

GARDINER CITY COUNCIL MEETING
Wednesday, March 23, 2016
Gardiner City Hall

Mayor Thom Harnett called the meeting to order at 6:03 p.m.

Executive Session Per 1 MRSA 405 (6)(C) to Discuss Request to Buy Back Tax Foreclosed Property (33 Booker Road):

Robert and Stacie Elliott are scheduled to appear to request a buy back of the property located at 33 Booker Rd. The City foreclosed on that property on January 23, 2016 for a real estate lien dated 07/23/2014. The total owed to the City to bring the account current through June 30, 2016 is \$6,266.37.

Motion by Councilor Ault to go into executive session; motion seconded by Councilor Berry. Motion carried by unanimous vote 8-0.

Executive session ended at 6:10 p.m. and Mayor Harnett called the meeting to order.

Roll Call:

Mayor Thomas Harnett, Councilors Terry Berry, Scott Williams, Shawn Dolley, Phil Hart, Maureen Blanchard, Jon Ault & Patricia Hart. 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:

Consideration of Selling Foreclosed Property at 33 Booker Road to Previous Owners:

Motion by Councilor Ault to approve the sale 33 Book Rd back to the previous owners, Robert and Stacie Elliott; motion seconded by Councilor Berry. Motion carried by unanimous vote 8-0.

Consideration of Agreement with PMP LLC Regarding North Street Extension:

PMP LLC is the real estate holding corporation that owns property at the location of the current and future operations of EJP, Inc, located at the Libby Hill Business Park and through recent property acquisitions also on abutting parcels of land on North Street. North Street is paved and North Street Extension is gravel. Both North Street and the extension connect the Libby Hill Road to Prescott Drive in the business park. When the City acquired North Street extension, the previous owner - Area Leasing - included a deed restriction that stated it could only be used for emergency access purposes and that it must be gated and locked at all other times. When PMP acquired the land on North Street, it approached the City about moving the gate from the southerly end of North Street Extension up to where it meets to paved portion of North Street. The City subsequently negotiated an agreement with Area Leasing to remove the deed restriction so that the gate could be moved and that portion of North Street could be used to suit PMP's needs.

A copy of the draft agreement between PMP and the City for the use of the North Street Extension was presented to the City Council for their review; it is also currently being reviewed by our legal counsel. As you will note in the agreement, PMP will pay to pave the gravel portion of the road and to move the gate. Discussion followed.

Motion by Councilor Patricia Hart to approve the agreement between the City and PMP for use of North Street Extension, which includes moving the existing gate but continuing to keep the gate locked to prevent access to and from the business park except for in emergency situations; motion seconded by Councilor Ault. A brief discussion followed. Motion carried by unanimous vote 8-0.

Consideration of Year Three Wage Reopener Agreement with Various City Unions:

The City and its four unions agreed on a three year contract covering July 1, 2014 through June 30, 2017. These contracts either called for no wage increases for year one or provided an increase in wages that was offset by an equivalent dollar amount elsewhere in the contract. The contracts also called for wage re-openers in years two and three of the contracts, meaning both sides would sit down prior to the start of the new contract year and negotiate what, if any, wage increase the City could provide. Last year (year two), the City and unions agreed on a 2% increase.

In executive session the City Council had authorized the City Manager to offer another 2% increase for the third and final contract year. This was presented to the unions two weeks ago and three of the four units have accepted this offer. (The Fire Department remains in questions and the City Manager is meeting with them on Monday to get further information on their position). As discussed, the impact of the increases are:

*\$42,779 to General Fund
*\$12,107 to Ambulance Fund
*\$5,906 to Wastewater Fund

\$60,792 TOTAL

Council will need to hold a vote in open session to formally approve the 2% increase.

Motion by Councilor Patricia Hart to authorize the City Manager to approve agreements with the four unions that provide for a 2% wage increase for the third year of their existing contracts; this increase shall also be applicable to all non-union employees with the exception of the City Manager; motion seconded by Councilor Ault. Motion carried by unanimous vote 8-0.

Presentation of FY17 Budget:

The City Manager presented the FY17 recommend budget for the General Fund, Tax Increment Finance (TIF) funds, and Enterprise funds (Ambulance & Wastewater). Finance Director Denise Brown was also present to answer any questions along with the City Manager.

The following is Council's FY17 budget meeting schedule:

- April 13 - Discuss Public Works and Buildings & Grounds budgets
- April 27 - Discuss Library, Technology, General Government, Planning/Economic Development, and Community & Social Services (nonprofit) budgets
- May 4 - Discuss Police and Fire/Ambulance budgets
- May 11 - Discuss Wastewater and TIF budgets. Begin budget debate
- May 18 - Discussion and continued debate on budget. Move budget to a first read
- June 1 - Public Hearing and first read of budget
- June 22 - Public Hearing and second/final read of budget

No motions were necessary for this item.

Break at 7:35pm

Back in session at 7:40pm

Consider Delegation of Authority:

Attached is Order 15-01, Delegation of Authority for City Staff. Council approval of this list will help limit administrative tasks which will make things more efficient for residents.

Motion by Councilor Ault to approve the Delegation of Authority as presented in Order 15-01; motion seconded by Councilor Phil Hart. Motion carried by unanimous vote 8-0.

Consideration of General Obligation Bond Authorization for the Cobbossee Sewer Replacement Project:

Finance Director Denise Brown made the presentation on this item to the City Council. The council has already approved the Cobbossee Sewer Replacement Project, which is 95% complete. The City had requested to self-fund this project until its completion, at which time we would acquire a loan through Rural Development. As we've discussed, the scope of the project was revised and two separate loan applications were necessary for the funding of this project (see below).

	Loan	Grant	Total	Term	Anticipated Interest Rate
Application #1	\$391,000	\$164,000	\$555,000	29 Years	2.875%
Application #2	\$188,000	\$ 77,000	\$265,000	29 Years	2.875%
Total Project	\$579,000	\$241,000	\$820,000		

Motion by Councilor Patricia Hart to authorize the City Manager to acquire financing for this project with two General Obligation Bonds through Rural Development; motion seconded by Councilor Berry. Discussion followed. Wastewater Director Doug Clark briefly reviewed the bid process with the Council. Motion carried by unanimous vote 8-0.

****Mayor Harnett said the next motion can be made to approve the next five Special Event Permits.***

Motion by Councilor Phil Hart to approve the Special Event Permits for the following events:

- **Special Event Permit - Mattisyn's 7th Birthday Party:**
Shelly Severance would like to host her daughter's 7th birthday party at the Gardiner Common Gazebo. The date of the event is May 15, 2016 from 1pm to 5pm.
- **Special Event Permit - Easter Downtown Celebrations:**
Patrick Wright from Gardiner Main Street has submitted a Special Event Permit for Easter Downtown Celebrations. This event is scheduled for March 26, 2016 from 11am to 1pm. This event will take place along Water Street sidewalks, inside businesses and in Johnson Hall (Dearborn Park).
- **Consideration of Special Event Permit for LaPointe Wedding:**
Stephen LaPointe has submitted a Special Event Permit for his upcoming wedding. The date of the event is July 30, 2016 from 12:30pm to 1:30pm at the Gardiner Common.
- **Special Event Permit - Artwalk Gardiner:**
Lisa Wheeler has submitted a Special Event Permit for Artwalk Gardiner. This year they will be hosting 3 events (this permit serves to cover each event) on the following dates: May 6, 2016, August 5, 2016 & December 2, 2016. This event will be an evening artwalk supported by businesses where local artists show and sell their work. This event is free and open to the public.
- **Special Event Permit - Gardiner Music Walk:**
Patrick Wright has submitted a Special Event Permit on behalf of Gardiner Main Street for the "Gardiner Music Walk." This event is scheduled for Saturday, April 16th from 5pm to 9pm. This

event is aimed at supporting local musicians as well as Gardiner's local merchants for an evening of fun and entertainment. Event activities will occur inside businesses and along the sidewalks of downtown Water Street as businesses host musicians in their storefronts. The use of Dearborn Park is also requested for a live band.

Motion seconded by Councilor Williams. Motion carried by unanimous vote 8-0.

Liquor License Renewal - Pasta'z Restaurant:

This is a Liquor License Renewal for Pasta'z Restaurant which is located at 304 Water Street in Gardiner. Their current license is scheduled to expire on June 21, 2016.

Motion by Councilor Berry to approve the liquor license renewal for Pasta'z Restaurant, subject to any terms and conditions set forth by City departments; motion seconded by Councilor Ault. Motion carried by unanimous vote 8-0.

City Council Updates:

- Councilor Patricia Hart: There will be a Heart and Soul event coming up on March 19th. 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: 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.

Motion by Councilor Patricia Hart to go back into Executive Session; motion seconded by Councilor Williams. Motion carried by unanimous vote 8-0.

Executive Session began at 8:00 p.m.

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

During your last executive session on this matter Council requested further information on the proposed sale of the 24 Summer Street property to Developers Collaborative for an affordable senior housing project.

Executive Session Per 1 MRSA 405(6)(A) to Discuss City Manager's Annual Evaluation:

Council will continue its discussion from previous meetings on the City Manager's annual evaluation.

Executive Session Per 1 MRSA 405(6)(A) to Discuss Economic Development Coordinator Contract Negotiations:

Councilors Pat Hart, Terry Berry and the City Manager met with Gardiner Main Street board members Amy Rees and Robert Abbey to further discuss their proposal for renewing the Economic Development Coordinator contract for FY17. They have been asked to provide some supplemental information and they were also invited to attend this executive session to further discuss their proposal.

Executive Session Per 1 MRSA 405(6)(A) to Discuss Contract Amendment with Police Officers Union:

Earlier this year the City opted to reduce the vacant Safety Officer position from full-time to part-time. This resulted in impact bargaining with the Police Officer's Union. The proposed side letter agreements that resulted from this bargaining session will be discussed in executive session.

Consideration of Contract Amendment with Police Officers Union:

Based on Council discussion in executive session, the Council will need to vote in open session as to whether to approve the side letter agreements that resulted from impact bargaining over the City's decision to reduce the Safety Officer's position from full-time to part-time.

Meeting adjourned at 9:55 p.m.

Respectfully submitted by,
Lisa Gilliam, City Clerk