

**1. CALL TO ORDER**

Mayor Rines called the meeting to order at 7:10 PM.

**2. ROLL CALL**

Jean Dellert, District 3  
Dennis Doiron, At-Large  
Lewis Benner, At-Large

Philip Hart, District 4  
Rebecca Colwell, At-Large  
Richard Rambo, District 2  
Richard Nickless, District 1  
Mayor Brian Rines  
Jeffrey Kobrock, City Manager  
Francis Grey, Council Clerk

**3. PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS**

**3.1 Public Hearing for Renewal of Automobile Graveyard License for Brown's Exit 27 Salvage.**

Public Hearing opened at 7:14 pm, and closed with no public comment.

**3.2 Public Hearing for Ordinance 06-41-A, Various City Code and Land Use Ordinance Revisions:  
Title 31 Section 3; Title 31 Section 4 G. 2. c. 1); Title 3 Chapters 1-3;  
Title 13 Chapter 7; Title 31 Section 1 K.; Title 31 Section 4 E.;  
Title 31 Section 5 G-H.; Title 31 Section 8 C.**

Public Hearing opened at 7:17 pm, and closed with no public comment.

**3.3 Public Hearing for Northwest Quadrant Project Public Infrastructure CDBG Grant.**

Public Hearing opened at 7:18 pm. Manager Kobrock provided an update on the project's progress. The project has shut down for the winter, and will be starting up again on April 1, 2007. The project is under budget and on-schedule. On April 1, the project's focus will shift to Cherry and Griffin Streets. Manager Kobrock presented a powerpoint slideshow of before and after pictures. Public Works Supervisor Reggie Grant identified several sites shown in the pictures. Numerous agencies have provided funding for the project. Fountain Street got a

new retaining wall. Mayor Rines said the people at Gilbert Manor are relieved because when they hear whistles, it means there will be blasting in two minutes. Public Hearing closed at 7:22 pm.

**3.4 Public Hearing for Liquor License Renewal for Kennebec Brewing Company Inc.**

Public Hearing opened at 7:23 pm and closed with no public comment.

**3.5 Consideration of Comments from the Public on Issues that Do Not Appear Elsewhere on the Agenda** (Please limit comments to five minutes.)

No public comment.

Mayor Rines noted that Councilor-Elect Martha Mentall and Mayor-Elect Andy MacLean are present.

**4. CONSENT AGENDA**

**4.1 Consideration of Liquor License Renewal for Kennebec Brewing Company Inc.**

Motion by Councilor Nickless and seconded by Councilor Colwell to Accept Consent Agenda Item 4.1.

Vote: 8 in favor 0 – opposed Motion: passes

**5. OLD BUSINESS**

**5.1 Consideration of Second Reading of Ordinance 06-41-A, Various City Code and Land Use Ordinance Revisions: Title 31 Section 3; Title 31 Section 4 G. 2. c. 1); Title 3 Chapters 1-3; Title 13 Chapter 7; Title 31 Section 1 K.; Title 31 Section 4 E.; Title 31 Section 5 G-H.; Title 31 Section 8 C.**

Motion by Councilor Rambo and seconded by Councilor Benner to Accept the Second Reading of Ordinance 06-41-A, Various City Code and Land Use Ordinance Revisions.

Jason Simcock said the revisions have been corrected to reflect that the Mayor appoints the Chair with the advice and consent of the Council.

Vote 8 in favor 0 – opposed Motion: passes

**6. NEW BUSINESS**

**6.1 Consideration of Renewal of Automobile Graveyard License for Brown's Exit 27 Salvage.**

**Motion** by Councilor Rambo and seconded by Councilor Dellert to Renew the Automobile Graveyard License for Brown's Exit 27 Salvage.

Manager Kobrock said Mr. Brown had some aggressive conditions attached to his license renewal. David Cichowski, Code Enforcement Officer, said Mr. Brown met or exceeded all conditions for 2006.

Councilor Rambo said, can we have quarterly inspections with targets to be agreed upon by David Cichowski and Mr. Brown. Councilor Nickless seconded this.

**Vote**: 8 in favor 0 – opposed Motion: passes

**6.2 Consideration of Resolution 06-37, Financing Libby Hill Phase II Construction.**

Manager Kobrock said the first phase has been so successful selling lots that it is a victim of its own success. In order to continue, we have to re-supply our inventory of larger lots. Jason Simcock said the project cost has changed since the original estimates because they did not include wetland mitigation or the need for a pump station. The engineer is looking at a pipe arch culvert as a cost-effective wetland crossing. Councilor Benner said he would like this vote to happen with the new Council. Councilor Rambo said we need to include an aggressive marketing plan and attach a dollar figure to it.

**Motion** by Councilor Benner and seconded by Councilor Rambo to Table this item.

Councilor Doiron said if it can be decided by this Council, he would hate to table it. He is in favor of spending this money and developing this.

**Vote** 8 in favor 0 –opposed Motion: passes

**6.3 Consideration of Order 06-41, Purchasing Policy.**

Manager Kobrock said our purchasing policy dates to 1982. There was a minor update in 1996. The new electronic purchasing system will have much tighter controls.

**Motion** by Councilor Dellert and seconded by Councilor Benner to Accept the Purchasing Policy as presented.

## Council Minutes of December 13, 2006

Manager Kobrock said our purchasing system now is very informal and decentralized. There is no system to track who is buying what and how often. The new system will allow us to manage vendors better and negotiate prices and contracts.

Councilor Nickless said, department heads should approve purchases up to \$1000 if they are budgeted. The City Manager should approve them if they are over \$1000. Councilor Colwell asked about the bid process requirement. Manager Kobrock said for small purchases it is treated like comparison shopping. He asked the Council if they would act on the purchasing thresholds so the software can be installed. The bid process can be considered at a later time.

**Motion** by Councilor Nickless and seconded by Councilor Hart to set the threshold at \$1000.

**Vote**: 8 in favor 0 – opposed Motion: passes

### **6.4 Consideration of Town Fees for Library Services.**

Anne Davis said that last year there was a problem getting statistics from the Minerva system, but this year it has been resolved. Gardiner is reading more.

**Motion** by Councilor Benner and seconded by Councilor Dellert to Accept the Town Fees as presented.

**Vote**: 8 in favor 0 – opposed Motion: passes

## **7. CITY MANAGER REPORT**

Manager Kobrock said the Holiday Party is scheduled for the 22<sup>nd</sup>. The Council Inauguration will be January 3<sup>rd</sup>. The Council meeting with Pam Plumb will be January 17<sup>th</sup>.

Chuck Applebee and Reggie Grant have been making good use of the Maine Local Roads Center. They are looking at making improvements in the way Public Works does some things.

## **8. COUNCIL DISCUSSION**

Councilor Rambo said he returned from Pennsylvania where they charge a sign fee for trucks driving through town with signs on them.

Councilor Benner said there will be an Art Walk Friday and businesses are planning to stay open late. Also a parade on Saturday.

Councilor Colwell said it was nice to see the Gazebo lit. People appreciate the City allowing a Hospice event there.

## Council Minutes of December 13, 2006

Councilor Dellert said the lighting was part of the whole effort to improve the Common.

Councilor Hart said more efficient light bulbs are available that use 1/10 the amount of electricity and give off more light.

Mayor Rines said Kennebec Historical Society is hosting an event Tuesday the 19<sup>th</sup> about Benedict Arnold.

### **9. ADJOURNMENT**

Mayor Rines adjourned the meeting at 9:15 pm.

Respectfully submitted,

Francis Grey  
Council Clerk