

Mayor Hart called the meeting to order at 6:04pm.

## **1. ROLL CALL**

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

Also in attendance: City Manager, Christine Landes; City Clerk, Kelly Gooldrup; Finance Director, Denise Brown; Library Director, Anne Davis; Code Enforcement Officer, Kris McNeill; Jessica Lowell, Tracey Steuber, Thom Harnett, Shana Cook Mueller, Nathalie Thompson, Albert Cote, Gerard Desjardins, Raegan LaRochelle

## **2. PUBLIC COMMENT (anything not on the Agenda)**

Anne Davis announced that the Gardiner Library Association is in the process of gathering organizations, speakers and municipalities for the celebration of the State of Maine's Bicentennial.

## **3. PETITIONS/PUBLIC HEARINGS**

None

## **4. NEW BUSINESS**

### **1. TIF/CEA Presentation from Shana Cook Mueller of Bernstein Shur**

As many of the City Council members are new, Shana Cook Mueller of Bernstein Shur will be present to provide the City Council a brief presentation on how TIF/CEA's work. This will be a benefit for the City Council as more interest in generated in the business park and with the confirmation of a new EDD/Planner.

Following a PowerPoint presentation, there was discussion around the room between the Council and Shana Cook Mueller.

### **2. Consideration of how to apply increased State Revenue Sharing**

At the last meeting of the City Council, each councilor was provided a sheet with options of how to apply the increased revenue sharing that now has been allocated by the State of Maine. The increased amount of \$118,566 has statutory limitations on how to allocate it. The options are as follows:

1. Create a special designated account to use the \$118,566 revenue sharing increase in the FY21 budget
2. Use the originally budgeted number of \$532, 023 in the FY20 budget and allow the increased amount to lapse to fund balance
3. Use \$118,566 less in budgeted fund balance for FY20 (originally proposed \$225,000, so new amount to be used would be \$106,434)

4. Allow the proposed \$225,000 use of fund balance to stay the same and apply the \$118,566 revenue sharing increase to FY20 tax calculations

The City Manager is recommending option number four. The use of increased revenue sharing in the amount of \$118,566 would potentially decrease the mil rate by .33 (this does not include the possibility that Gardiner property values may be increased over what was originally determined in calculating the mil rate during the budget process). The city's fund balance is within auditor's recommended standards.

(The original memo is attached that notes \$106,404 in increased revenue sharing. The State of Maine has since updated the estimated revenue sharing amount.)

Representative Thom Harnett spoke briefly about revenue sharing.

Councilor Rees moved to allow the estimated increased revenue sharing in the amount of \$118,566 be applied to the FY20 tax commitment.

Councilor Dolley seconded.

Mayor Hart asked for any discussion.

The Council and the City Manager Landes conversed briefly about the possibilities of use for the money.

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

### **3. Consideration of request from Gardiner Main Street to Waive Taxes**

Gardiner Main Street has submitted a written request to waive taxes on the former Bailey Lot until such time as a final reuse plan is determined.

A representative from Gardiner Main Street will be present to explain the request and answer any questions.

Councilor Berry moved to change the agenda to remove item number 3. In new business: Consideration of request from Gardiner Main Street to Waive Taxes until more information can be provided.

Councilor White seconded.

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

### **4. Confirm appointment of Economic Development Director/Planner Tracey Steuber**

The City of Gardiner is pleased to announce and welcome Tracey Steuber as the city's new Planning & Economic Development Director.

"I am truly looking forward to being a part of the City of Gardiner's leadership team," Steuber says. "I am excited to become a contributor to the growth of the city."

City Manager Christine Landes says, "Ms. Steuber brings with her a wealth of knowledge and experience in TIF's and CEA's, Brownfields Assessment and Grant programs, grant writing, CDBG's, Main Street Programs, and a personal interest in making each business in our city a success. The City of Gardiner is fortunate to have Ms. Steuber join the management team and lead her department to its full potential."

Steuber brings over 20 years of experience in the area of municipal government with a strong grasp of economic development trends in Maine. She currently serves on the board of the Northeast Economic Development Association (NEDA), Economic Development Council of Maine (EDCM) and Maine Community Development Association (MCDA). Previously, she was the Economic & Community Development Director for the Town of Lisbon and is experienced in marketing, business development, grant writing, Brownfields sites, Tax Increment Financing Districts (TIF's), Revolving Loans, event management and more.

Steuber resides in Auburn and enjoys boating, fishing, traveling, football (Patriots) and especially spending time with her grandchildren.

Tracey Steuber will be present to introduce herself to the City Council. The Council will have an opportunity to ask questions and welcome her to the team along with confirming her appointment to the position.

Councilor Cusick moved to confirm the appointment of Tracey Steuber and welcome her as the new Economic Development Director/Planner for the City of Gardiner.

Councilor White seconded.

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

**5. Accept minutes of June 19, 2019**

Councilor Rines moved to approve the minutes of June 19, 2019 as presented.

Councilor Cusick seconded.

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

**6. Consider and Appoint New Members for Boards and Committees**

Marc Collins was removed from the list until further information can be obtained regarding the Gardiner Water District Trustees current enrollment status.

Councilor Dolley moved to appoint Dennis Doiron and Brian Coombs to the Historic Preservation Commission and Ariel Zeimer to the Solid Waste and Recycling Advisory Committee.

Councilor Cusick seconded.

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

**• CITY MANAGER REPORT**

- Welcome Intern; Nathalie Thomsen, who is working on GIS with the City for the summer.
- Nomination papers are available for the four district seats on Council. They are due back by September 6, 2019. See Kelly for more information.
- MMA convention registration forms are in your packets. Please let Sherry know if you plan to attend.

- **CITY COUNCIL REPORT**

Councilor Rines: all set

Councilor Dolley: quoted one of his guests at his Bed and Breakfast, “Enchanted by the City of Gardiner”.

Councilor Rees: all set

Councilor Berry: thanked Thom Harnett for all his efforts with the State Legislature.

Councilor White: all set

Councilor Cusick: asked for updates on paving and reported potholes.

City Manager Landes responded that Wellman Paving is set to start work in the third week of July.

Mayor Hart: thanked Chief Nelson and public safety for their work on the communications tower and ribbon cutting. Thanks to Robert Abbey and Public Works for all the work they do keeping the fountain going at the Gardiner Commons. Check out Gardiner Main Streets Facebook page for upcoming events.

- **EXECUTIVE SESSION**

- **Pursuant to M.R.S.A. § 405 (6)(H) regarding a Code Enforcement Action**

Councilor Rees moved to enter into executive session pursuant to M.R.S.A. § 405 (6)(H) regarding a Code Enforcement Action.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous 7:11pm

Councilor Cusick moved to exit out of executive session pursuant to M.R.S.A. § 405 (6)(H) regarding a Code Enforcement Action.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous 7:16pm

- **Pursuant to M.R.S.A. § 405 (6)(A) regarding the Annual Review Process of the City Manager**

Councilor Cusick moved to enter into executive session pursuant to M.R.S.A. § 405 (6)(A) regarding the Annual Review Process of the City Manager.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous 7:16pm

Councilor Cusick moved to exit out of executive session pursuant to M.R.S.A. § 405 (6)(A) regarding the Annual Review Process of the City Manager.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous 7:30pm

- **ADJOURN**

Councilor Dolley moved to adjourn.

Councilor Rines seconded.

Mayor Hart asked for any discussion. Seeing none. All those in favor. Unanimous 7:31pm

*(Approved during the August 14, 2019 Council Meeting)*