



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, April 21, 2021
6:00 PM

The meeting was called to order by Mayor Hart at 6:00 p.m.

1. ROLL CALL/PLEDGE OF ALLEGIANCE

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

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, WasteWater Director Douglass Clark, Finance Director Denise Brown, Public Works Director Jerry Douglass, Economic Development Director Tracey Desjardins, Meghan Jellison, Mike and Linda Adams, Fire Chief Rick Sieberg, Stephanie Bouchard, Brandi Kennerson and Debby Willis.

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

None

4. NEW BUSINESS

a.) The Blind Pig Tavern application for outside consumption and special entertainment

Acting City Manager Anne Davis spoke briefly.

Brandi Kennerson spoke briefly.

Office of the Mayor & City Council | 6 Church Street | Gardiner, ME 04345
207-582-4200 | 207-582-6895 (fax)
www.GardinerMaine.com

Mayor Hart asked Brandi questions:

Mayor Hart asked to clarify the hours of operation listed on the application.
Brandi clarified the hours they are requesting.

Mayor Hart talked about the park and noise ordinance. There is a 10 p.m. curfew. Would this work for the Blind Pig to limit the hours to 10 p.m.? Brandi stated that is not an issue, last year we did not let any entertainment go past 9:00 p.m.

Mayor Hart mentioned that in the application, the seating outside would be roped right up the staircase. Last year we had asked for this to be 6 feet from the staircase.
Brandi stated that it would also be 6 feet away this year as well.

Councilor Rees stated there is no smoking allowed in the park. Councilor Rees asked Brandi if she would have signage in place to prevent outside smoking while dining.
Brandi stated there is no smoking allowed in an eating area but there are signs outside that do state there is no smoking.

Brandi asked Council if she could place an extra picnic table on the other side of the park for extra seating.
Mayor Hart stated she would need to speak with the Public Works Director and get back to her with a decision.

Councilor Berry asked if there has been any complaints or comments for the outdoor use of Johnson Park last year.
Acting City Manager Davis stated she does not believe so.

Councilor Cusick mentioned this is a very nice feature for downtown Gardiner and a beautiful place to sit and enjoy to evening.

Action: Councilor Berry moved approve the Blind Pig's Tavern application for outside consumption and special events with a 10 p.m. closing time and 6 a foot from the stairway off Mechanic Street.
Councilor Frey seconded.
Mayor Hart asked for any discussion. None. All those in favor. Unanimous.

b.) Victualer license renewal for Northeast Patients Group - DBA Wellness Connection of Maine.

Acting City Manager spoke briefly.

Action: Councilor Berry moved to renew a victualer license for Northeast Patients Group - DBA Wellness Connection of Maine.
Councilor Rines seconded.

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

c.) Consider Resending Proposed Tiny Homes & Cemetery Rules Ordinance/Code Changes to a Public Hearing

Mayor Hart spoke briefly.

Action: Councilor Cusick moved to resend the proposed changes to the Land Use Ordinance and City of Gardiner Code for Tiny Homes and Cemetery Rules to Public Hearings and First and Second Reads on May 5, 2021 and May 19, 2021 respectfully.

Councilor Sergent seconded.

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

d.) Advise and Consent to the Mayor's Appointment(s)

Mayor Hart spoke briefly.

Action: Councilor Rees moved to advise and consent to the Mayor's appointments of; Scott Klinger - Board of Assessment Review, Ingrid Stanchfield - Quimby Trust, Meghan Jellison - Age Friendly Committee and Kristen Poremby - Housing and Age Friendly Committees.

Councilor White seconded.

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

e.) Overview of FY22 Budget

Acting City Manager Anne Davis gave an overview on the FY22 Budget.

Councilor Berry thanked Acting City Manager Anne Davis and asked what percentage of the income increase is contributed to labor costs.

Finance Director Denise Brown stated wages and benefits are 50% of our proposed increase to the budget.

Acting City Manager Davis continued her overview on the FY22 Budget.

Councilor Berry asked Acting City Manager Davis how much we are paying API a year.

Acting City Manager Davis stated we buy that bulk hours and we budget 23,000.

Acting City Manager Davis continued the FY22 overview.

Councilor Rees stated the past Public Works Director put in a request for a street sweeper and her understanding is that is no longer needed because we are using a lot less sand so the streets can be swept with the current street sweepers. Councilor Rees asked if the flail mower will be used at Libby Hill often. Is it possible to have this taken out of the TIF fund.

Finance Director Denise Brown stated that in this proposed budget it is not but a portion of it could be paid for out of the TIF funds. The mower will be used Gardiner wide not just in Libby Hill Business Park.

Acting City Manager Davis continued the FY22 overview.

Councilor White stated it looks like there is a proposed change of \$55,000 dollars in revenue for licenses and permits.

Acting City Manager Davis stated that is correct the city's licensing and permits have skyrocketed because of the marijuana businesses starting up.

Acting City Manager Davis continued the FY22 overview.

Councilor Berry asked for clarification on the school budget mentioned on page 2 of the budget book.

Finance Director Brown explained the MSAD 11 is still working on their budget.

Mayor Hart asked if we are receiving a one-time revenue of \$350,000? We have \$250,000 coming from FUND balance, where is the other \$100,000 coming from?

Acting City Manager Davis stated the other \$100,000 is coming from lot sales at Libby Hill.

Acting City Manager Davis continued the FY22 overview.

Councilor Berry asked if part of the cost to put the ambulance in Richmond would partially be paid by other communities.

Acting City Manager Davis stated that for this year it was too late to have a shared piece with the other towns.

Councilor Cusick stated that City of Gardiner would bear the cost this year to see if it works out. It was too late for the other towns to absorb the cost in their budgets.

Acting City Manager Davis finished the FY22 overview.

Councilor Berry asked for something to be prepared from Finance Director Brown, a comparison from the last couple of years of the CPI compared to that of our City budgets.

Finance Director Brown stated she would draft this together for Council.

Acting City Manager Davis asked Council if there was anything else they would like put together before next meeting.

Mayor Hart stated it would be good to see what we did last year compared to this year.

Acting City Manager Davis provided her contact information for any questions.

Councilor Cusick asked about saving money on sweeping, are we no longer sweeping streets in Gardiner anymore?

Councilor Rees stated the previous Public Works Director hoped to purchase a new street sweeper but when she spoke with new Public Works Director Douglass he said if they use more salt and less sand there will be a lot less sand being put on the roads and Public Works Director Douglass does not anticipate needing the new big sweeper.

Councilor Cusick stated he knows the sweeper is old and we still need to sweep sand.

Acting City Manager Davis stated the City will still be street sweeping.

f.) Consider accepting a bid for 0 Harley Rd M010 L 010 B

Acting City Manager Anne Davis spoke briefly.

Action: Councilor Berry moved to accept the bid of \$9,500 from Maine Real Property Service, LLC for 0 Harley Rd.

Councilor Cusick seconded.

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

g.) Consider accepting a bid for 56 Marks Lane M015 Lot005 H

Acting City Manager Anne Davis spoke briefly.

Action: Councilor Cusick moved to accept the bid of \$16,150 from Pine Tree Real Estate LLC for 56 Marks Lane.

Councilor Frey seconded.

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

h.) City Manager search update

Mayor Hart spoke briefly.

Councilor Berry stated he believes the last search the City single-sourced. Councilor Berry stated we are a member of MMA and asked if the service they provide is part of the membership or an additional cost.

Mayor Hart stated it is an additional cost.

Councilor Berry stated that he was not impressed with the process with MMA. Councilor Berry stated he is interested in sending out an RFP and wait to see what we receive for responses.

Mayor Hart thanked Councilor Frey and stated that if we all agree we could get this out by Friday.

5. CITY MANAGER REPORT

Acting City Manager Davis apologized to Councilor Rines for not getting down to S. Gardiner to look at the playground but did speak with Public Works Director Douglass and we will be maintaining the playground.

City of Gardiner has a Brown Tail Moth infestation, we are going to be inoculating a tree downtown, and it costs \$425.00 dollars.

We did not put any money into the budget this year for the buildings, with the transitions that will be happening within management. For FY23 we asked the Public Safety Chiefs and Public Works Director to do a white paper, they know what their needs are.

Reopening of the Children's Room will begin on Monday, 4/26/2021. She opened a job search internally for an Assistant Librarian Director.

Tax Collector Kathleen Cutler and Acting City Manager Davis will identify three new TAPs they we can put out to bid, Tax Collector Cutler is finishing up the paperwork on Spring Street.

6. CITY COUNCIL REPORT

Councilor Sergent mentioned happy Earth Day to all tomorrow. The American Legion is having their swearing ceremony in of their officers Sunday.

Councilor White wanted to thank Acting City Manager Davis and Finance Director Brown for the budget presentation. Councilor White stated she will be doing a virtual 5K.

Councilor Berry thanked Acting City Manager Davis and Finance Director Brown for the budget presentation. Councilor Berry stated he is on the Economic Development Committee, they would like a name change to Economic Development and Community.

Mayor Hart stated this would need to go before council; the Economic Development Committee is set up in a City ordinance. Mayor Hart is learning more about the American Rescue package, this is the first time that relief money is going to municipalities. The good news is that Congress voted that municipalities will get the money and guidance will come out in early May. We will know how we can and cannot spend the money. We may offset any revenue that we have lost. Gardiner did not have such a loss but can invest in the future in the economic growth in the community. Mayor Hart stated she believes this would be something good for the Economic Development Committee to take a look at and figure out what we need.

Councilor Berry stated that this will need to come on as an agenda item. Councilor Berry stated he is interested in getting something going for the City buildings and City needs.

Councilor Rees updated everyone that the Gardiner Downtown Master Plan Committee is currently working on a website.

Mayor Hart mentioned this past weekend was a very big cleanup day, they were able to clean up about 600 lbs. of trash.

Mayor Hart stated the funding for the Cobbossee Corridor Project that had been proposed had changed; they had to separate them into three different submissions.

Mayor Hart mentioned that last night was a Gardiner Main Street Board meeting; fifteen minutes of the meeting was to praise Public Works and Buildings and Grounds crew. There are a couple of meetings and ribbon cuttings coming up, April 29th at 5:30 p.m. in McKay Park to talk about your vision for McKay Park. May 10th 6:00 p.m. in the Gardiner Fire Bay sponsored by Union Way. Ribbon cutting this Saturday at noon time for a bungee jumping business.

Councilor Berry stated that First Park is having their annual meeting and voting tomorrow night. This is the last year of their debt service and there is some discussion of ways to getting out of First Park so he would like to look into having this as an agenda item. Where would like to go with this going forward?

Mayor Hart asked Councilor Berry since they paid off the debt does that mean the municipalities will get more revenue because this income isn't going to the debt?

Councilor Berry stated that is the question. They want to hire a redesigning engineer to redesign the park.

Acting City Manager Davis reminded the Mayor and Council of the upcoming executive meeting.

7. EXECUTIVE SESSION *(City Council will exit public meeting and enter into a separate Zoom meeting.)*

Action: Councilor White motioned to move into executive session at 8:02 p.m. Councilor Frey seconded.

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

The City Council moved into executive session at 8:02 p.m.

a.) Pursuant to 1 M.R.S.A. § 405(6)(C): Discussion or consideration of the condition, acquisition or the use of real or personal property

Action: Councilor Rees motioned to exit executive session at 8:22 p.m. Councilor Sergent seconded.

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

8. ADJOURN

Action: Councilor Rees motioned to adjourn the meeting.
Councilor Sergent seconded.
Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.
The City Council adjourned the meeting at 8:25 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Alisha Ballard".

Alisha Ballard

City Clerk