7-0.

Consideration of Adopting 2016 Council Goals and Meeting Rules:

Councilor Patricia Hart moved to approve the goals and rules as presented; motion seconded by Councilor Ault. Discussion followed. Councilor Hart felt there should be info on how the Council can help residents with their taxes. Motion carried by unanimous vote 7-0.

Consideration of Appointment/Reappointment of Board/Committee/Commission Members:

Ed Dahl has requested reappointment to the New Mills Dam. Motion by Councilor Blanchard to approve appointment of Ed Dahl; motion seconded by Councilor Ault. Motion carried by unanimous vote 7-0.

Mayor Harnett would like the Council to consider the appointment of Tracy James to the Bridge Committee. Motion by Councilor Blanchard to appoint Tracy James to the Bridge Committee; motion second by Councilor Ault. Motion carried by unanimous vote 7-0.

Consideration of Revising Council's 2016 Meeting Schedule:

Motion by Councilor Ault to approve the revised meeting schedule as presented; motion seconded by Councilor Patricia Hart. Motion carried by unanimous vote 7-0.

Consideration and Approval of City Council Minutes:

Motion by Councilor Patricia Hart to approve the Council Minutes dated February 20, 2016; motion seconded by Councilor Williams. Motion carried by unanimous vote 7-0.

City Council Updates:

- Councilor Patricia Hart: Heart and Soul event coming up on March 19th. Sue Crawford said the Housing Committee has an event on March 24th for Housing Efficiency Energy.
- Councilor Blanchard: New Mills Dam Committee Meeting on Tuesday at 5:30 p.m. to discuss safety issues.
- Councilor Berry: Attended the First Park Meeting with Patricia Hart. He said there is a change in the mood and direction of what they want to do with the park.
- Mayor Harnett: Said that on Friday, March 11th there will be a Craft Beer Tasting Event. There are also lots of Johnson Hall Events on their upcoming schedule. The Mayor said there will also be a Bridge Advisory Meeting scheduled soon.

Executive Session Per 1 MRSA 405(6)(C) to Discuss a Credit Enhancement Agreement Amendment with Harper's II, LLC:

Motion by Councilor Patricia Hart to go back into Executive Session; motion seconded by Councilor Williams. Motion carried by unanimous vote 7-0.

Meeting adjourned at 9:55 p.m.

Respectfully submitted by,
Lisa Gilliam, City Clerk