



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, February 3, 2020
6:00 PM

The meeting was called to order by Mayor Hart at 6:03 p.m.

1. ROLL CALL/PLEDGE OF ALLEGIANCE

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

City Council Absent: None.

Also present: City Manager Christine Landes, City Clerk Alisha Ballard, Ingrid Stanchfield, Finance Director Denise Brown, Hank Farrah, Tina Wood, Steve Brooke, Becky Fles, Debby Willis and Police Chief James Toman,

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

a) Liquor License Renewal: Pub Depot, Inc., DBA The Depot Pub

Mayor Hart opened the public hearing at 6:07 pm and asked for any comments from the public. Hearing none. Mayor Hart closed the public hearing at 6:07 pm.

4. NEW BUSINESS

a) Consider Approval of a Liquor License Renewal and Liquor/Bottle Club (51-100) Seats License for Pub Depot, Inc., DBA The Depot Pub

Action: Councilor Cusick moved to approve the liquor license renewal application and the victualers liquor/bottle club license for Pub Depot, Inc., DBA The Depot Pub.

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Councilor White seconded.

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

b) Presentation and Discussion of Capital Campaign Funding Request from The Boys and Girls Club of Kennebec County/ Ingrid Stanchfield

Ingrid Stanchfield gave a presentation in regards to The Boys and Girls Club. She explained the new building layout.

Councilor White asked if all of the rooms have access to the outside.

Ingrid confirmed and explained why they did this layout.

Councilor Rines stated ALICE means: Alert, Lockdown, Inform, Counter and Evacuate.

Councilor Rines asked what street is the entrance going to be on.

Ingrid stated the entrance would still be on Pray Street.

Councilor Rines asked where the new soccer field would be.

Ingrid explained.

Councilor Rines asked when the new building opens will the old building shut down. Will there be any disruption of services?

Ingrid explained it would be a smooth transition.

Ingrid finished her presentation.

Councilor Rees asked Ingrid "If this program was still run by the City what do you think it would cost the tax payers on an annual basis?"

Ingrid stated more than half of the registered memberships are Gardiner kids and families.

We had a \$1.7 million dollar budget. She was not sure of that number due to her running it as a non-profit for so long and, that they have been able to raise the money through program fees, town partnership and grants. She feels like they would not be able to fund a building like the one they have if it was city funded.

c) FY 2020 Audit Report/ Finance Director Brown and Hank Farrah, RKO

Finance Director Denise Brown spoke briefly.

Hank Farrah gave a presentation for the FY 2020 audit report.

Action: Councilor Berry moved to accept the FY20 Audit Report from Runyon, Kersteen, Ouelette.

Councilor White seconded.

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

d) Consider Endorsement for Letter of Support/ Fish Passage on Cobbossee Stream

Tina Wood spoke briefly about the fish passage.

Mayor Hart stated the question/concern is what would be the financial liability for Gardiner.

Tina states that for the last three years we have held stakeholder meetings with the Department of Maine Marine Resources and NOAA. The information that we have gathered

is that the fish passage would be funded through grants and through other provide organizations.

Mayor Hart asked Tina a clarifying question; "City Council would be endorsing this through theory with no financial binding?"

Tina confirmed.

Action: Councilor Rines moved to support sending a letter to the Department of Maine Resources regarding fish passage on the Cobbossee Stream.

Councilor Rees seconded.

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

e) Consider Sending Proposed Dog Kennel Ordinance/Code Changes to a Public Hearing

Debby Willis spoke briefly.

Councilor Sergent asked Chair Willis if the fencing would be grandfathered in.

Chair Willis stated they would be grandfathered.

Action: Councilor Frey moved to send the proposed changes to the Land Use Ordinance and City of Gardiner Code to Public Hearings and First and Second Reads on February 17, 2021 and March 3, 2021 respectfully.

Councilor Rines seconded.

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

f) Consider Sending the Extension of Moratorium Ordinance/Adult Use Retail Marijuana and Medical Marijuana Retail to a Public Hearing

Debby Willis spoke briefly.

Action: Councilor Rees moved to send the extension of the Moratorium Ordinance/Adult Use Retail Marijuana and Medical Marijuana Retail to a Public Hearing on February 17, 2021.

Councilor Sergent seconded.

Mayor Hart asked for any discussion.

Manager Landes states she checked with the city solicitor and they stated it is only required to have one public hearing and not two.

All those in favor. Unanimous.

g) Consider Endorsement of an Interlocal Agreement with the Town of Farmingdale

Manager Landes spoke briefly.

Councilor Berry asked where it says services to be provided included but not limited to, who makes the decision on the limited to.

Manager Landes states most transactions would fall under those categories. It is still yet to be determined if the state of Maine vitals will open their program, DAVE, for others municipal offices to print.

Councilor Berry asked if there is cost to either municipality.

Manager Landes stated there is no cost to the municipality but the opposite municipality will keep the revenue for processing the transaction.

Councilor Berry asked if COREMARK came in to register their fleets with Farmingdale would, we would lose a substantial amount of revenue.

Manager Landes states we would still be sent the excise but not the fee to do the transaction.

Mayor Hart stated it is the same if someone was to register online, we would not see the revenue.

Action: Councilor Rines moved to enter into an Interlocal Agreement with the Town of Farmingdale to provide services should either office be unavailable for multiple consecutive days.

Councilor Frey seconded.

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

h) Consider Request from MSAD #11 to Absorb Permit Fees/Athletic Field and Buildings

School Board Chair Becky Fles spoke briefly.

Councilor Berry asked if there is any precedence for something like this.

Mayor Hart states this is not to waive the permit, they have done that. It is about the associated fee.

Manager Landes states CEO could answer this a lot clearer but her understanding is that the permits and fees have been requested and paid for in the past.

Mayor Hart states this is just to absorb/eliminate/waive the fee for an organization just like we did a couple of weeks ago for Gardiner Main Street.

Manager Landes states we have also eliminated fees for religious organizations.

Action: Councilor Cusick moved to absorb the athletic field building permit fee for MSAD #11 in the amount of \$4,146.40.

Councilor White seconded.

Mayor Hart asked for any discussion.

Manager Landes read aloud a letter from Barbara Estabrook.

All those in favor. Unanimous.

i) Accept the Resignation of David Gilman (Town of Randolph)/Gardiner Water District Trustees

Action: Councilor Cusick moved to accept, with regret, the resignation of David Gilman from the Gardiner Water District Trustees.

Councilor Frey seconded.

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

j) Confirm Agreement to Enter Into a Purchase and Sale for Lot #15 in Libby Hill Business Park

Mayor Hart spoke briefly.

Action: Councilor Berry moved to allow the City Manager to sign a Purchase and Sale Agreement on Lot #15 with the previously noted adjustments being made.

Councilor Frey seconded.

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

k) Board and Committees Update from Mayor and City Councilors

Councilor Rees gave an update on the Downtown Master Plan.

l) Review and Accept Meeting Minutes from January 27, 2021

Action: Councilor Frey moved to approve the minutes of January 27, 2021 as presented.

Councilor White seconded.

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

5. CITY MANAGER REPORT

Manager Landes wanted to remind everyone that on March 15 there is a volunteer training via Zoom. Manager Landes has been working with the city solicitor, John Pottle and Nancy Ansheles in regards to content.

Manager Landes gave an update on COVID liability insurance. Manager Landes read aloud the letter.

6. CITY COUNCIL REPORT

Councilor Sergent stated Chrysalis Place is still open and they are looking for older people who may need help. Councilor Sergent received a letter in regards to the traffic out front of McDonalds.

Manager Landes asked Councilor Sergent to forward this information and she will look into it further.

Councilor Cusick gave a shout out to Finance Director Denise Brown and her staff.

Always good to hear the audit went well. Councilor Cusick states he is glad to hear the police officer is okay, you can replace a police car. Councilor Cusick wanted to express

thanks to public works; the roads are in good shape. Gardiner Elks wanted to do something for public safety; they voted to give gift cards to each police officer, fire fighter and paramedic. They delivered these last week. Gardiner Elks also gave a \$3000 donation to the Tiger Food Pantry.

Councilor White provided kudos to Finance Director Denise Brown for another good audit. Councilor White states she is also interested in the tax-acquired properties as well.

Councilor Berry wanted to wish the police officer who was in the accident well. Councilor Berry states we no longer have our mailing addresses posted, is there any way we can post our mailing address on the website?

Manager Landes states there was a request made to eliminate the addresses of the council from the website for the safety of the council.

Councilor Berry states we tell our addresses during the meetings.

Mayor Hart states we can add this to our discussion Saturday during our workshop.

Councilor Berry asked about getting an updated list of TAP (tax acquired properties).

Manager Landes states that she has asked Kathleen Cutler for an updated list of tax acquired properties.

Councilor Rees expressed thanks to public works for cleaning up the snow.

Mayor Hart wanted to echo all the praise for the city staff; Finance Director Denise Brown and her staff, Public Works and Buildings and Grounds and she is glad that the officer is doing well. She is appreciative of all the community folks that work to support our community and non-profits; the environment all the people who are involved with the boys and girls club, and Upstream. We also learned about Mayor Ralph Clarks passing; the Mayor asked for a moment to recognize him. She reminded Council of the work shop this weekend to set goals for the year. She said please be patient and have hope while we wait for the vaccine to reach everyone, please get vaccinated.

7. ADJOURN

Action: Councilor Sergent motioned to adjourn the meeting.
Councilor Frey seconded.
Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.
The City Council adjourned the meeting at 8:00 p.m.

Respectfully Submitted:

A handwritten signature in black ink that reads "Alisha Ballard". The signature is written in a cursive, flowing style.

Alisha Ballard

City Clerk