

**REGULAR COUNCIL MEETING  
GARDINER CITY COUNCIL  
Wednesday, October 3, 2007  
City Council Room  
7 p.m.**

**1. CALL TO ORDER**

**2. ROLL CALL**

Mayor Andrew MacLean, Richard Nickless, Richard Rambo, Jean Dellert, Philip Hart, Bryan Blanchard, Chuck LeBlanc, Martha Mentall

**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.)

**4. CONSENT AGENDA**

Motion to Accept Councilor Dellert signing the Warrants by Councilor Rambo, Second by: Councilor Dellert, Vote: Unanimous

**5. NEW BUSINESS**

5.1. Consideration of Recommendation for Loan Approval

Jason Simcock spoke about an application that has been submitted to the Economic Development Committee. The Sportsman's Barr is looking to purchase the bowling ally and turn it into an outdoor recreation business. They will do extensive renovation to the existing building. Focus will be on archery and kayaking and they will be open until around 8:00pm. It will be good for a downtown business to be open late. It comes with a background in outdoor work and the owner is a Maine Guide. His business will tie in with the Rail Trail. He will offer an indoor archery range. They are looking to borrow \$40000. 00. Economic Committee recommends that the loan be approved. The Committee loves that it celebrates Cobbossee stream and the Rail Trail and it will be good for Downtown Gardiner. The loan will be subject to approval by SBA. The City would be in second position. Councilor Rambo expressed concern that we would not want to be in second position, with the risk that the SBA could freeze any assets. Councilor Hart felt that this is one of Chris Pazyck visions of the waterfront and he is pleased that this could make that vision a reality. Mayor MacLean asked about requirements regarding fixing up the structure. They would have to follow the sign ordinance for that area. Councilor LeBlanc asked if there has been any discussion regarding parking. The new owner is working with the CEO on what his options are while staying within the guidelines of code. Jason is really pleased at what this will do to promote Downtown Gardiner.

Motion to Accept: Councilor Hart Second by: Councilor Rambo

Vote: Unanimous

**5.2. First Reading of Ordinance Revision 07-27 Updating General Assistance Ordinance**

Motion to Accept: Councilor Dellert, Second by: Councilor Hart Vote: Unanimous

**6.3 Discussion of Downtown Revitalization Proposal**

Bundled Project Review Committee will review submissions and come to Council with suggestions. Councilor Hart asked if one consultant will handle all thirteen projects. Jeff explained more at length about the bundling aspect, which would include Common planning, waterfront site, Johnson Hall, Main Street. The idea is to streamline these projects and move forward. If we had individual consultants we would not be able to inter-relate these plans and projects. With one consultant we can be creative. Councilor Nickless agrees that it is exciting. Mayor MacLean feels that it allows efficiency.

Motion to go to Executive Session: Councilor Nickless Second: Councilor Blanchard Vote: Unanimous

5.3. Executive Session – Real Estate Matter Pursuant to 1 M.R.S.A. § 405(6)(C)

5.4. Executive Session – Personnel Matter Pursuant to 1 M.R.S.A. § 405(6)(A)

**6. CITY MANAGER REPORT**

We need to meet next week to discuss the second item of the Bond Issue from last meeting- Maine Municipal Bond Bank. The Northwest Quadrant is wrapping up and we are able to project what contingency monies will be left over, somewhere around \$50000.00. Jeff is pleased with this. The road between New Mills and the Middle School is in rough shape; it won't see any hope of being reconstructed or funded till 2010. Jeff recommended we spend some of that money this fall to do some patching. It wouldn't be an entirely paved road but it would improve it and probably would hold it till DOT can get to it. They are in the planning process but there is no plan till 2010. Councilor Discussion regarding public notice and doing the project. The City has applied for a SHIP grant. There is a 50% match involved. We applied for \$50,000.00.

**COUNCIL DISCUSSION**

Councilor Rambo followed up on cable TV issue. Mayor MacLean suggested perhaps a workshop. Councilor Rambo also wants to know if we are close to having a task force committee meeting. Jeff apologized for the delay on getting the meeting off the ground. Councilor Nickless pleased that the Northwest Quadrant is finished and it looks good. Councilor Mentall said she frequently receives a call from the

police that says a sex offender has moved into the neighborhood. She has a tenant that has a small child to take into consideration and wants to know if the City has an ordinance regarding allowing sex offenders to live within our city limits. Mayor MacLean says he suspects there are some constitutional issues that might impact this. City Manager will ask Police Chief to come to talk with Council about these issues. Councilor LeBlanc is pleased that the caboose is finally being taken care of this week. Councilor Hart wants to know if when we do paving, anyone from the city is there to make sure that we get our monies worth. We do it all in house and have all control and everything is above board. There are no specs with this job, no engineers involved. It is a per ton price, we inspect the job. Councilor Hart asked about the grader and what the plan is. Jeff says whatever we do it will be terribly expensive. There is no money in the budget at this point. Research is being done, and options are being considered. We will have to do something to get through this winter. Councilor Rambo asked about the potential for extending the business zone out on Brunswick Ave. Jason is working with the Ordinance Review Committee and they are looking into the signage etc. Feels this will be a hard area to jump into. Issue is on the table. Phil Barter was on the committee when the current ordinance was put into place which allows professional and residential structures. Mayor MacLean recognizes that it is an issue that people feel very strongly about and wants to be sure everyone is heard. Mayor MacLean will be running on the Rail Trail tomorrow as part of the ribbon cutting ceremony. The Mayor from Hallowell will be running as well. Mayor MacLean encourages everyone to join him.

## 7. ADJOURNMENT