

REGULAR MEETING AGENDA
GARDINER CITY COUNCIL
December 21, 2011
Executive Session 5:00 p.m.
Business Meeting 7:00 p.m.
Minutes

EXECUTIVE SESSION - per MRSA, Title 1, Chapter 13, Section 405 (6) (A) Personnel –Opened at 5:46 on a on a motion by Councilor Liberatore, Second by Councilor Leake. Closed at 6:13 after Briefing from City Staff.

EXECUTIVE SESSION - per MRSA, Title 1, Chapter 13, Section 405 (6) (F) Confidential- Opened at 6:19 on a motion made by Councilor Thompson, Second by Councilor Hart. Closed at 7:10 after complete review of document.

EXECUTIVE SESSION - per MRSA, Title 1, Chapter 13, Section 405 (6) (C) Real Estate – Opened at 5:21 on a motion made by Councilor Johnston to allow a 6 month (June 2012) to allow city staff to work with resident, second by Councilor Holmes. Motion passed with unanimous vote.

EXECUTIVE SESSION - per MRSA, Title 1, Chapter 13, Section 405 (6) (C) Real Estate –Opened executive session at 5:07 pm on a motion made by Councilor Holmes...Give resident until June 30th 2012 to work with staff. Second by Councilor Johnston. Motion passed by unanimous vote. Closed at 5:17.

EXECUTIVE SESSION - per MRSA, Title 1, Chapter 13, Section 405 (6) (D) Contract Negotiations- Tabled to special meeting on 12/28/11.

1 ROLL CALL—All Councilors present including Councilors elect Thom Harnett and Pat Hart

2 PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS

Consideration of Comments from the Public on Issues that Do Not Appear Elsewhere on the Agenda (Please limit comments to five minutes.) Economic Development Director Nate Rudy would like to remind everyone that Gardiner Main St. has gift checks available for purchase at The Bank of Maine. Gardiner Maine St. is also selling the pewter ornaments this year and can be purchased at local businesses and at City Hall.

2.1 Public Hearing for KVGas Pipeline- Resident Connie Greenleaf sent letters to Councilors, also wanted to come in person to express her thoughts. She started a business in 2006 and got no TIF from the City. The gas company should pay their own way, if they go out of business the City will no get their money.

Chris Tucker- Supports the TIF, create a lot of jobs.

John Richardson – Supports the project.

George Trask- If we grant the TIF, how many permanent jobs will be created?

KVgas- Not many direct jobs but the energy will be less expensive. Many jobs while being built but not many after completion.

Nick Alberding- Pine State Trading- In favor of Gas Line, Companies will save money in energy so they can invest in growing and hiring more employees.

John Richardson—Benefit to having the gas line is that people will stay in Gardiner.

George Trask—There has not been a lot of public discussion, we need to make sure we don't give our tax money away. The public needs to know the details.

3 CONSENT AGENDA

3.1 Consideration of November Warrants

3.2 Consideration of Minutes 9/14, 9/28, 10/12, 10/26, 11/2

Motion made by Councilor Thompson to approve as a slate, second by Councilor Leake. Motion passed by unanimous vote.

4 NEW BUSINESS

4.1 Presentation of Brownfield's- Nick Sabatine. 1. Assessments for hazardous material ...\$200k.

2. Petroleum- Contamination, denied last year but encouraged to re-apply this year. We have re-submitted: revitalized properties and re-use of infrastructures. Councilor Liberatore asked if there is a match required.

Only 20% match on clean-up. Mayor Maclean wanted to know about the time frame. We submitted applications on November 28th and should hear results anywhere from April to June 2012. Funding will be available late August to early September. Ken Young from KVCOG said this is a great program.

Councilor Liberatore asked Nate if we are looking at Cobbossee. Nate- Yes we are looking from Cobbossee to the Waterfront.

4.2 Consideration of Kennebec County Hazard Mitigation Plan Letter – Fire Chief Minkowsky introduces Sean Goodwin from Kennebec County Emergency Management.

4.3 Consideration of KVGas Line TIF- Motion made by Councilor Holmes to accept as it's currently written, second by Councilor Leake. Councilor Johnston—Thanks to KV gas for sharing your financials but not convinced there is a need to rush this...we need more info. Councilor Holmes—1 million to 800K TIF break don't see a need to rush either. Resident Eric Jermyn, resident and school board member, the City would not be giving away money they would be making an investment. Rich from KVGas said we would like to move quickly. Councilor Leake- Ready to approve. Councilor Holmes- it's a lot to digest, we should talk more at a meeting in January. Councilor Johnston – Need time to read over and let's put it on January

4.4 Second Reading and Consideration of Fireworks Ordinance- Steve Marson from Central Maine Pyrotechnics would like the Council to reconsider letting Sales, Usage. As a board member of the Gardiner Board of Trades, vote taken and bringing their thoughts to council. They would like to see the Council let the sales and usage in Gardiner, could bring business to Gardiner big or small.

Motion made by Councilor Thompson to Enact a Moratorium for up to 180 days, and have city staff continue to explore the options of sales and distribution. Second by Councilor Hart. Motion passed by unanimous vote.

4.5 Consideration of 2012 Library Fees 3% increase. City Manager, Scott Morelli recommends to Council to accept this rate increase. Motion made by Councilor Johnston to accept rate increase, Second by Councilor Williams. Motion passed by unanimous vote.

4.6 Consideration of Sewer Abatements- Motion made by Councilor Hart to accept, second by Councilor Thompson. Motion passed by unanimous vote.

4.7 Consideration of MDOT Summer Street Agreement (Memo) – Motion made by Councilor Holmes to approve, Second by Councilor Leake. Motion passed with 6 approving and Councilor Hart rejecting.

4.8 Consideration of Street Name change - AG Drive - Market St – Motion made by Councilor Thompson, second by Councilor Holmes. Motion passed by unanimous vote. Councilor Hart would like to see another street in the City named after AG.

4.9 Consideration of Gerard's Pizza Property Agreement- Motion made by Councilor Johnston to accept, second by Councilor Thompson. Motion passed by unanimous vote.

4.10 Consideration of Assessing Services Contract - Motion made by Holmes to put out Bid, Second by Councilor Leake. Motion passed by unanimous vote.

4.11 Consideration of City Manager Contract - Tabled.

4.12 Consideration of Riverfest LLC, Carnival Event – Motion made by Councilor Thompson to approve, Second by Councilor Leake. Motion passed by unanimous vote.

5 CITY MANAGER – Scott Morelli. West Street Bids are due the 29th. City has been awarded Orton Grant.

6 CITY COUNCIL UPDATE - Councilor Liberatore- Great job to City Staff for preparing application for Orton Grant. Councilor Johnston- All Set. Councilor Holmes- Merry Christmas and Happy Holidays. Councilor Hart- City Employee bonus, this is a poor economic time to do that. We should donate to the poor people in the City at least half of what was given for bonuses. Councilor Thompson- Happy holidays. Councilor Williams—Merry Christmas.

ADJOURNMENT 8:30pm. Respectfully Submitted : Robin E. Plourde