

SPECIAL CITY COUNCIL MEETING MINUTES of May 23, 2016



PRESENT: MAYOR WALKER, COUNCILORS-AT-LARGE LAPOINTE & STEARNS, WARD COUNCILORS DUFOUR, LINDLEY, CIRCO, & HARVEY-MCPHERSON
ABSENT: COUNCILOR GABRION

Mayor Walker called the Special Council Meeting to order.

3. COMMENTS / QUESTIONS FROM THE PUBLIC CONCERNING MATTERS NOT RELATED TO ITEMS ON THE AGENDA:

Planning Board Chair Danielle Obery and a few other members requested the City offer technical assistance training to the board members and requested an historic preservation consultant be part of the Planning Board. Interim City Manager AuCoin stated there are several members already signed up for the MMA training.

Mayor Walker stated that he has been asked to have flood plain training offered also. The City has retained Consultant Mark Eyerman to help with the Stevens School complex.

Patrick Cunningham stated they have a newly located business on Carriage Lane and the employees are asking the City to extend the sidewalk from the RSU #2 School entrance to the Hallowell Overlook.

COUNCILOR GABRION ARRIVED

Mayor Walker stated the Council will ask public works for an estimate to extend this sidewalk.

4. OTHER BUSINESS (Items 4):

- a. Request for Transient Seller license from Cameron Brown d/b/a Bumblebee Books for permission to sell used consumer merchandise at Granite City Park.

Lindley – Lapointe - Move to approve request for Transient Seller’s license.

Some concerns were brought up about allowing a seller to sell a like product to a current business. Discussion followed. There was a comment that this might not be a concern but compliment to the other book store.

Stearns – Lapointe – Move to table until the next Council Meeting June 13th. 6 – 1 Lindley opposed

- b. Request for Liquor license from Lawrence M. Iacofano. New owner of Hattie’s Chowder House, 103 Water Street. New name of business will be “Buddy’s Diner”

Lapointe – Lindley - Move to approve request for Liquor license. Unanimously approved

5. ADJUSTMENTS TO AGENDA: None

6. PRESENTATION BY MATT MORRILL, MASTWAY DEVELOPMENT LLC, CONCERNING PROPOSED DEVELOPMENT OF THE STEVENS SCHOOL PROPERTY, MAP 6, LOT 27.

New Stevens School property owner Matt Morrill along with Attorney Tom Federle addressed the Council concerning the proposed development. Mr. Morrill said in order to make this property more manageable and to be more attractive to other developers he and his team would like to propose the following:

Tom Federle stated that Matt intends to revitalize the existing campus with affordable housing, senior housing, condos, and retail/commercial/office use. Reuse existing buildings as much as possible; preserve features of land deed access across the property with a small lot open space meadow for smaller lots. Matt needs the City’s partnership for this to happen and two things that are needed immediately are money and

an ordinance change. In regards to the money it is infrastructure improvements. They intend to follow this meeting with a request for the Council to issue a bond for the road infrastructure, the sewer & water infrastructure, and the drainage & ditching, so there is an ability to attract capital to invest into the existing buildings.

The second mechanism is an ordinance change to allow the master plan to not be triggered until Matt comes forward with an alternative plan layout of the property. Having that trigger point, Matt would be able to make reuse of the existing buildings and carve out the back parcel to begin that project.

A question on TIFS was asked - answer yes at the next step for individual buildings and developers.

It was noted that it is sad that in central Maine there seems to be losing population but this piece of property could help with pro-growth bias.

Pedestrian and bike path connection easements from the school to the top of the hill is only one opportunity for development on this site. RSU #2 Board Chair Dawn Gallagher asked Matt and his team to come to their board meeting.

It was asked at the meeting that this team really look at affordable housing and examine what that really means to the residents.

7. APPROVAL OF THE WARRANT AND NOTICE OF ELECTION FOR THE RSU 2 BUDGET VALIDATION REFERENDUM (Item 7):

Lapointe – Lindley - Move to approve Warrant/Notice of Election. Unanimously approved
RSU #2 Board Chair Gallagher told the Council that the final State funding figure is \$197,656.

8. BUDGET WORKSHOP FOR FISCAL YEAR '17 MUNICIPAL BUDGET

Finance Committee Chair Lapointe gave the Council the Finance Committee Report. A preliminary summary of the draft budget for FY17 showed expenses \$5,434,525; income \$5,148,377 leaving a difference of \$-394,934. This would result in an estimated mil rate increase from 17.6 to 19.21, an increase of 9.16%. Discussion followed

Mayor Walker stated that before the next meeting the Council needs the Debt Service Spreadsheet.

9. COUNCIL COMMITTEE REPORTS:

- Personnel Committee – go into executive session later in the meeting.
- Discussion followed on Transient Sellers - bring back to Council on June 13th.

10. COUNCIL COMMITTEE MEETINGS TO BE HELD PRIOR TO JUNE MEETING:

- Finance Committee – Public Budget Meeting
- Personnel Committee
- Recreation Commission
- Protection Committee
- Property Committee – prior to June 13th Council Meeting
- Charter Commission – June 22nd

11. CITY MANAGER'S APPOINTMENTS/REPORT - None

12. MAYOR'S APPOINTMENTS/REPORT - None

13. EXECUTIVE SESSION FOR PERSONNEL ISSUE

Lindley – Lapointe - Move to enter executive session pursuant to 1 M.R.S.A § 405(6)(A) for discussion of a personnel issue. Unanimously approved

Mayor Walker invited Nate Rudy to join the executive session and excluded Interim City Manager AuCoin.

Stearns – Lindley - Move to come out of executive session.

Unanimously approved

14. EXECUTIVE SESSION FOR PROPERTY NEGOTIATIONS

Harvey-McPherson – Gabrion - Move to enter executive session pursuant to 1 M.R.S.A § 405(6)(C) for discussion of acquisition of real property for City parking. Unanimously approved

Lapointe – Lindley – Move to come out of executive session. Unanimously approved



Deanna Mosher Hallett,

City Clerk