

**REGULAR COUNCIL MEETING  
GARDINER CITY COUNCIL  
Wednesday, January 16, 2008  
City Council Room  
7 p.m. Business Meeting**

**1. CALL TO ORDER 7:01pm** Mayor Andy McLean calls the meeting to order – Senator McCormick and Representative Hanley were recognized.

Andy said that an agenda item had been added which is an addendum regarding the Gardiner Pawn Shop.

There was a motion to accept the addendum by Councilor Nickless. Councilor Hart seconded the motion. There was no discussion. The vote was unanimous in favor to accept the addenda item.

**2. ROLL CALL** – all Councilors are present. The mayor asked that each Councilor introduce themselves to the public.

**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.)

Mayor McLean asked the members of public for any comments.

Mandy, the owner of Tre-Level Salon spoke. She would like to rezone her building as a business. She stated that she would like to collaborate with the city to push this forward. She mentioned that the previous owner owned an antique business. She needs to operate on a larger scale to accommodate requests from the community. The Mayor mentioned this has been on the list for upcoming Council meetings and asked Mandy to give Jeff Kobrock her information to contact her as to when the workshop will happen.

The Mayor asked for other general comments –

Lawrence Clough from West Gardiner stood to inform Council and the community about the Animal Welfare Department. He said that they are taking peoples animals for no reason. He stated they make up lies. Big Dog kennel in Buxton Maine was taken over recently with the AWD claiming the animals were being abused. He mentioned the media caused slander. He spoke of many instances that media lied. State and Welfare department advertized on the news for people to complain. The Mayor asked if he had a personal experience in this. He said that some of these people have come to him for help, and he wants people to know that this is happening. He said that editors will not print anything regarding these problems. Martha Metall spoke and asked what the advantage was for the State to do this. He said there are many reasons, for example, these Kennels may not be paying their fees on time. The mayor asked Jeff if our animal control officer would be involved in this, and Jeff said most likely they would involve a local agency.

3.2. Public Hearing for Waterfront's CDBG application – the Mayor opened a public hearing – Jason Simcock spoke. He told everyone in attendance to sign in. Jason explained this is a requirement of the CDBG. Jason presented a power point presentation on the Waterfront project and what he is trying to accomplish. Jason gave a brief update on the Waterfront Project. Jason mentioned that there may be other grants that the city could apply for in 2008. CDBG is the

Community Development Block Grant. The application is due Feb. 15th. The project must be done on publicly owned property. He mentioned the bundled projects and looking at all of the areas related to the waterfront. Next discussion on the bundled projects is scheduled for the 28<sup>th</sup> of January. He stated that the Common kickoff meeting is tomorrow night. Jason mentioned the rail trail is also a major asset for Gardiner. He mentioned the use of the site. For example, there was someone at the festival last year with free kayak rentals on the river. He spoke of the Kennebec River Initiative. He mentioned that he is looking for ways for Gardiner to get more involved in this. KVOG heads up this initiative. Jason asked if anyone had any questions. Chuck Leblanc asked him to highlight some key points discussed in his first meeting. He mentioned that in the meeting they discussed where they left off, and where they want to go. He said that the committee discussed ways on creating a unique place. He stated that they didn't get too far, but it was a high energy meeting because people really want to get going on this. Councilor Hart mentioned to Jason that the original plan for the boardwalk had some benches on it, and asked if they would be added eventually. Jason said that it's up for discussion, but to keep within budget they may not be added back in. Nickless asked if this would be finished this year, and Jason said that it would. A member of the public mentioned some highlights that Chuck Leblanc asked about earlier. He mentioned the lighthouse idea was a highlight. Dorothy Washburne spoke of connecting the Waterfront to the downtown, and the plan really didn't live up to the potential on how this can be done. She is looking forward to the next discussion to get this added to the plans. Buddy mentioned that the connection really needs to be made. Parking was also mentioned. The Mayor asked for any other comments. None were made.

3.3. Public Hearing on Renewal of Gardiner Elks, Lodge #1293, Liquor License – the Mayor opened a public hearing and asked if anyone wanted to speak regarding this item. No one spoke. McLean closed the public hearing.

3.4 Addendum to the agenda on the Gardiner Pawn Shop. The Mayor opened a public hearing and asked for the public to speak. No member of the public wished to comment. The Mayor closed the public hearing.

#### 4. CONSENT AGENDA

4.1 Consideration of Accepting December 2007 Warrants – A motion was made by Councilor Nickless; Councilor Rambo seconded the motion. A unanimous vote was cast by all Councilors to accept warrants.

Week #24	Check # 13396-13523	\$513,538.69
Week #26	Check #13527-13614	\$150,650.27

4.2 Consideration of Councilor Mentall signing Warrants – Councilor Hard made a motion, with Councilor Nickless seconding the motion. There was a unanimous vote to accept Councilor Mentall signing the Warrants.

4.3 Consideration of Order Elks, Lodge #1293, Liquor License – Councilor Leblanc made a

motion, Councilor Hart made a second with a unanimous vote by all to approve the Liquor License.

4.4 Pawn Shop renewal – Councilor Nickless made a motion, with Councilor Leblanc seconding the motion. There was a unanimous vote to renew the pawn shop license.

## 5. NEW BUSINESS

5.1. Consideration of Resolution [08-01](#), Route 126 Reconstruction - Jeff Kobrock kicked off the discussion. He mentioned talking to DOT about the New Mills Bridge and the road to the Middle school. He stated that DOT recognized that these are important projects. Jeff also stated that this is the gateway to the community. Jeff said that in talking with DOT he found that this is one project to us, but two projects to DOT. He mentioned to DOT the City of Gardiner's concerns about pedestrians and school children's safety in this area. DOT was not particularly wedded to total fixing of the roadway and the bridge. Dwight Doughty came and spoke with the Council several times regarding this. All agreed that Route 26 needs to be fully reconstructed. Jeff said that this project needs full evaluation and a design process. The bridge needs replacement and many aspects will need to be looked at before this can be considered. For example, is this a historically significant bridge or not? Jeff stated that all seemed to be on track until the DOT biannual budget was done, and it got dropped off the list for 2007. He mentioned other things in the state that needed to happen before this. We want to have the same conversation before the next budget is decided so that we can be included next time. He mentioned the Senator and the Representative for Gardiner were present to hear our discussion on this. The Mayor asked to clarify if the two projects were in the budget and it got cut or did the legislature cut it. Jeff mentioned it didn't make the list at the department level. Councilor Nickless asked exactly what was included in this project. Jeff explained in detail the costs. He stated the sidewalks would be a local cost. He mentioned that the design has not yet been finished. Councilor Nickless asked if this project included water and sewer. Jeff said that they did include it, but it would not be replaced at this time. Hart mentioned that a new water line was replaced recently. Jeff stated it wasn't fully replaced. Leblanc asked if this project would lend itself to another NW Quadrant project? Jeff said he didn't think so, but the public will need to work to make this a priority to get it done. Councilor Rambo asked when resolution 535 was signed. Jeff said he thinks in 2005. Nickless mentioned to the representatives that this is an important issue that needs to be addressed. Councilor Nickless said that he is willing to do whatever is needed so that this doesn't get cut. Jeff mentioned his comment is a very good point. He mentioned this recent paving is just a band-aid and this needs to be addressed. Representative Hanley asked for a name or project designer from Jeff. Senator McCormick spoke and mentioned that he remembers talking about this years ago. He mentioned revenue shortfalls which has really raised havoc with Maine's roads and bridges. He also mentioned the price of petroleum has made the budget tight. He mentioned the bridge collapse in Minnesota has caused major concerns for many older bridges in Maine. He said that they are very well aware of the issues and will do what they can. Earl mentioned that this has been going on for a very long time. Councilor Mentall asked if she read in the paper if members of DOT went to China to inspect some easements. Councilor Rambo made a motion to end the public hearing and Councilor Nickless seconded the motion - The vote was unanimous.

5.2. Update on First Park – This agenda item has been cancelled; the Executive Director of First Park had a death in the family and couldn't make it.

6. CITY MANAGER REPORT – Jeff Kobrock spoke and said that it was just a year ago that he

participated in an orientation for the Councilors, which he mentioned he will do with Mike Giberson. He asked if any of the Councilors had any suggestions or anything to add help him out. Jeff mentioned that he and Chuck Applebee have been researching focusing on Randolph's cooperation with Gardiner combining the Water District. He mentioned he and Chuck will discuss this next week at the meeting. He stated it may not be 100% of a cooperative relationship. Gardiner is currently at 70% of snow and ice budget for this year.

**7. COUNCIL DISCUSSION-** Councilor Rambo had no comments. Councilor Nickless, asked if the customer base in Randolph is similar to Gardiner's Water District customer base. Jeff stated that Randolph does not have the expertise to do any planning or design, but they do their own billing. He said it's been difficult for Gardiner to work with Randolph due to the lack of expertise on the Randolph side. Councilor LeBlanc mentioned they are paying other entities to do the things that they can't, so it would only make sense to have Gardiner do the work. Jeff agreed. Councilor Nickless also mentioned that Highland Avenue is a mess. There are a lot of potholes. Jeff mentioned that Public Works is having a hard time keeping up with the snow removal, but he will mention this to Chuck. Councilor Mentall had nothing to say. Councilor Hart asked how the finance reports were coming. Jeff stated that Sandy Runyon and he are working on this. Right now, the absolute priority is to finish the audit. It is on the list. Jeff stated that we should be getting monthly financial statements in the packet and he will look into it. Some of the audit issues are because of the software conversions. Hart also commented that the swearing in ceremony was very well put together and he thought that it was the best one that the city had since he has been on Council. Councilor Leblanc asked it at the next Council meeting Council could have a brief discussion on the parking circumstances downtown. He mentioned that some of the businesses are saying that they need more than two hour parking and want to know if there is there some way we can let them park without getting a ticket? Jeff mentioned the arcade parking lot.

Councilor Giberson mentioned adding new signage on the two highways in Gardiner. He thinks we should get some historic signage to mention the rail trail and the historic district. Jeff mentioned that Jason has a group working on this. Councilor Giberson also commented that he's glad to be here, and will appreciate all of the input he can get.

Councilor Blanchard mentioned that he attended the Main Street meeting as Mike passed the gavel to a new president. He mentioned the great success of the fundraiser that they did. He also mentioned the meeting on the Common tomorrow night. He asked Jeff if the homework had been done. Jeff mentioned that this is really just a public hearing and they won't be discussing this until after. This hearing is really to listen to put a plan together. Councilor Blanchard also asked about the connectivity between downtown and the waterfront. Councilor Leblanc mentioned "Spook Hill", and the extension of School Street. The Mayor mentioned stairs or a railing? Nickless mentioned that he, Jeff and Geri Doyle rode the train to Brunswick and wanted to know what the purpose of that trip was. Jeff explained that that was Maine Eastern Railroad and at the time they were thinking that there may be more tourism if they start these train rides. Jeff stated that he thought that this was pre-mature. Jeff mentioned that Amtrak may be looking at passenger trains going through Auburn instead of Gardiner & Brunswick. He mentioned there is an awful lot of jockeying going on right now about this.

Councilor Mentall stated that a lot of people have been asking her about our state treasurer, Mr. Lemieux. Mayor explained that the officers are elected by the legislature, which means these are largely patronage jobs, and he doesn't think that anything is going to happen because it is simply an error in judgment.

**8. ADJOURNMENT-** 8:37pm