

**REGULAR MEETING AGENDA
GARDINER CITY COUNCIL
WEDNESDAY, DECEMBER 18, 2013
EXECUTIVE SESSION 6:00 P.M.
REGULAR SESSION 7:00 P.M.**

ROLL CALL 7:20 p.m. All present, except Councilor Barron who is expected momentarily
Pledge of Allegiance

EXECUTIVE SESSION - per MRSA, Title 1, Chapter 13, Section 405 (6) (C) Real Estate
Matter

Motion to approve \$1,000 abatement and waive foreclosure by Councilor Johnston, second by
Councilor Williams. Unanimous Vote

EXECUTIVE SESSION - per MRSA, Title 1, Chapter 13, Section 405 (6) (C) Real Estate
Matter

Motion made by Councilor Pat Hart to abate 2012 taxes on M40, Lot 52 and waive foreclosure.
Unanimous Vote

Mayor Harnett thanked the Council for dealing with things like this that are not always easy

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

Public Hearing and Consideration of Renewing Brown's Exit 27 Junkyard Permit

City Manager Scott Morelli stated the CEO and Fire Department have discussed the terms and
condition of the renewal. Fire Chief Minkowsky went up and inspected. There are concerns
of access into the auto graveyard. There is no access for fire or rescue. Dick Dolby, CEO,
conducted a site inspection also. Mr. Brown has been accommodating with the City. When
DEP has asked Brown's to move vehicles he has complied. The ordinance requires 100 ft
from the road. There appears to be vehicles in the right of way and DOT would like their
space back. This operation has successfully been operating for a number of years and a
phased approach could bring it up to code. Nate Rudy has created a timeline with the CEO
and Fire Chief. Mr. Brown admits ignorance to ordinance, but has been in business a long
time. He has been enlightened by the staff. He would like to continue doing business in
Gardiner and has watched development and would like to make changes. He needs to build
a building and pay attention to fire roads.

Councilor Johnston made a motion to approve the permit with conditions agreed to by Mr.
Brown and Staff. Unanimous Vote

**Public Hearing and First Reading on Special Events & Unlawful Camping Ordinance
Amendments**

City Manager Scott Morelli has proposed amending our ordinance as prepared by Legal
Council. A second reading will be held on January 8. Councilor Heath made a motion to
approve the first reading, second by Council Williams. Unanimous Vote

Consideration of Sewer Abatements

Motion to approve the abatements on list B by Pat Hart, second by Councilor Leake.
Unanimous vote

Motion to approve List C abatements by Councilor Heath, second by Councilor Johnston.
Unanimous vote

Motion to deny the abatement request for 115 Highland Ave by Councilor Johnston, second by Councilor Williams. Vote: 7 in favor, 1 against

Motion to grant abatement at 85 Highland Ave by Councilor Johnston, second by Councilor Barron. Unanimous Vote

Motion to approve abatement for 42 Brunswick Ave, by Councilor Johnston, second by Councilor Pat Hart, Unanimous Vote

Consideration of CEA Policy

Nate Rudy and Patrick Wright presented additional information about the CEA Policy for downtown. It should be considered as a rebate, not a tax break. It would not be shifting the burden to the tax base. The base remains the same; all new development would be new revenue. Elevators have been a vision of Gardiner since 2001. Councilor Heath asked if there would be issues with flood zone and elevators. Elevators would be put on 2nd floor and above. Councilor Johnston thanked them for the analysis and believes it makes sense financially and shows initiative. Mayor Harnett asked for public comment—Steve Marson spoke on behalf of Board of Trade and the BOT is making a commitment of \$50K towards for funding, as well as the Bank of Maine committing \$125K for loans to help develop the properties downtown. Clare Marron, business owner and downtown resident, said people want to be here and stay downtown. There is potential to move forward with plans for development.

Motion to approve the CEA policy for downtown by Councilor Leake, second by Councilor Johnston. Unanimous Vote

Consideration of Combined Sewer Overflow (CSO) Tank Options

Chuck Applebee is asking to approval to file a report with DEP by the end of the year. There is a four part project-CDO, screenings, Collection, and GIS part of the 2008 the CSO Master Plan. The final phase of the City's CSO plan is a .41 mg tank size schedule has completion at the end of 0216. Screening is also part of the project. Currently the bar rack is raked by staff daily. This will cut down on daily tasks by using a conveyor or gear screen. It is recommend that Option 1, with longer screen. The total Project costs for tank & screen is \$4.19 million There may be grants to use—USDA, MEMA, CDBG and long term financing.

Motion to approve submitting the report to DEP by Councilor Hart, second by Councilor Leake.
Unanimous Vote

Consideration of AMKUS Extrication Tool Upgrade

Fire Chief Minkowsky presented information about our equipment and the possibility of using

surplus funds left over from engine 2 to upgrade the equipment and purchase an AU 9 Cutter
Motion made by Councilor Heath, second by Councilor Leake. Unanimous vote.

Consideration of Donating Library Books to MSAD 11

The Library has approx. 300 books that were taken out of the Boys & Girls Club and could be used by the schools. The Superintendent would like them if Council would allow.

Motion to approve by Councilor Pat Hart, 2nd by Councilor Barron. Unanimous Vote

Consideration of Sewer Discount Program

Chuck Applebee presented guidelines to allow for residents to apply for a discount on the sewer bill as requested and approved in the 2014 budget. The discounts would range from 10 – 30% and only be available to elderly, veterans, etc.

Motion to approve sewer discount program based on a percentage off the minimum (\$87) by Phil Hart, second by Scott Williams. Unanimous vote

CITY MANAGER UPDATE – no update

CITY COUNCIL UPDATE – no update

ADJOURN 10:30 p.m.