

CITY OF HALLOWELL, MAINE
City Council Meeting Minutes of January 13, 2020
Web Site: <http://hallowell.govoffice.com/>

1. **MAYOR WALKER CALLED THE MEETING TO ORDER AT 6 P.M.**
2. **COUNCILORS-AT-LARGE LAPOINTE AND AUCOIN, COUNCILORS DUFOUR, FRETT, SCULLY, CIRCO, AND WYNNE WERE PRESENT.**
3. **PUBLIC HEARING-MARIJUANA RETAIL SALES LICENSE RENEWALS:**
 - a. Mayor Walker opened the Public Hearing – Marijuana retail sales license renewals for Homegrown, The Offering, 109 Water Street at 6:01 p.m. There were no comments from the public. Mayor Walker closed the public hearing at 6:02 p.m.
 - b. Mayor Walker opened the Public Hearing – Marijuana retail sales license renewal for Cold Brook Cannabis, 301 Water Street at 6:02 p.m. There were no comments from the public. Mayor Walker closed the public hearing at 6:03 p.m.
4. **PUBLIC HEARING – AMENDMENTS TO THE MARIJUANA ORDINANCES**

Mayor Walker opened the Public Hearing at 6:03 p.m. The Public Hearing was closed at 6:10 p.m.
5. **COMMENTS/QUESTIONS FROM THE PUBLIC CONCERNING MATTERS NOT RELATED TO ITEMS ON THE AGENDA:** None
6. **ADJUSTMENTS TO THE AGENDA:**

AuCoin-Frett-Moved to add Item 14e. Highway report to the agenda. Unanimously approved
Lapointe-Dufour-Moved to add Item 16 c. Update Bond Fund Balance to the agenda. Unanimously approved
7. **OTHER BUSINESS:** None
8. **CONSENT AGENDA:**
 - a. City Council Minutes for December 9, 2019 Regular Meeting and January 2, 2020 City Council Inauguration.
 - b. Roll of Accounts for January 13, 2020.
 - c. Department/Office Reports: Treasurer, Public Works, Police, Code Enforcement, Fire.

Lapointe-Circo- Motioned that Council accept the consent agenda as presented. Unanimously approved
9. **MARIJUANA RETAIL SALES LICENSE RENEWALS:**

City Clerk Diane Polky presented Cannabis Retail Store, Medical licenses for Catherine Lewis, d/b/a Homegrown the Offering and Jarrod Desjardins, d/b/a Cold Brook Cannabis Council for renewal.

AuCoin-Circo- Motioned that Council approve these license renewals. Unanimously approved
10. **LEGAL SERVICES CONTRACT RENEWAL RECOMMENDATION:**

City Manager Rudy recommended renewing the Legal Services contract with Drummond Woodsum to serve as City Solicitor for an additional three year period, under the terms of the contract as presented.

Lapointe-Frett- Motioned- To direct the City Manager to execute the Agreement on Legal Services for the City of Hallowell with Drummond Woodsum as presented. Unanimously approved

11. COMPREHENSIVE PLAN COMMITTEE CONSULTANT CONTRACT RECOMMENDATION:

City Manager Rudy recommended hiring Levine Planning Strategies, LLC to perform Comprehensive Plan Committee consulting, under the terms of the contract as presented. He defined FY 20 Comp Plan Budget line 86-61-13; \$2,000 is budgeted for expenses of the Comprehensive Planning Group and Phase I \$28,000. The Comprehensive Planning Group unanimously approved this firm for services.

Circo-Frett- To direct the City Manager to execute the contract with Levine Planning Strategies, LLC as presented. Unanimously approved

12. MARIJUANA ORDINANCE REVISIONS TWO READINGS:

- a. Ordinance Amendments Relating to Marijuana Business Licenses, Chapter 7 Sections 7-105 and Sections 7-341 through 7-344.

Lapointe-Scully-Motioned That Council approve the second reading of Ordinance Amendments Relating to Marijuana Business Licenses, Chapter 7 Sections 7-105 and Sections 7-341 through 7-344 with an additional amendment: Section 7-344 Additional Licensing Restrictions in the Downtown District (DD) 1. The number of licenses issued by the municipal officers under this section shall be limited to two (2) licenses. A discussion over the number of marijuana businesses in the Downtown District lead by Mayor Walker followed. Councilor Dufour, spoke that the ORC will draft language for reconsideration by the Council which will provide a provision for the current businesses to transition from medical marijuana to recreational use without surrendering their current license and to also add language that an applicant must secure a provisional State license from that State authority prior to submitting an application for a license pursuant to Section 7-342.

Vote: 3 Yea (Lapointe, Scully, Circo) 4 Nay (AuCoin, Dufour, Frett, Wynne) Motion failed

Lapointe- Frett-Motioned to table the second reading of Ordinance Amendments Relating to Marijuana Business Licenses, Chapter 7 Sections 7-105 and Sections 7-341 through 7-344 with amendments until the next monthly meeting February 10, 2020. Unanimously approved

- b. Ordinance Amendments Relating to Zoning for Marijuana Establishments, Chapter 9 Sections 9-151, 9-293, 9-294, 9-313, 9-323, 9-324, 9-354, 9-374, 9-381, and 9-646.

Dufour-Lapointe-Motion That Council approve an amendment to City of Hallowell Proposed Ordinance Amendments Relating to Zoning for Marijuana Establishments, Chapter 9 Sections 9-294, 9-313, 9-323, 9-324, 9-354, 9-374, 9-381, and 9-646 (Chapter 9 Section 9-294 Conditional Uses (RF) No. 15.

Marijuana Retail Stores, as an accessory use only, and provided that on-premise sales of marijuana and marijuana products are conducted only between the hours of 7 a.m. and 7 p.m. of the same day: and approve the second reading as amended. Vote: Yea 6 (Lapointe, AuCoin, Dufour, Frett, Circo, Wynne) Nay 1 (Scully) Motion passed

13. SECOND AND THIRD READINGS-ORDINANCE AMENDMENT RELATING TO WINTER MAINTENANCE OF SIDEWALKS ON WATER STREET, CHAPTER 6 SECTON 6-275:

Circo-Lapointe- Motioned that Council approve the amendments to the First Reading as proposed by the Ordinance Rewrite Committee. Unanimously approved

Lapointe-Dufour-Motioned that Council approve the second reading of Ordinance Amendments relating to Winter Maintenance of Sidewalks on Water Street, Chapter 6 Section 6-276 as amended. Unanimously approved

Lapointe-Scully- Moved that Council suspend the rules requiring three separate readings. Unanimously approved

Lapointe-Scully- Motioned that Council approve the third reading of Ordinance Amendments relating to Winter Maintenance of Sidewalks on Water Street, Chapter 6 Section 6-275 as amended.

Unanimously approved

14. PRESENTATION OF COUNCIL COMMITTEE REPORTS AND OTHER COMMITTEE REPORTS:

- a. All-Age-Friendly- Report on file.
- b. Comprehensive Plan- Report on file. Next meeting is Thursday January 15, 2020.
- c. Historic Hallowell – Note the Bicentennial events listing.
- d. Ordinance Rewrite – Report on file.
- e. Highway – Councilor AuCoin gave an oral report on agenda items from the last meeting:
Key to the Gate-*Committee members recommended that property owner Andy Molloy be given a key to the Gate. Academy Street issue – There will be future discussions about difficulty of winter maintenance for on Academy Street in front of Cotton Mill Apartments and Road paving and sidewalk paving Schedule. Blaine Road, Park Street, and Warren Street were the first priority for shim overlay. Second Street sidewalk from the RR tracks to Grove Street and Winthrop Street from Pleasant Street to Coos Lane were named the first priority to be funded for the upcoming year.*

15. MAYOR’S APPOINTMENTS / REPORT:

Mayor Walker reminded Council that time will be allotted in the next monthly meeting for the Finance Budget. He promoted to upcoming events at City Hall: the Makeshift Coffeehouse tomorrow night at 6:30 p.m. and a public forum on the Second Street Fire Station, January 27th at 7p.m.

He mentioned that he and Hallowell’s neighboring Mayors of Augusta and Gardiner will be meeting shortly to plan Bicentennial events.

Mayor Walker made the following appointments:

Philip Lindley – 2023- Board of Appeals Lisa Rigoulout-2023- Planning Board Dan Davis-2023- Hallowell Water District Susan Farnsworth-2022-Solid Waste Advisory Committee(Recycling Committee) Ron Kley, John Bastey, and Annemarie Kromhout to the Historic Hallowell Committee.

Lapointe-Dufour -Motioned that Council ratified the Mayor’s appointments. Unanimously approved

16. CITY MANAGER’S APPOINTMENTS / REPORT:

- a. City Manager Rudy gave an update on his work gathering information around using the former Tank and Culvert facility on Central Street as a possible new site for a Public Works garage, sand and salt storage facility, and recycling facility. *He noted that he is planning to apply for a MDF/Revitalize ME grant for improvements to the auditorium at City Hall. He noted that the final bill for the Water Street project is nearly ready.*
- b. Update on Heart & Soul Program – report on file.
- c. Update Bond Fund Balance – City Manager Rudy read a statement concerning a small projected deficit to pay for the Water Street road project with FY17 General Obligation Bond Funds.

17. Lapointe-Frett- Motioned to adjourn the meeting at 8:19 p.m.

Unanimously approved

*Diane Polky
City Clerk*