

REGULAR MEETING AGENDA
GARDINER CITY COUNCIL
WEDNESDAY, JULY 10, 2013
REGULAR SESSION 7:00 p.m.
AGENDA MEMO

ADDENDUM

Printer-Friendly Version

1. Public Hearing and Consideration of Liquor License Renewal and Outside Consumption Permit for The Bench, Inc – Motion to approve made by Councilor Barron, second by Councilor Phil Hart. Motion passed by unanimous vote.

ROLL CALL – City Manager , Scott Morelli - Absent

PETITIONS, COMMUNICATIONS, & RESOLUTIONS

1 Public Comment for anything not on the Agenda- None

2 Public Hearing of FY14 Budget – No Comment

3 Public Hearing and Consideration of Liquor License Renewal for Canton Village- Motion to approve made by Councilor Johnston, second by Councilor Leake. Motion passed by unanimous vote.

4 Public Hearing and Consideration of First Reading of 2013/2014 General Assistance Ordinance- Motion to approve made by Councilor Pat Hart, second by Councilor Williams. Motion passed by unanimous vote.

OLD BUSINESS

5 Consideration of Second Reading and passage of FY 14 General Fund Appropriations – Motion to approve second reading made by Councilor Johnston, second by Councilor Leake. Motion passed by unanimous vote.

NEW BUSINESS- None

CITY MANAGER UPDATE- Absent

CITY COUNCIL UPDATE-Councilors Leake, Williams, Heath Phil Hart and Barron all set. Councilor Johnston: Tough Budget this year, next year will be tougher, we need to continue to work our legislators. Councilor Pat Hart: Would just like to remind everyone that there is a Comp. Plan meeting tomorrow. Mayor Harnett: I would like to thank everyone for all the people in town are very pleased about not getting a tax increase.

Adjournment : 7:15

Respectfully Submitted: Robin E. Plourde

REGULAR MEETING AGENDA
GARDINER CITY COUNCIL
WEDNESDAY, JULY 24, 2013
REGULAR SESSION 7:00 p.m.

Consideration of Farmer's Market on Waterfront – **Karen Barton**- being on the water front will attract more vendors, we can have Porta Potties, permanent signage and parking wont' be an issue. Councilor Johnston- Can we use our movable signs for them? Councilor Phil Hart: Concerned about pedestrians. Councilor Leake: Would a food truck be permitted? Karen: yes. Motion made by Councilor Pat Hart to approve, second by Councilor Barron. Motion passed by a unanimous vote with Councilor Johnston abstaining.

EXECUTIVE SESSION - per MRSA, Title 1, Chapter 13, Section 405 (6) (E) *Legal Matter*: McGee Gravel Pit Motion made by Councilor Pat Hart to have legal counsel explore options for recovering City assets and expenses.

EXECUTIVE SESSION - per MRSA, Title 1, Chapter 13, Section 405 (6) (C) *Real Estate Matter*: Proposal for 4 Riverview

ROLL CALL- All present

PETITIONS, COMMUNICATIONS, & RESOLUTIONS

- 1 Public Comment for anything not on the Agenda- No comment.
- 2 Consideration of Special Event Permit for Concert on the Common- Scratched from agenda

CONSENT AGENDA

- 3 Consideration of Appointments to Committees- None at this time.

OLD BUSINESS

- 4 Consideration of Second Reading of 2013/2014 General Assistance Ordinance –Motion to approve second reading made by Councilor Leake, second by Councilor Barron. Motion passed by unanimous vote.

NEW BUSINESS

- 5 Consideration of Appointing KVCOG Representatives- City Manager Morelli: Each year KVCOG asks us to appoint an elected official. This past year it was Councilor Pat Hart. Motion made by Councilor Johnston to re-appoint Councilor Pat Hart, with Eco. Director Nate Rudy as alternate, Second by Councilor Heath. Motion passed by unanimous vote.

- 6 Discussion about Proposed 27 acre TIF District and CEA for a Retail Office Space- Greg Farris owner of 27 acres on Rt. 201. Would like to put in a Retail office space. Would like a TIF. Lawyer in Gardiner, owner of Maine Aviation. Councilor Heath: What is your time line? Greg Farris: Late Summer. Councilor Johnston: By retail space you mean service businesses? Greg Farris: yes. Councilor Johnston: are you concerned about taking your employees out of Gardiner? Greg Farris: no, I need new space; I don't own the building I'm in now. Councilor Phil Hart: I don't think this is competition for the City, the more businesses the better. Councilor Heath: Do you have any permits yet? Greg Farris: no. Councilor Leake: out of your 15-20 employees, how many live in Gardiner. Greg Farris: 3-4. Councilor Leake: I would love to hear more. Mayor Harnett: Light Commercial could compete with us. Why the TIF? Greg Farris: because I really need the credit enhancement

and I want to stay in Gardiner. Councilor Johnston: If Greg wants to move quickly, don't we need more information? Councilor Phil Hart to City Manager Morelli: shouldn't we meet before the end of August? City Manager Morelli: no, we could talk at the next scheduled meeting which is August 21.

CITY MANAGER UPDATE

7 Natural gas at WWTP – Heating study done, will be available to ww plant next heating season. 2014 Spring. Councilor Johnston: is Summit prepared for a long term contract? Could we look at wood pellets? City Mgr.: the price is locked in. Chuck Applebee: the pay back for wood pellets is 10 years. Effluent thermal payback is 12-15 year pay back. Councilor Pat Hart: will the new heating system be able to switch from oil to natural gas? Chuck: yes but there is a conversion cost. Councilor Phil Hart: Would like to keep things local. City Mgr.: A lot of other places are switching.

8 Ordinance Review Committee- City Manager asked Council what are the priorities: 1. Noise Ordinance /Public Events. 2. Yard Sales- year long. 3. Loading Zones on Water St. – work with Gardiner Main St. 4. Skate Board Ordinance- Parks and Rec. Committee. 5. Use of City Sidewalks 6. Amending Road Ordinance Opening. 7. Adaptive re-use of Buildings- Comp. Plan. 8. Church St. Zoning. Comp Plan. 9. Signs & Banners 10. How we hang signs at the common

CITY COUNCIL UPDATE- Councilors Leake, Barron, Heath and Williams: All set. Councilor Phil Hart: Letters sent to people regarding vegetation, do they need to get a permit to cut lawn? Councilor Johnston: Gazebo- no bids, Tony should we re-bid it and take away the time restrictions? Councilor Pat Hart: If we could get the cost of the Gazebo the Rotary would help with fundraising. The Comprehensive Plan will have a draft in September. It will be available 30 days for public view. Kids at the Boys & Girls Club are mapping the city. Mayor Harnett: Memorial Service for Art Warren was a very nice remembrance. Recognize his service with maybe a bench at the water front. Friday we had 13 ribbon cuttings down town, Friday .evening Walk the Beat Event.

EXECUTIVE SESSION 1 M.R.S.A § 405 (6)(D) Labor Negotiations – Motion made by Councilor Barron to MOU for the firefighters to provide CPR training, second by Councilor Johnston. Approved by unanimous vote.

Adjournment 9:54 pm. Respectfully Submitted: Robin E. Plourde

REGULAR MEETING AGENDA
GARDINER CITY COUNCIL
WEDNESDAY, AUGUST 21, 2013
EXECUTIVE SESSION 6:30 P.M.
REGULAR SESSION 7:00 p.m.

EXECUTIVE SESSION 1 M.R.S.A § 405 (6) (C) Real Estate: 4 Riverview –Deferred to future date.
ROLL CALL- All present

PETITIONS, COMMUNICATIONS, & RESOLUTIONS

All Councilors present.

1 Public Comment for anything not on the Agenda- Mike Michlon, Director of Johnson Hall: Have held the position since May 1st of this year. There is a lot of excitement in Gardiner, lots of events going on. A lot of support from the community. From September thru June we have 27 shows scheduled so far. Glad to be here.

2 Public Hearing and Consideration of Special Event Permit for Gardiner Elementary PTA "Oktoberfest & 5K" City Mgr. recommends council approve. Motion made by Councilor Pat Hart to approve, second by Councilor Barron. Motion passed by unanimous vote.

3 Public Hearing and Consideration of Special Event for GMS "Swine & Stein"- City Mgr. says the event this year will be October 12th and Gardiner Main St. Is asking that the application fee be waived. Jessica Clark – Gardiner Main St Rep. - we appreciate all the city has done for us and your continued support. Motion made by Councilor Johnston to approve event and waive fee, second by Councilor Phil Hart. Motion passed by unanimous vote.

4 Public Hearing and Consideration of Special Event for GMS "Barks in the Park" Rep- Jessica Clark would like council to approve and waive the fee. Motion made by Councilor Heath to waive fee and approve permit, second by Councilor Barron. Motion passed by unanimous vote.

5 Public Hearing and Consideration of Liquor License Renewal for Johnson Hall- City Mgr. recommends approval. Motion made by Councilor Johnston to approve, second by Councilor Williams. Motion passed by unanimous vote.

CONSENT AGENDA

6. Consideration of Appointment to Planning board- Zachary Hanley. Mayor Harnett would like city mgr. to invite Mr. Hanley to the next meeting for councilor questions.

7. Consideration of Minutes 5/15, 6/5, 6/12, 6/26- Motion made by Councilor Johnston to approve all minutes, second by Councilor Barron. Motion passed by unanimous vote.

NEW BUSINESS

8. Discussion of Boys & Girls Club "active living"- Members of B&G spoke on their – 8 week study of "Walkability" of Gardiner. Working with Heart and Soul, places they enjoy in Gardiner are: the park, shopping, and fishing. Would like to see better sidewalks and extend the rail trail to S. Gardiner. Feel the rocks by the school and Pope Street are unsafe.

9. Consideration of Sewer Commitment- Motion made by Councilor Barron to accept as presented, second by Councilor Leake. Motion passed by unanimous vote.

10. Consideration of Amending the FY14 Tax Due Date –City Manager, the new software system has a few glitches so the bills will not be late. Asking Council to approve changing the due dates from Sept. 15th to October 15th and from March 15th to March 17th. Motion made by Councilor Johnston to approve, second by Councilor Leake. Motion passed by unanimous vote.

11. Consideration of Amending the FY14 Tax Club- Motion made by Councilor Johnston to amend dates, second by Councilor Barron. Motion passed by unanimous vote.

12. Consideration of Warrant for 9/3 MSAD11 Election-Motion made by Councilor Johnston to approve, second by Councilor Heath. Motion passed by unanimous vote.

13. Discussion about Proposed 27 acre TIF District and CEA for a Retail Office Space Presentation 8/12/13 Letter to Council- Councilor Phil Hart to City Manager Morelli, when Mr. Farris invest are the taxes based on value? City Manager Morelli: yes...if it's 250k that would 5/6k in taxes plus the building. Mgr. Morelli: Do council members have enough information? Councilor Heath: not ready to move on yet, I think we need more information. Councilor Pat Hart: Would like more discussion.

14. Discussion of natural gas at WWTP Heating Study- Council would like more information. Life cycle, Cost etc.

15. Discussion of Gravel Pit- Public Works director Tony LaPlante: the city has no ordinance on giving gravel away. Councilor Phil Hart: People should be able to get gravel on a small scale. Councilor Johnston: We give away sand that we actually buy. How many yards are being taken? Tony: People are taking it by the bucket load which is 3 yards a bucket. Councilor Leake: We need to tell people to stop.

CITY MANAGER UPDATE- Beach St. – ok with the process, council –yes. Received a bid of \$5k from Linda Adams for a lot on Partridge Drive. Motion made by Councilor Heath to accept the bid from Ms. Adams, second by Councilor Barron. Motion passed by a unanimous vote. MMA needs an elected official to go to the meetings. Councilor Heath will attend. Annual meeting is first week in October. The city has had great experience with workers comp. We received a refund check and would like to provide each employee with a \$20 Gift of Gardiner card and a fleece jacket. We will also have additional safety training for employees.

CITY COUNCIL UPDATE- Councilor Pat Hart- Comp Plan/Heart & Soul prioritize all ideas. Will be ready to go public in October or November. Councilors Johnston, Barron, Heath and Williams Pass. Councilor Phil Hart- Sidewalk with grass on Riverview Drive. Can that be taken care of? Councilor Leake: would like the safety of the Pope St. rocks checked into. Mayor Harnett: Farmers Market on the water front is great, more visible.

Adjournment: 10:15 Respectfully submitted by: Robin E. Plourde

Regular Meeting Agenda
Gardiner City Council
Wednesday, September 4, 2013
Regular Session 7:00 p.m.

PETITIONS, COMMUNICATIONS, & RESOLUTIONS

Public Comment for anything not on the Agenda: Resident George Trask asked why the Fire Dept. had equipment on Libby Hill Road. City Manager: We have a controlled burn scheduled for training. Councilor Phil Hart: Why not set criteria and have the home owner remove the hazardous material. City Manager Morelli: Not sure if we asked the home owner or not. Mr. Trask: who owns the building? Nate Rudy: E.J.P. owns the building.

CONSENT AGENDA

Consideration of Appointment to Planning Board- Zachary Hanley. Motion made by Councilor Johnston to appoint Mr. Hanley, second by Councilor Phil Hart. Motion passed by unanimous vote.

OLD BUSINESS

Discussion of natural gas at WWTP Heating Study- City Manager Morelli, City staff is happy to proceed with this study.

NEW BUSINESS

Consideration of terminating the Associated Grocers District TIF
Consideration of Sewer Abatements- Motion made by Councilor Pat Hart, second by Councilor Leake. Motion passed unanimous vote.

Consideration of Application for KVCOG Funds- Inner Brunswick Ave. Study- Motion to approve made by Councilor Pat Hart, second by Councilor Williams. Motion passed by unanimous vote.

City Manager Update – 1. Four bids for the Gazebo ranging from 35k-55k not including cameras. 2. Web site new design, no formal announcements yet. 3. Greg Farris will get numbers together and come back to us. 4. Sept. 12 is the annual cookout and appreciation luncheon. 5. Fuel bids are in, saving 43k on what we budgeted. 6. We will be paving some this year. 7. General Assistance, Dolores has left; we are receiving help from Augusta- looking at restructuring. 8. Chief Toman will host meeting on Thursday the 12th from 9-10 am discussing what the police do to ensure safety in the city for residents and business owners. 9. New Signage in the city looks great. 10. Flood lights in the down town arcade. 11. Thank you to Patrick Wright of Gardiner Main St. for purchasing them. 12. Reminder that the MMA meeting is October 2 and 3, let Robin know if you want to go. 13. New Mills Dam Committee has not met for a while. MEMA wants to inspect the dam. Please find voting members for this committee.

Mayor Harnett: Greg Farris is on the agenda for the 18th, can we make this an executive session?

City Council Update- Councilor Pat hart: Comp Plan will be available on Sept. 26, thanks to Meg Carlson for all your work. Councilor Johnston: Thank you Mayor Harnett for the executive session. Beginning of Facetime first Wednesday of every month. Johnson Hall has 27 shows scheduled. Mayor Harnett: Thanks to Heart and Soul for bringing people together.

Adjournment 8:30

Respectfully Submitted: Robin E. Plourd

**REGULAR MEETING AGENDA
GARDINER CITY COUNCIL
WEDNESDAY, SEPTEMBER 18, 2013
REGULAR SESSION 7:00 p.m.**

ROLL CALL – All Councilors present, except Pat Hart, Dist. 2 Councilor

Pledge of Allegiance

PETITIONS, PUBLIC HEARINGS

Public Comment for anything not on the Agenda

Joe Nester, resident of West Street, spoke about the bid process for the Gazebo RFP. He attended the meetings when the proposal was reviewed and found it disturbing. First issue was with Page 2, Section 1, requiring contractor to have workers comp insurance. He included it in his bid, the other contractor did not, which was required. Secondly, the RFP asked for a timeline. The other contract did not have one. In Mr Nester's opinion, the other contractor did not submit the required paperwork. Mayor Harnett thanked MR. Nester for coming to the meeting but feels the City acted in accordance with the RFP. The committee made the decision using scoring sheets and awarded the contract properly.

Jim Keenan, Smith Wiley, invited the Council to the POW/MIA remembrance ceremony they were holding. The event is to keep people aware of our POW/MMA. This event is for all citizens, not just veterans. We should not be forgetting them.

Public Hearing and consideration of Gardiner Youth Hockey Festival of Trees

Renee Adams would like permission to use the waterfront for the Festival of Trees on 12/8/13, with a snow date of 12/15. There may be fireworks as well. The signage will not include sponsors. Motion to approve by Councilor Barron, second by Councilor Williams. Unanimous Vote

Public Hearing and consideration of The Depot's Off Premises License for Swine & Stein Oktoberfest

Motion to approve by Councilor Johnson, second by Councilor Barron. Unanimous Vote

NEW BUSINESS

Consideration of Change in City Hall Office Hours

City Manager Morelli discussed the possibility of changing office hours to include staying open late one evening a week for the public. The preferred night would be the same as the Library, which is Tuesday, but only if the City Council meetings could be changed. Mayor Harnett stated that this is a responsibility of the City Manager and will not need a vote by City Council.

Discussion of Crosswalks at the Common

Tony LaPlante met with the traffic engineer at MDOT about crosswalks around the Big Apple. MDOT is supplying a blinking light at the top of the hill on Brunswick Ave and the sidewalk between Washington and Brunswick will be eliminated

Consideration of the Use of Herbicides on Certain Sidewalks

Tony LaPlante discussed trying out the use of herbicides on certain sidewalks in South Gardiner and other areas of the City. Council asked staff to get more information on using herbicides, including costs, getting notices out to residents and abutters.

Consideration of Designating City Manager as Voting Delegate at MMA Annual Meeting

Motion made by Councilor Heath to designate the City Manager, Scott Morelli, as a Voting Delegate at MMA Annual Meeting. Second by Councilor Barron. Unanimous Vote

Consideration of Sewer Abatement

William Henderson had a large leak in an apartment and Chuck Applebee did say that the water went down the drain. In the past, these types of abatements were not granted. Council asked the Henderson's to consider the option of applying for hardship abatement in an executive session.

Consideration of Constitution Week Resolution

Motion made by Council Johnston to authorize the City Manager to sign the Constitution Week Resolution, second by Councilor Barron. Unanimous Vote

CITY MANAGER UPDATE

Reminder that the Com Plan Committee meeting will be at the High School on 10/26

Scott will be at the ICMA conference and Jim Toman will be the contact

MMA Annual Conference will be October 2 and 3

CITY COUNCIL UPDATE

Councilor Heath attended the selection of the Brownfields project

Councilor Hart asked about grading Riverside Drive

Councilor Johnston would like to see if we change some process on how we handle billings—i.e., if a customer gets an unusually high reading, could we notify them? And do we run RFP's through Counsel?

Mayor Harnett attended Barks in the Park and is excited about what is happening in down.

ADJOURN 8:55 p.m.

Gardiner City Council
Wednesday October 9, 2013

Executive Session- per MRSA, Title 1, Chapter 13, Section 405 (6) (F) Poverty Abatement- Opened at 6:38 on a motion made by Councilor Johnston, second by Councilor Barron. Motion made by Councilor Heath to allow 50% of amount due, second by Councilor Barron. Motion passed by unanimous vote.

Roll Call- All Present

PETITIONS, PUBLIC HEARINGS

Public Comment for anything not on the Agenda

Jack Fles- Chair of Park and Rec. Committee: update on Gazebo from Joe Caputo

Mr. Caputo explains minor changes to council and public. Roof pitch will change, Cedar Benches will be unfinished. Ceiling will be painted Robins Egg Blue. Lantern on top will be 3-4 foot in diameter. The structure will be handicap accessible. Councilor Johnston: thanks to Joe, looking forward to the ground breaking.

Public Hearing and Consideration of Liquor License Application for Dennis' Pizza- Motion to approve made by Councilor Johnston, Second by Councilor Leake. Motion passed by unanimous vote.

Public Hearing and Consideration of Liquor license renewal for A-1 Diner.- Motion to approve made by Councilor Pat Hart, second by Councilor Barron. Motion passed by unanimous vote.

Celebration of Lights - Maine General Special Events Permit-Dec. 15th on the Common. City Manager Morelli: they would like to know if council will waive the permit fee, it is a charitable event. Motion made by Councilor Johnston to approve and waive fee, second by Councilor Heath. Motion passed by unanimous vote.

Consent Agenda

Consideration of appointment to Park & Rec. Committee

City Manager Morelli: we have one vacancy opened. Persons of interest are: Meghan Carlson, Dresden Ave. Works for the City of Gardiner Thru a grant from the Orton foundation. Very active in the community and would like to be part of the committee. Brian Files, Prospect St., works in Windham, would like to become more involved in the community. Motion made by Councilor Johnston for Council to vote by ballot, second by Councilor Barron. Motion passed by unanimous vote. Council votes to appoint Meghan Carlson.

Consideration of appointment to New Mills Dam-Patrick McDunham, 140 Highholbourne St. Councilor Pat Hart: Thanks for coming. Councilor Pat Hart makes a motion to appoint Patrick McDunham , second by Councilor Leake. Motion passed by unanimous vote.

Discussion of 2014 Council Meeting nights and office hours- Council Meetings to Tuesday nights, the library is open late that night plus we may have city hall stay open that night. Councilor Part Hart and Councilor Johnston=yes. Councilor Phil Hart has a hard time with his schedule but will see what he can work out.

NEW BUSINESS

Presentation and Consideration of Heart & Soul Value Statement- Meghan Carlson.

Consideration of Waiving Purchasing Policy- Nate Rudy, Economic Development Director. Conversation with Mike Michlon from Johnson Hall regarding putting together a short video on Gardiner. Board of trade will allocate 2k towards it and I would like to take 2k from my present budget to put with it. So there is no new money needed. Motion made by Councilor Pat Hart to accept the gift of 2k from the Board of Trade and waive the need of putting it out an RFP, second by Councilor Phil Hart. Motion passed by unanimous vote.

Anne Davis – Library Director. The archives are all in the basement of the Library, we have a 168k plan for the rooms' book shelves. If we got metal book shelves on wheels they could be easily wheeled out in case of a water issue. We have been offered 10k in stocks to use for shelves from an anonymous donor. Councilor Johnston: Is this a gift to the City of the Association? Anne Davis: A gift to the City. Motion made by Councilor Pat Hart to accept the gift, second by Councilor Phil Hart. Motion passed by unanimous vote.

City Manager update: 2 weeks from now I will update you on my financial projection. Saturday is the Swine and Stein.

City Council Update: Councilors Leake, Williams, Barron and Johnston – all set. Councilor Phil Hart: Thanks to Jack Fles for knocking on doors of Highland Ave and finding out concerns from residents. If we have run down apartment buildings are they being addressed? City Manager Morelli: yes if we are made aware of the issues. Councilor Pat Hart: Comprehensive plan coming along well will send out voting results soon. Mayor Harnett: very nice concert at Johnson Hall over the weekend.

Adjourned : 9:00

Respectfully Submitted: Robin E. Plourde