

Mayor Hart called the meeting to order at 6:00pm.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

Patricia Hart, Mayor at large; Councilors: Terry Berry, District 1; Colin Frey, District 3; Tim Cusick, At large; Amy Rees, District 2; Marc Rines, District 4; Maryann White, At large; Jon Ault, At large;

Also in attendance: City Manager, Christine Landes; Economic Development Director, Tracey Desjardins; Police Chief, James Toman; Fire Chief, Al Nelson; Library Director, Anne Davis; Finance Director, Denise Brown

2. PUBLIC COMMENT (anything not on the Agenda)

None

3. PETITIONS/PUBLIC HEARINGS

None

4. NEW BUSINESS

- a) Adopt the Updated Policy Establishing a 'Tobacco-Free' and 'Smoke-Free' Area in the City of Gardiner

In December of 2019 the City Council adopted the Tobacco-Free and Smoke-Free policy to include Dearborn Park and the Johnson Hall park.

Once this policy was adopted and provided to Healthy Maine Communities, to be able to receive free signage for our parks, it was recommended that there should be some sort of 'enforcement' language added to the policy.

Also added to the policy was the wording of cigarettes and cigars, McKay Park, the Dog Park, and the Waterfront.

Councilor Cusick moved to adopt the updated Tobacco-Free and Smoke-Free Policy for the City of Gardiner.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous.

- b) Consider the Appointment(s) of Multiple Applicants to Various Boards and Committees

The City Clerk is recommending the appointment of the following individuals:

Age Friendly Committee

- Christine Landes
- Joanne Joy
- Kala Ladenheim
- Robert Abbey
- Louis Sigel
- Thomas Harnett

Ambulance Advisory Board

- Rusty Greenleaf (Alternate)

Board of Appeals

- John Burgess

Board of Assessment Review

- Dennis Doiron
- Logan Johnston

Parks & Recreation Committee

- John Burgess

Councilor Cusick moved to advise and consent to the Mayor the appointment of the list of individuals as presented.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous.

- c) Written Updates from Non-Profits for Council Consideration/Johnson Hall, Boys & Girls Club of Kennebec County, and Gardiner Main Street

As is customary practice, the City Council asks for yearly updates from the major non-profits prior to budget time.

To save time the non-profits were asked to submit a written report this year due to conducting meetings via Zoom.

Attached are the three reports: Johnson Hall, Boys & Girls Club of Kennebec County, and Gardiner Main Street.

(FY21 Budget note: Boys & Girls Club of Kennebec County did ask for an increase in the amount of \$3,148. The budget presentation recommends that the amount allocated to the B&G Club remain the same for FY21: \$51,572)

Councilor Rees moved to accept the annual written reports from Johnson Hall, Boys & Girls Club of Kennebec County, and Gardiner Main Street.

Councilor Frey seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous.

- d) Discuss City Hall/Public Safety Building Issues and Mold Report

In 2011 the city had a mold survey completed. No action was taken as a result of that report. Chief Nelson was working with his team to complete some upgrades and clean out of areas in his station, when what was perceived to be a mold issue was discovered. Chief Nelson expressed his concern on having a new mold survey conducted. The City Manager immediately approved this request.

Also, Chief Nelson noted that the back of the building is in need of repair. The cinder blocks are crumbling and falling in. As you all know the building abuts a hill that a lot of water seeps from,

especially during major storm events. A.E. Hodson Engineering Company came to look at the building (we will have an update by the Council meeting).

This agenda item is strictly to have a discussion on how the City Council would like to proceed with repairs of the building. It is noted that a mold remediation plan must be implemented immediately for safety measures.

Councilor Berry expressed concerns in spending the money on repairs to an old building and suggested the possibility of forming a committee to discuss the options surrounding repairs and costs

Mayor Hart stated that it could go on a future agenda to form a committee.

e) Council Consideration of an Additional Three (3) Firefighters

Chief Nelson gave a review of the recommendations/options from the staffing committee.

The FY21 Budget includes the availability of Option 2:

Change Chief to 50%/50%

Add 3 FF/Paramedics 60% Fire/40% Ambulance

Year 2- 50% Fire/50% Ambulance

Year 3- 40% Fire/60% Ambulance

Year 4- 35% Fire/65% Ambulance

After discussion between the Council, Fire Chief Nelson and City Manager Landes, the Council agreed to wait until after hearing the FY21 Proposed Budget to make a decision.

f) Overview of the City of Gardiner FY21 Budget

The City Manager gave a review the FY21 Budget Proposal.

The City Council will have an opportunity to ask general questions.

They are being asked to review the proposal and come back with any change recommendations at the May 27, 2020 and June 3, 2020 meeting. The public will also have an opportunity to weigh in at the meetings.

The City Council will be asked to add another Council meeting for June 10, 2020 to allow for a Public Hearing and First Read of the FY21 Budget and then a Second Read and Adoption of the budget will be at the June 24, 2020 meeting.

Councilor Berry asked if it would be possibly to push out the purchase of new camera equipment.

City Manager Landes replied that it is not recommended due to the increase of vandalism around the City.

Mayor Hart asked if a new police cruiser purchase could wait until next year.

City Manager Landes replied that due to the excessive use, wear and tear, it is not recommended.

Mayor Hart expressed concerns that the Buildings and Grounds Department is very busy and under staffed.

Finance Director Brown responded that the city is currently trying a new staffing program of three year round employees and two part time seasonal employees. We also have hired a full time custodial employee.

Councilor Rees expressed concerns regarding the responsibilities required from a Public Works Director and not receiving a high enough salary.

Mayor Hart asked if the Boys & Girls Club could be covered as a daycare with the new Central Maine Crossing TIF District.

EDD Desjardins responded that the City could use it for daycare.

Councilor Rees expressed concerns with calculating fees for marijuana licensing and establishments since the Council will be revisiting the fee schedule.

Mayor Hart cautioned against booking the sale of properties when they haven't been sold yet. City Manager Landes stated that Council will be asked to add a meeting on June 10, 2020 for further budget review.

Mayor Hart commented that she would like to have public comment and input available during the next budget meetings.

g) Review and Accept Meeting Minutes from April 08, 2020

Councilor Berry moved to approve the minutes of April 8, 2020 as presented.

Councilor Rines seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous.

5. CITY MANAGER REPORT

- Welcome new police officer, Caleb Marston.
- Lieutenant Rick Seeberg has been promoted to Captain within the Fire Department.
- The City will be receiving a Coastal Community Grant to help develop the downtown master plan. Thanks to EDD Tracey Desjardins for submitting the application.
- Voting for July 14 will be held at the High School and has been approved for ADA accessibility. We were unable to use the Boys & Girls Club due to COVID-19.
- The two retirements planned for this year are being delayed. Scott from the Library will be waiting until May 2021 and Library Director Anne Davis will be waiting until the end of the next fiscal year.
- Paving has started and will be shimmed, manhole covers will be raised and then the asphalt will be put down.
- The Tiger end of Arcade Parking Lot will be swept Friday starting at 2:00am and the other end will be swept next Tuesday starting at 2:00am.
- The Waterfront was vandalized recently and the granite has been repaired.
- The fence at MacKay Park is being put back in place.
- EDD Desjardins is working on an AARP grant to help with some improvements in MacKay Park.
- Thanked Mayor Hart and her husband for designing and distributing the helpful resources flyer that went out to all Gardiner residents.

6. CITY COUNCIL REPORT

Councilor Ault

- Thanked Councilor Frey, Councilor White and their spouses for assisting myself at the Christ Church Community Supper this past Sunday. We did around 40 meals.

- This is a difficult time for small businesses and encouraged everyone to try to support them to help keep them in business.

Councilor Cusick

- Thanked City Manager Landes and the Staff for a great presentation on the budget.
- Also asked for Public Works to look at Armory Street for potholes.

Councilor White

- Thanked all the city employees for all they do, especially the Fire and Police as they are most at risk.
- Thanked Mayor Hart for the Facebook updates.

Councilor Berry

- Thanked everyone for a long meeting and great discussions.

Councilor Rees

- Thanked the police for the increased presence around Brunswick Avenue.

Councilor Frey

- All set

Councilor Rines

- Be kind to yourself as well as your neighbors. Have a great week.

Mayor Hart

- Thanked staff for the work that has gone into the budget.
- Thanked the employees of the City and the community for working through this difficult time.
- A resident approached me about having the Ordinance Review Committee look at dogs and fencing especially in the high density residential areas. Council agreed to send it to ORC for review.

7. EXECUTIVE SESSION

- Pursuant to M.R.S.A § 405 (6)(D): Union Negotiations

Councilor Berry moved to enter into executive session pursuant to M.R.S.A § 405 (6)(D): Union Negotiations.

Councilor Rees seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous. 6:04pm.

Councilor Frey moved to exit out of executive session pursuant to M.R.S.A § 405 (6)(D): Union Negotiations.

Councilor Berry seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous. 7:17pm.

Councilor Frey moved to allow the city team to start union negotiations per the executive session discussion.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

- Pursuant to M.R.S.A. § 405(6)(C): Economic Development at Libby Hill Business Park

Councilor Rees moved to enter into executive session pursuant to M.R.S.A § 405 (6)(C): Economic Development at Libby Hill Business Park.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous. 7:29pm.



**CITY COUNCIL MEETING MINUTES
WEDNESDAY, MAY 13, 2020
6:00 PM**

Councilor Berry moved to exit out of executive session pursuant to M.R.S.A § 405 (6)(C): Economic Development at Libby Hill Business Park.

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous. 8:03pm.

Councilor Berry moved to authorize the city manager to move forward as directed per the executive session discussion.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous

8. ADJOURN

Councilor Berry moved to adjourn.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous 10:58pm.

This document was approved during the June 3, 2020 City Council Meeting.