

GARDINER CITY COUNCIL MEETING
Wednesday, April 15, 2015
Gardiner City Hall

Mayor Thom Harnett called the meeting to order at 6:16 p.m.

Roll Call:

Present for the meeting were Mayor Thom Harnett, Councilors Terry Berry, Scott Williams, Phil Hart, Richard Heath, 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):

Mayor Harnett opened the meeting to public comment. A representative from the Gardiner Area Duct Tape Council announced that she was attending on behalf of her committee. There were no more public comments; Mayor Harnett then announced this portion of the meeting was closed.

Consent Agenda:

There were no Consent Agenda items up for consideration.

New Business:

There were no New Business items up for consideration.

Public Hearing & Consideration of Submitting Three CDBG Grant Applications:

City Manager Scott Morelli stated that at this time only two CDBG Grant Applications would up for consideration.

- **Central Maine Meats**

- The first CDBG Grant Applicant was Central Maine Meats; William Lovely who is the owner was present along with Andrea Smith who is the CDBG spokesperson. Mr. Lovely gave a brief description of his business and his CDBG application. Mayor Harnett and Councilors Patricia Hart & Maureen Blanchard all remarked on how well the application was written and presented. Discussion followed. Councilor Blanchard expressed concern with the city being responsible for the loan if the business were to fail; Andrea Smith said each candidate is always well researched to prevent the business from failure. Motion by Councilor Patricia Hart to adopt the resolution and authorize the City Manager to submit the application to the CDBG, subject to the negotiated hold harmless clause and the 1% administrative fee; motion seconded by Councilor Berry. Discussion followed. Motion carried by unanimous vote 8-0.

- **Lost Orchard Brewing Co. LLC**

- Owner David Boucher and CDBG Spokesperson Andrea Smith presented this application to the Mayor and City Council. Councilor Heath stated he appreciated the work done by the CDBG as they prepare and enter into these types of agreements. Mr. Boucher said he was very confident about opening his business in the City of Gardiner. Councilor Heath said he appreciated the research done by CDBG as they entered into each agreement. Councilor Blanchard said she was concerned about this application and the lengthy process for Mr. Boucher to acquire the property. Councilor Blanchard also expressed concern with the expense of the loans to maintain this business; Mr. Boucher said this type of loan to start his business was not uncommon. Councilor Patricia Hart noted that this business could have opened sooner had Mr. Boucher chosen a different location in the business district. Discussion continued. Councilor Blanchard addressed the pre-start amount for this loan; Ms. Smith said the document presented to the Council tonight was a working document and that the final application had not yet been

submitted to her. Councilor Blanchard wanted to know how common it is to have a business start with only loan funds and no cash, Ms. Smith said that on large scale projects that it is common. City resident Phyllis Gardner briefly spoke and stated she was in favor of this business opening and felt it would be a positive thing for the community. Motion by Councilor Ault to adopt the resolution and authorize the City Manager to submit the application to the CDBG, subject to the negotiated hold harmless clause and the 1% administrative fee; motion seconded by Councilor Williams. Councilor Phil Hart stated he would abstain from voting on this item. Motion carried 7-0 with Councilor Hart abstaining.

Consideration of Libby Hill Lot Listings:

City Manager Morelli briefed the Council on this item. Nate Rudy who is now a Realtor with Coldwell Banker Plourde Real Estate spoke before the City Council and stated he would like to continue representing these properties on behalf of the City of Gardiner. Mr. Rudy said he felt it was important to keep these properties under the representation of a realtor in the Central Maine area, which has been common practice in the past. Mr. Rudy, who is the former Economic Development Director for the City of Gardiner, also stated his agency was familiar with and has expertise in commercial real estate listings/sales and that experience would be a valuable asset for the City of Gardiner. Motion by Councilor Patricia Hart to approve the hiring of Nate Rudy, a Realtor with Coldwell Banker Plourde Real Estate, as the agent for the City of Gardiner, motion seconded by Councilor Ault. Motion carried by unanimous vote 8-0.

KRDA/First Park Presentation:

Brad Jackson, who is the head of the Kennebec Regional Development Authority, was present for this discussion and explained his vision and goals for the project. Mr. Jackson said the organization now plans to explore the possibility of becoming a bonding agency to connect businesses to tax free federal loans in exchange for brokerage fees. The end goal would be to fund the organization through fees from companies rather than contributions from taxpayers. Councilor Blanchard said she did not believe this was a good project; she also stated that it's losing money and it's in direct competition with the Libby Hill Park. Mr. Jackson said he did not agree with it being in competition with the Libby Hill Park. Councilor Phil Hart asked if Mr. Jackson had ever referred businesses to the Libby Hill Park when their business needs didn't work well with the KRDA/First Park? Mr. Jackson said he had not referred any businesses to the Libby Hill Park because in those cases it would not have been a good fit for that business. Discussion followed. There was no action necessary or motions made by the City Council.

Second Reading of \$3,632,800 General Obligation Bond:

City Manager Morelli said there were no changes to this item and noted this was the second reading. Motion by Councilor Patricia Hart to approve the 2nd reading of the General Obligation Bond in the amount of \$3,632,800, motion seconded by Councilor Berry. Motion carried by unanimous vote 8-0.

Consideration of Appointments to the Technology and Parks & Recreation Committees:

- City Manager Morelli stated the Technology Committee had expanded from 5 members to 7 members. He also informed the Council that 4 people had applied for 3 openings on this committee. Discussion followed. Motion by Councilor Patricia Hart to approve the appointment of Peter Prescott, Malcolm Harris & Gregg Kaloust to the Technology Committee; motion seconded by Councilor Phillip Hart. Motion carried by unanimous vote 8-0.
- Councilor Phillip Hart made a motion to approve Michael Perisho and Councilor Scott Williams to the Parks & Recreation Committee, motion seconded by Councilor Heath. Motion carried by unanimous vote 8-0.

Consideration of Pole Location Permit Application:

City Manager Morelli said that State law requires the municipal officers to sign off on pole location permits; he said this authority can be granted to the City Manager or other staff member. Manager

Morelli is requesting the City Council approve the request for this application and to also grant authority to the City Manager to sign pole location permits in the future. A brief discussion followed. Motion by Patricia Hart to approve this Pole Location Permit Application and to authorize the City Manager to sign off on future Pole Location Permits, motion seconded by Councilor Berry. Motion carried by unanimous vote 8-0.

Consideration of Shoreland Timber Harvesting Guidelines:

Mayor Harnett and Councilor Heath stated they would not vote on this item due to a conflict of interest. City Manager Morelli and Code Enforcement Officer Barbara Skelton were present to review the options with the Council. City Manager Morelli said the State Department of Environmental Protection (DEP) had notified the City that our shoreland regulations on timber harvesting were not in compliance with state law.

There are three options in the law for the Council to consider:

- Option 1 - repeal the provisions in the land use ordinance and transfer administration to the Bureau of Forestry
- Option 2 - adopt timber harvesting standards that are identical to the statewide standards and request joint responsibility with the Bureau of Forestry
- Option 3 - retain our current standards and retain administration and enforcement responsibilities. The City can request the Bureau of Forestry to administer and enforce the ordinance but there are limitations.

Discussion followed. Motion by Councilor Patricia Hart to approve Option #1, motion seconded by Councilor Phil Hart. Motion carried 6-0 with Mayor Harnett and Councilor Heath abstaining.

Presentation of City Manager's FY16 Recommended Budget:

City Manager Morelli gave a brief presentation on the City Budget for Fiscal Year 2016 for the general fund and enterprise funds (wastewater & ambulance). He said this was the first step in what is shaping up to be a long budget process while the City awaits the state budget vote and the results from the consultant on the level of service review. The City Manager said there would be several more meetings, including public hearings over the next few months to review the budget in greater detail. Discussion followed. Mayor Harnett recommended the City Council thoroughly review the budget and prepare any questions for the upcoming meetings. Councilor Patricia Hart wanted to make sure that road paving would be discussed in the upcoming budget meetings. Councilor Williams said that neighboring communities like Hallowell and Augusta would also be facing similar challenges to their upcoming budgets; the City Manager said that issue would also be addressed in upcoming meetings. There were no motions made.

City Manager Update:

- Manager Morelli said that Harrison Avenue would be closed for road repairs on April 16th & 17th. He said he would make sure the public would be notified through the City's social media accounts and on the City's website.
- The City Council will need to decide on who the upcoming Annual Report should be dedicated to. Councilor Berry suggested this year's dedication honor City Councilor Phil Hart who has served the City for over 20 years and has been a great resource for the history of Gardiner. Mayor Harnett and the City Council agreed that Councilor Hart should be honored with this year's dedication.

City Council Update:

- **Councilor Patricia Hart** said that a resident had suggested the City do an inventory on all street lights because not all are being lit. Manager Morelli said the Police Department has a list of all poles and they do notify CMP when a street light has not been working. Councilor Hart also

informed the Council that the Alewife "Fish Mob" would be making a presentation at an upcoming City Council Meeting.

- **Mayor Thom Harnett** said he had been approached by a member of the Gardiner Food Co-op asking if the City would be interested in having fruit trees in public places. The Mayor also said he had attended a school project on engineering and noted the Gardiner students were very well received for the project they had submitted.

Adjourn:

Motion by Councilor Berry to adjourn the meeting, motion seconded by Councilor Williams. Motion passed by unanimous vote 8-0. Meeting adjourned at 9:40 p.m.

Respectfully submitted,
Lisa Gilliam
City Clerk