

GARDINER CITY COUNCIL MINUTES  
Wednesday, July 18, 2007

6 p.m. Council [Workshop](#) – Planning Process for the Gardiner Common  
7 p.m. - Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

Members of Council introduce themselves, Councilor Leblanc absent.

3. PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS

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

Mr. Harvey Devane spoke regarding Cable Franchise committee. He is asking Council to pay attention to cable company franchise.

4. NEW BUSINESS

4.1. Update on [Waterfront Project](#)

Jason Simcock gave an update on waterfront project with brief presentation and slide show. He spoke of icebergs breaking the docks, flooding and mud season. Also discussed were entrances and ways to improve them and make them more visible. General Public mentioned concerns fixing things that were damaged and if there will be enough money to finish.

Mr. Buddy Doyle spoke, posing a question to Rotary as to why the Rotary Logo isn't on the waterfront sign. Jason mentioned he ordered the Logo and will put it up. Buddy did a presentation of a new ampa theatre building and creating a Lighthouse out of the Sewer Pump Station. He mentioned rotary labor and donated lumber. Buddy asked Council to be able to pursue this project. He proposed a portion of the Rotary Calendar funds could go to this project, mentioned going to the entire Kennebec Valley and going to area corporations for donations.

Discussion

Council Hart mentioned it is a unique idea. He believes it has a lot of merit, and would add a big attraction to the waterfront. Councilor Nickless agreed and likes the idea. Mayor MacLean mentioned the Council will not make a vote tonight and will schedule a separate meeting.

Councilor Nickless asked Jason about divers coming in to look at the waterfront. No decisions were made. For the most part things are holding up well. Helen Stevens-mentioned erosion and planting to help filter runoff and pollutants may help and/or take care of the problem.

#### 4.2. Consideration of Order [07-18](#) Authorizing Loan to [Gardiner Main Street](#)

Jason Simcock – briefs the Council on the outline of the presentation. Gardiner Main Street group is here to talk about the budget. Linda Madacoviack – Executive Director for Gardiner Main Street, gives brief background on what Gardiner Main Street is and its history. GMS is asking for a \$25,000 loan to become physically sound. Jason spoke of budget challenges, cutting costs or finding more revenue. Randy Clark, Treasurer of Main Street. Mentioned contributions being made. He stated that this loan would help them through the whole year. Michael Giberson – President of Gardiner Main Street spoke of balancing the budget.

Members of the Public – Mr. Trask made comments regarding Main Streets all over Maine falling to the wayside. Doesn't think Gardiner Main Street should borrow the money. Kerstan Gallant – part owner of Art Dogs spoke of Gardiner Main Street group and the work that they have done. They have really helped the community. Logan Johnston – presented alternative view to Mr. Trask's comments, mentioned flourishing downtown that never used to be. He supports the loan; stating that the town has made tremendous strides over the past few years. Connie Greenleaf, Williams Oil Company, First board president of Gardiner Main Street, fully supports the program and states it has made a huge difference in the community. Kristen Cady – on the board of Gardiner Main Street, mentioned that it's important to young professionals to have a thriving downtown. Jane McMaster – public, asks where money goes for code violations. Why can't that money be put towards projects like Downtown or the Common? Jeff Kobrock said that the amount is minimal and goes to the City's general fund.

Motion to Accept made by Councilor Nickless, seconded by Councilor Rambo

Comments were made by each Councilor.

VOTE: Motion fails – three votes no to 4 votes yes

The Mayor decides to skip to the agenda addendum – Motion made by Councilor Hart, Seconded by Rambo.

VOTE Unanimous

Addendum:

1. Consideration of Revolving Loan fund Application: Johnson Hall  
Jason Simcock spoke of the \$20,000 loan.

Motion to Accept by Councilor Hart, seconded by Rambo  
Vote: Unanimous

2. Discussion of Cobbossee Stream Dam Removal

Jeff Kobrock mentioned that this has been discussed for sometime and is a mature proposal. Ian Burns spoke of the time line and showing the project area from above. He's the Executive Director of the Coastal Conservation Association of Maine. Spoke of project being close to happening, and a bond didn't post so it didn't happen. The dam is not producing any power. T.W. Dick will transfer ownership to FISH in the Summer of 2007. Renew federal funding: Fall of 2007. Put the project out to bid, Winter of 2007 –2008. Renew environmental permits, Winter 2007 – 2008. Select contractor Spring 2008. Dam removal and site reclamation, Summer 2008. FISH transfers ownership to the City of Gardiner, Fall/Winter 2008.

Councilor Rambo wants to know how this helps the fish. Does removal of this dam give the fish more access? Ian says it does according to the research that he has done. IFW stocks this stream. This would double the amount of sea-run trout. Councilor Nickless asks if they are just asking if the town is willing to take the land. Jeff Kobrock mentions that we need to know if this causes a concern. Councilor Hart wants to make sure that everything gets finished. He wouldn't want the city to end up with a big hole.

3. Consideration of Appointing Jason Simcock To First Park General Assembly

Motion to Accept by Councilor Nickless, second by Councilor Dellert.

Councilor Hart begins a discussion. He wants to know how much time Jason will need to spend because his plate is full. Jeff Kobrock mentions he's very sensitive to this, but we really need representation for this project. It is mentioned that there are also two open spots on the assembly.

VOTE: Unanimous

#### 4.3. Discussion of Priorities for [FY 08 Goal Statement](#)

Jeff Kobrock makes the suggestion to link to a goal statement with boxes next to the goals, but the link didn't work when they posted the package. He will email the document. Council will fill in the numbers and Jeff will return a draft goal statement. Just looking for general feedback on how the goals effect the general scheme of things.

#### 4.4 Consideration of Order 7-19 Funding FY 08 Goal Statement

Motion to Accept by Councilor Dellert, seconded by Councilor Mentall  
VOTE: Unanimous

#### 4.5 Consideration of Accepting Project Canopy Grant

Jason Simcock, introduces Joe Grant a summer intern. Project is a \$5000 grant for street trees. Would like The City to authorize Wingate to do the work. They won the bid process. We should wait until the project common gets decided. Jason also mentioned downtown needs some new trees, some are dying, and some need pruning. Wingate is out of Hallowell. This will be a match program.

Motion to Accept by Councilor Hart, Second by Councilor Nickless  
VOTE: Unanimous

#### 4.6 Discussion of Planning Decisions Recommendations for Joint Billing with Water District

Jeff Kobrock said that discussion took place to determine if joint billing would save money. Chuck and Paul Gray have been working on this and have identified \$50,000 worth of savings if we go with joint billing. Councilor Hart mentions this is a prime opportunity for the Water District and the City. It will continue to be discussed if Council would like to move forward. Councilor Blanchard asks why we need to stay on quarterly billing to save money, maybe bill two times each year. Jeff Kobrock mentioned that monthly billing has actually been discussed instead to increase city cash flow. Councilor Rambo mentioned that he thinks this has been looked at, and monthly billing may be cost saving. Council agrees to continue looking into this.

#### 4.7 Ordinance Amendment 7-20 Title 25, Chapter 5, Section 2605, A (55) No Parking Motion to Accept by Dellert, second by Rambo

##### Discussion

Councilor Hart wants to know what was discussed regarding this issue causing a parking problem. Where is this change that is okay to park on the street. Councilor Nickless has looked into this with Chuck Applebee and Jim the Police chief. There needs to be enough room on the street to get through, especially for emergency vehicles. This is why we ended up with the recommendation for no parking on this street. At least one side of the street will be designated no parking stated Applebee.

Vote: Unanimous

#### 4.8 Consideration of Order 7-21 awarding Cobbossee Stream Trail Design Contract

Jason Simcock reviewed five proposals. This is a unique process that needs to follow up with Maine DOT before entering into a contract. Have planning and design money from DOT. Just need to go through selection process. Jeff Kobrock mentions that the process is good, but what does it mean that we don't know? Jason says local administered project but there are procedures that need to be followed. Ability to meet deadlines was one of the criteria. Cost of the project was a separate process. They have narrowed down a finalist. Qualifications are more important; cost is not the only thing the decision is based on.

Motion to Accept by Councilor Mentall, Seconded by Councilor Rambo.  
No further discussion.

VOTE: Unanimous

#### 5. CITY MANAGER REPORT

Jeff Kobrock mentioned Tom McMaster paid his fines in full, including legal fees specified. Informal inspection by Code Enforcement; a formal inspection will follow. The Mayor asked what assurances we have that this isn't going to come back as an issue? Jeff Kobrock stated that we don't, but he thinks the judge will be practical about this.

- Each Councilor has paving info on their desks. The prices are extremely low this year. Proposing to delay sidewalk streets.
- Jeff passed around the response to Cindy Sirois' list of complaints at last meeting.
- Jeff mentioned he has been asked to join the Maine Turnpike Authority task force. For the past couple of years it has been lobbied on a different way to handle the toll between Gardiner and Augusta.
- Jeff will be gone July 30<sup>th</sup> to August 17<sup>th</sup>. Senior management will cover.
- Nomination papers for November elections will be in the packet the first Monday of August. Deadline for return, first Monday in September.

#### 6. COUNCIL DISCUSSION

Jeff Kobrock mention there is no need to meet again until September. Councilor Hart said that if they are not meeting until September, they need to discuss new Council at that meeting. He also mentioned having trouble getting packets. Jeff mentions that we have resolved the email issues, but not the subscriber issues. Councilor Hart also mentions to Chuck that he would like to talk to him about the Weeks Road. Councilor Rambo asks if Council is sure that they can't pass a motion with a 4 to 3 vote. The charter says that we have to have 5 votes no matter what to pass.

Mayor MacLean asks to reconsidering the vote on Main Street Gardiner. He wonders if there is anything that can be done, but does note that this was the first divided vote on this Council. It is his observation that the lack of respect in some parts of the community for the downtown because it isn't fulfilling certain peoples expectations. He doesn't believe that we turn our back on Water Street. He believes that we will attract niche businesses to downtown that are looking for a sense of community.

Councilor Mentall mentions the economy is in a downturn, and Gardiner is not a wealthy man's town. Discussion whether to put the issue back on the agenda.

Jeff mentions putting together a task force of City staff to work with Main Street Gardiner, to mention the items that are important to the city. Councilor Rambo is concerned that it will be too late if we wait until September. Nobody is going to reconsider their vote.

7. ADJOURNMENT 11:04 p.m.