**COUNCIL MEETING MINUTES**

**GARDINER CITY COUNCIL**

**EXECUTIVE SESSION**

**WEDNESDAY, DECEMBER 16, 2020**

**6:00 PM**

The meeting was called to order by Mayor Hart at 6:01 p.m.

1. **ROLL CALL/PLEDGE OF ALLEGIANCE**

City Council Present: Mayor Hart, Councilor Ault, Councilor Cusick, Councilor White, Councilor Berry, Councilor Rees, Councilor Frey, and Councilor Rines.

City Council Absent: None.

Also present: City Manager Landes, Economic Development Director Desjardins, and Dennis Wheelock.

1. **PUBLIC COMMENT**

Mayor Hart informed the City Council that she had forwarded each of them an email from an individual that owned property close to the West Hill Road solar project. Although this individual does not live within the 200’ radius of the project, the request included asking the City Council to consider having the Ordinance Review Committee look at solar ordinances or even a possible solar moratorium. This will be reviewed again at a later date.

1. **PETITIONS/PUBLIC HEARINGS**

None

1. **NEW BUSINESS**

None

1. **EXECUTIVE SESSION**

* **Pursuant to M.R.S.A. § 405(6)(C): Libby Hill Economic Development**

**Action:** Councilor Berry motioned to enter into executive session pursuant to M.R.S.A. § 405(6)(C): Libby Hill Economic Development.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.

The City Council entered executive session at 6:05 p.m.

(Also admitted to the executive session was Dennis Wheelock of KW Commercial/Magnusson Balfour, Chris Paszyc of The Boulos Company and his client.)

**Action:** Councilor Rees motioned to exit the executive session pursuant to M.R.S.A. § 405(6)(C): Libby Hill Economic Development.

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.

The City Council exited the executive session at 6:58 p.m.

**Action:** Councilor Berry motioned to instruct the City Manager to enter into a purchase and sale for lots 25, 26, and 27 at the Libby Hill Business Park with the recommended adjustments to the agreement: minimum building size of 40k sq. ft. within two years or the purchaser will agree to pay an increased assessed tax value (estimated minimum of $500,000), the city solicitor reviewing the agreement, and a quit claim deed v. a warranty deed being issued.

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.

The City Council thanked Dennis Wheelock for his work.

* **Pursuant to M.R.S.A. § 405(6)(C): Libby Hill Economic Development**

**Action:** Councilor Cusick motioned to enter into executive session pursuant to M.R.S.A. § 405(6)(C): Libby Hill Economic Development.

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.

The City Council entered executive session at 7:05 p.m.

**Action:** Councilor Cusick motioned to exit the executive session pursuant to M.R.S.A. § 405(6)(C): Libby Hill Economic Development.

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.

The City Council exited the executive session at 7:19 p.m.

**Action:** Councilor Berry motioned to direct city staff to enter into a new 12 month listing agreement with Dennis Wheelock of KW Commercial/Magnusson Balfour to market and sell lots at the Libby Hill Business Park.

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.

A five-minute break was held.

* **Pursuant to M.R.S.A. § 405(6)(A): City Manager Annual Review**

**Action:** Councilor Cusick motioned to enter into executive session pursuant to M.R.S.A. § 405(6)(A): City Manager Annual Review.

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.

The City Council entered executive session at 7:28 p.m.

**Action:** Councilor Ault motioned to exit the executive session pursuant to M.R.S.A. § 405(6)(A): City Manager Annual Review.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.

The City Council exited the executive session at 7:52 p.m.

**No further action taken.**

1. **CITY MANAGER REPORT**

None

1. **CITY COUNCIL REPORT**

Councilor Ault wished everyone a wonderful end of the year and best wishes.

Councilor Cusick said good-bye to Councilor Ault and happy holidays to everyone.

Councilor White expressed thanks to Councilor Ault and stated she was sad that the City Council inauguration wouldn’t be held this year due to the pandemic.

Councilor Berry stated he would miss looking at Councilor Ault across council chambers as he always wondered what the councilor’s mind was thinking during agenda item discussions. He also thanked Councilor Ault for his service.

Councilor Rees will miss having Councilor Ault on the City Council and she will see him around.

Councilor Frey thanked Councilor Ault for all he has done for the city.

Councilor Rines echoed everyone’s sentiments and thanked Councilor Ault for his service and looks forward to seeing him serve on committees or the city council again.

Mayor Hart also echoed everyone’s sentiments with many thanks to Councilor Ault. Also Mayor Hart briefly spoke about the Gardiner Main Street parking lot (diagonal to the Library). Mayor Hart was curious if there was any interest in having the city rent the lot while the highest and best use of the lot can be determined. Gardiner Main Street will be attending a future City Council meeting.

1. **ADJOURN**

**Action:** Councilor Ault motioned to adjourn the meeting.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.

The City Council adjourned the meeting at 8:06 p.m.

Respectfully Submitted:



Christine M. Landes, City Manager