

## CITY of HALLOWELL, MAINE

Web Site: <http://hallowell.govoffice.com/>

### SPECIAL CITY COUNCIL MEETING MONDAY, AUGUST 20, 2024 AT 6:00 PM

## MINUTES

**1. CALL TO ORDER:**

Mayor George Lapointe called the meeting to order at 6:00 p.m.

**2. COUNCILORS PRESENT:**

Maureen AuCoin, Michael Frett, Kate Dufour, Patrick Wynne, Walter McKee and Danielle Obery.

Also present: City Manager Gary Lamb.

**3. ADJUSTMENTS TO THE AGENDA:**

None

**4. EXECUTIVE SESSION PURSUANT TO 1 MRSA SECTION 405(6)E CONSULTATIONS WITH LEGAL COUNSEL:**

Motion by Councilor McKee to enter into Executive Session Pursuant to 1 MRSA Section 405(6)E Consultations with Legal Counsel; motion seconded by Councilor Obery. Motion carried by a vote of 6-0 and the Executive Session began at 6:02 p.m.

At 6:45 pm there was a motion by Councilor Dufour to end the Executive Session; motion seconded by Councilor McKee. Motion passed by unanimous vote 6-0.

*The City Council took a five minute break.*

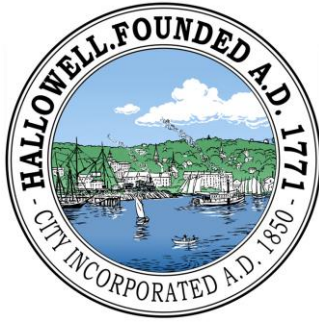
**5. EXECUTIVE SESSION PURSUANT TO 1 MRSA SECTION 405(6)E CONSULTATIONS WITH LEGAL COUNSEL:**

Motion by Councilor McKee to begin Executive Session Pursuant to 1 MRSA Section 405(6)E Consultations with Legal Counsel; motion seconded by Councilor Frett. Motion carried by unanimous vote 6-0 and the Executive Session began at 6:50 p.m.

Motion by Councilor AuCoin to exit the Executive Session; motion seconded by Councilor Dufour. Motion carried by unanimous vote 6-0.

**6. ADJOURNMENT:**

Time: 7:40 p.m.



# CITY of HALLOWELL, MAINE

Web Site: <http://hallowell.govoffice.com/>

## CITY COUNCIL MEETING MONDAY, JUNE 10, 2024 AT 6:00 PM

IN PERSON AT CITY HALL & VIA ZOOM ONLINE

### MINUTES

**1. CALL TO ORDER:**

Mayor Lapointe called the meeting to order at 6:02 p.m. The Mayor then reviewed the guidelines for the City Council and the public as they engage in discussion.

**2. COUNCILORS PRESENT:**

Maureen AuCoin, Michael Frett, Kate Dufour, Ryan Martin, Patrick Wynne, Walter McKee and Danielle Obery.

Also present were the City Manager Gary Lamb, City Clerk Lisa Gilliam, Public Works Director Tom Goraj, Police Chief Chris Lewis, Fire Chief Jim Owens and several members of the public.

**3. ADJUSTMENTS TO THE AGENDA:**

Councilor Dufour informed the Council that Item 9 on the Agenda would be discussed at a future meeting. No motions were made.

**4. COMMENTS/QUESTIONS IN PERSON ONLY FROM THE PUBLIC CONCERNING MATTERS NOT RELATED TO ITEMS ON THE AGENDA BUT GERMANE TO CITY BUSINESS:**

Cary Colwell and Erin McGrath were present and gave a brief update on the preparations for Old Hallowell Day which is only one month away.

**5. UPDATE FROM HALLOWELL WATER DISTRICT SUPERINTENDENT ZACH LOVELY:**

Zach Lovely from the Hallowell Water District and Darrin Lary who is a Civil Engineer from Wright-Pierce, were both present to discuss the current water condition and the concerns of PFAS exposure. The PFAS levels over the past few years were discussed as well as a treatment technology plan. Both said this will take time. Councilor McKee expressed his concern with the drinking water for the next 3 years. Water delivery services to the residents were discussed along with residents purchasing a filtering system. Resident Kristen Aeillo expressed her concerns that the HWD is not in compliance and the harm to the health of the residents if this serious issue is not resolved. Mr. Lovely said updates would be posted on the HWD website and he would continue to keep the City Council informed.

**6. PUBLIC HEARING FOR A MARIJUANA BUSINESS LICENSE RENEWAL FOR MIGHTY VIKING (MANUFACTURING FACILITY), LOCATED AT 301 WATER STREET, SUITE 2 IN HALLOWELL:**

Mayor Lapointe opened the Public Hearing at 6:46 p.m. Hearing no comments from the public, the hearing was closed at 6:47 p.m.

**7. PUBLIC HEARING FOR FISCAL YEAR 2025 BUDGET – SECOND READING:**

Mayor Lapointe opened the Public Hearing at 6:47 p.m. Councilor Dufour noted that Item 9 on the Agenda, the FY25 Budget, would not be discussed but she encouraged the residents to speak up or email her with any questions.

Becky Cooper, a resident of 126 Second Street, asked when will there be meetings to discuss the budget that will allow the public can attend. Councilor Dufour said there would be two more Finance Committee Meetings then hopefully the City Council will be prepared to vote on the 2<sup>nd</sup> & 3<sup>rd</sup> readings in June.

Mayor Lapointe closed the Public Hearing at 6:50 p.m.

**8. OTHER BUSINESS:**

- a. Approval of a Marijuana Business License Renewal for Mighty Viking (Manufacturing Facility), located at 301 Water Street, Suite 2, Hallowell.  
Motion by Councilor McKee for the Council to approve the issuance of a Marijuana Business License Renewal for Mighty Viking (Manufacturing Facility) which is located at 301 Water Street, Suite 2 in Hallowell; motion seconded by Councilor AuCoin. Motion carried by unanimous vote 7-0.
- b. Mass Gathering Permit for Valleepalooza 2024 to be held on Saturday, July 27, 2024 at the Maine Ice Vault, 203 Whitten Road in Hallowell.  
Motion by Councilor Wynne for the Council to approve a Mass Gathering Permit for Valleepalooza 2024 to be held at the Maine Ice Vault on Saturday, July 27, 2024; motion seconded by Councilor McKee. Motion carried by unanimous vote 7-0.

**9. FISCAL YEAR 2025 BUDGET – SECOND READING:**

**Finance Committee Chair Councilor Kate Dufour will report on the FY25 Budgets.**

*This Item was removed from the Agenda.*

**10. CURRENT MATTERS BEFORE THE ORDINANCE REVIEW COMMITTEE AND REQUEST FOR GUIDANCE.**

Councilor McKee gave an update on the current work for the Committee and what needs to be done. Councilor AuCoin said that Ordinances need to be in compliance. She spoke about a grant from the State of Maine that could assist and then asked if an RFP would be preferred to bring the Ordinances up-to-date. The City Manager suggested reaching out to KVCOG because they do this type of work. Councilor Obery suggested a meeting between the Planning Board and the ORC. Motion by Councilor McKee to schedule a workshop for the Planning Board and the ORC after the budget is passed; motion seconded by Councilor Frett. Motion carried by unanimous vote 7-0.

**11. PUBLIC INPUT REGARDING MAYOR’S RECENT COMMENTS AND NEXT STEPS FOR COMMUNITY:**

Mayor Lapointe read a statement addressing the recent comments he made that upset many members of the community and he apologized for those remarks. Mayor Lapointe turned the meeting over to Councilor Dufour and the public was given the opportunity to address the Mayor and City Council with their thoughts and concerns on this matter. Councilor Dufour asked for constructive and respectful interaction with the public comments; she stated that each person would be allowed three minutes to speak.

- Karen Wyman, 15 Mayflower Road – Said the Mayor’s reference to “militancy” would be interpreted as being difficult and that he should have worded his statement differently. She believes people can change and shows support for Mayor Lapointe.
- Berkeley Almand-Hunter, 167 Second Street – She read a statement by City Councilor Peter Spiegel that said he was saddened to hear the comments made by the Mayor and that he had full support for all members of the community going forward. Ms. Almand-Hunter then addressed the Mayor by saying she was very disappointed by the Mayor’s comments and wanted to know what actions can be taken so the community can begin to heal.
- Ted Perrin, 7 Densmore Court – Stated the residents need to be more pro-active and supportive of each other.
- Matt Eckstein, 28 Middle Street – Said he worked in Hallowell years ago and stated there were never any issues like this back then. He said Hallowell was and is a very open society, that people who are polite and respectful are welcome here. The caller that spoke with Mayor Lapointe wanted to undermine the Mayor. Mr. Eckstein said he respects the Mayor’s apology and hopes that the community continues to work together for the better.
- Michaela Loisel, 4 The Ledges – Stated she was very sad to see the community go through this uncertainty and that residents need to continue having open conversations about their concerns.
- Steven Castner, a resident of Gardiner – Spoke about the Pride Flags and their significance in Hallowell. He read a letter he had sent to the Council that said he had been a victim of hate crimes and that the Pride Flags show support to the queer community that resides here in Hallowell.
- Byron Gray, 78 Outlet Road – Said he was a resident and an educator. His students are very proud of this community and they expressed their upset with the comments made by Mayor Lapointe. His students feel the City must do whatever it takes to keep this community safe for all of its residents and visitors.
- The next person to speak was on Zoom and introduced themselves as Greg Hobbs, a resident of Hallowell - He immediately started calling people names, using ethnic slurs and speaking hateful language. His video feed and mic were cut off.
- Rion Turner, 11 Densmore Court – Mr. Turner said he has been a resident for the past 10 years and that we must keep this hateful speech out of the community. The Mayor made mistakes and it can be easy to villainize people, but the Hallowell Pride Alliance must be accountable too for their bully behavior at times,

referring to them as the “bully pulpit.” He concluded by saying that he and his husband have always felt safe in this community and it’s because of people like the Mayor who have made it this way.

- Jackie Clark, 32 Winthrop Street – Said she will start participating in the community more and has a lot of faith in Mayor Lapointe. Let’s not let this divide the community.
- Rebecca Singer, 1 Loudon Lane – Said that Facebook is also divisive.
- Bruce Mayo, Owner of the Easy Street Lounge on Water Street – Said he has been a business owner in the community for 14 years. He said he had been a victim of hate crimes in the past and does not want to see that happening in Hallowell. Mr. Mayo said he has made a big effort to create a safe space at his business for all of those who visit. He also suggested a larger space for those who want to gather and talk about these types of issues.
- Hannah Deem, 72 Shady Lane – Said she brought her family to the Pride Day Festivities. She feels very welcomed into this community and said we are fortunate to be living in such an amazing city. Said she is fearful for the community because of the Mayor’s comments and feels that he was speaking his truth while assuming he was in a private conversation.
- Karen Knox, 1 Middle Street – She shared the thoughts of a young mother who is proud to raise her child in the Hallowell Community and that she is hopeful this is only a small incident that will make the community even stronger as a whole. She also said that this mother feels terrible that you are going through this. Then Karen said it was important for the community to have the Pride Flag fly over City Hall.
- Becky Cooper, 126 Second Street – Said that she is the young mother that Karen Knox had just spoken about. Ms. Cooper said that no one wants to villainize the Mayor, but the people of Hallowell want a more direct apology from him.
- Councilor Patrick Wynne, Ward 5 – Councilor Wynne said he believes in the Mayor’s ability to improve after all of this. He said the Mayor was wrong to have made these comments and that the Mayor recognizes that. Councilor Wynne said that he and his family loves and celebrates the LGBTQ community.

Kate thanked the members of the community who came out tonight to speak before the City Council and the Mayor to address their thoughts and feelings about the comments made by Mayor Lapointe.

Mayor Lapointe thanked all members of the Hallowell community who came out to speak and address the comments he made.

**12. DISCUSSION WITH ACTION ON WHETHER OR NOT TO ACCEPT THE TOP BID FOR THE SALE OF A 2016 FORD TAURUS POLICE CRUISER:**

Motion by Councilor Frett to accept the bid \$3,500 bid; motion seconded by Councilor Obery. Motion approved by unanimous vote 6-0.

**13. DISCUSSION WITH ACTION – SHALL THE HALLOWELL CITY COUNCIL NOMINATE GARY LAMB TO SERVE ANOTHER TERM ON MMA’S LEGISLATIVE POLICY COMMITTEE:**

Councilor Dufour said that she would abstain from the vote because of her affiliation with MMA; she also spoke on the process to be a part of this important committee. The City Manager stated how much he enjoys being on this Committee and hoped the Council would support him continuing on it. Councilor Wynne said he will support the nomination even though he feels the City Manager has a big enough workload. Motion by Councilor McKee to nominate City Manager Gary Lamb to serve another term on MMA’s Legislative Policy Committee; motion seconded by Councilor Obery. Motion carried by a vote of 6-0 with Council Dufour abstaining.

**14. DISCUSSION WITH ACTION - SHALL THE CITY COUNCIL APPROVE THE PROPOSED ENLARGEMENT OF OUR DOWNTOWN TIF DISTRICT BOUNDARY:**

Mayor Lapointe asked the Council how they wanted to move forward and which parcels did they want to include? Councilor AuCoin was concerned with how changes will affect the assessed value for the City. Councilor Dufour said the City needs to be cautious with how they proceed; she also recommended the Hubbard Library be included in the TIF District. Discussion followed. Motion by Councilor AuCoin to add the Hubbard Library to the Downtown TIF District; motion seconded by Councilor McKee. Motion carried by unanimous vote 7-0.

**15. DISCUSSION OF THE BUSINESS FLOOD ASSISTANCE PROGRAM II AND HOW TO ALLOCATE THE FUNDS:**

After a brief discussion, the Council agreed to follow the previous Flood Assistance Guidelines. No motions were made.

**16. CONSENT AGENDA:**

- a. City Council Meeting Minutes:
- b. Roll of Accounts for June 10, 2024.
- c. Department/Office Reports: Treasurer, Public Works.

Councilor AuCoin said she would abstain because she hasn't had time to read through the attached documents for this agenda item. Motion by Councilor McKee to approve the Consent Agenda as presented; motion seconded by Councilor Frett. Motion carried 6-0 with Councilor AuCoin abstaining.

**17. CITY MANAGER'S REPORT:**

The City Manager gave a brief review of his monthly report.

**18. CONSENT AGENDA – PRESENTATION OF COUNCIL COMMITTEE REPORTS AND OTHER COMMITTEE REPORTS:**

- a. Age Friendly Committee
- b. Kennebec River Rail Trail
- c. Personnel & Policy Committee
- d. Tree Board Committee

Motion by Councilor Wynne to approve the Consent Agenda as presented. Motion carried by unanimous vote 7-0.

**19. MAYOR'S REPORT/APPOINTMENTS:**

Mayor Lapointe said he did not have a report for this month's meeting.

**20. EXECUTIVE SESSION - PERSONNEL MATTER, 1 M.R.S.A. § 405(6)(A):**

Motion by Councilor Wynne to begin the Executive Session and to include the City Attorney and the City Manager in the discussion; motion seconded by Councilor McKee. Motion carried by unanimous vote 7-0.

At 9:06 p.m., motion by Councilor McKee to exit the Executive Session; motion seconded by Councilor Frett. Motion carried 7-0.

**21. ADJOURNMENT:**

Motion by Councilor Dufour to adjourn; motion seconded by Councilor McKee. Motion carried by unanimous vote 7-0.

Meeting adjourned at 9:07 p.m.

Respectfully submitted by,  
Lisa J. Gilliam, City Clerk

