



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, January 19, 2022
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 Cusick, Councilor Brown, Councilor Gilg, Councilor Berry, Councilor Frey, Councilor Greenleaf and Councilor Rines.

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Scott Cole, Michele Cole, Planning Board Chair Debby Willis, Finance Director Lucyann Cook, Economic Development Director Tracey Desjardins, Code Enforcement Officer Kris McNeill, Jessica Lowell, and Public Works Director Jerry Douglass.

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

a) Informational hearing discussing 235 Water Street

Mayor Hart opened the public hearing at 6:03 p.m. and asked for any comments from the public.

Mayor Hart read aloud a letter from Gardiner Main Street.

Mayor Hart closed the public hearing at 6:05 p.m.

b) Public Hearing to consider the approval of a proposed amendment to the Code of Ordinances relating to blasting

Mayor Hart opened the public hearing at 6:05 p.m. and asked for any comments from the public.

Chair of the Ordinance Review Committee Debby Willis spoke briefly.

Mayor Hart closed the public hearing at 6:06 p.m.

c) Public Hearing to consider the approval of proposed amendments to the Land Use Ordinance (LUO) regarding Accessory Solar Arrays

Mayor Hart opened the public hearing at 6:07 p.m. and asked for any comments from the public.

Debby Willis, Chair of the Planning Board, spoke briefly.

Mayor Hart closed the public hearing at 6:07 p.m.

4. NEW BUSINESS

a) Consideration to accept Gardiner City Council's resolution declaring 235 Water St. a dangerous building

Action: Councilor Rines moved to accept Gardiner City Council's resolution declaring 235 Water St. a dangerous building.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. None. All those in favor. 7 yes, Councilor Berry abstained.

b) Consideration of appointing a Spirit of America recipient

Action: Councilor Cusick moved to give the Spirit of America Award to Raye Anne Desoto.

Councilor Greenleaf seconded.

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

c) Consideration of a First Read to approve a proposed amendment to the Code of Ordinances relating to blasting.

Debby Willis, Chair of the Ordinance Review Committee, spoke briefly.

Councilor Berry asked if we have insurance for this.

Code Enforcement Officer Kris McNeill stated the insurance would be covered by the company doing the blasting.

Action: Councilor Greenleaf moved to approve the First Reading of the proposed amendment to the Code of Ordinances relating to blasting. He also move to send it to a Second Read on February 2, 2022.

Councilor Gilg seconded.

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

d) Consideration of a First Read to approve proposed amendments to the Land Use Ordinance (LUO) regarding Accessory Solar Arrays (ASA)

Debby Willis Chair of the Planning Board spoke briefly.

Councilor Frey asked where the number 12 came from.

Code Enforcement Officer Kris McNeill stated he worked with solar companies and the acceptable height was 10 so the city went with 12.

Action: Councilor Cusick moved to approve the First Reading of the proposed amendment to approve proposed amendments to the Land Use Ordinance (LUO) regarding Accessory Solar Arrays (ASA) I also move to send it to a Second Read on February 2, 2022.

Councilor Brown seconded.

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

e) Introduction of our new Finance/HR Director LucyAnn Cook

Finance/HR Director LucyAnn Cook spoke briefly.

Council gave her a warm welcome.

f) Discussion of Gardiner's paving projects in FY22

Public Works Director Jerry Douglass spoke briefly.

Mayor Hart asked clarifying questions.

Public Works Director Douglass explained the process.

Mayor Hart thanked Public Works Director Douglass and his team for all of their work with the changing of the weather.

Acting City Manager Anne Davis mentioned the Libby Hill projected costs and stated it is just informational.

Public Works Director Douglass explained the Libby Hill projected costs.

Council thanked Public Works Director Douglass for his time.

g) Consideration of accepting the recommendations of the Economic and Community Development Committee for the disbursement of the locally controlled ARPA (American Rescue Plan Act) money

Chair of the Economic and Community Development Committee Debby Willis spoke briefly.

Councilor Gilg stated that next to stage 2 number 5 does not have a dollar amount next to it, is this an oversight?

Chair Debby Willis stated they did not know how much would need to go to each park.

Mayor Hart asked what the committee's suggestions are.

Acting City Manager Anne Davis stated that at the meetings they discussed this but it depends on the amount of grants that are being given out.

Councilor Gilg stated there are two amounts for the grants listed. He asked a clarifying questions in regards to the remaining amount.

Chair Debby Willis stated they are not aware of the amount of application they will receive.

Mayor Hart asked if we have only received half of the funds.

Acting City Manager stated that is correct and the remaining amount will be available by the end of this year, 2022.

Action: Councilor Berry moved to approve the following recommendations as listed.

Councilor Cusick seconded.

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

h) Discussion of the Department Heads' reports for November, 2021 and December, 2021

Councilor Greenleaf thanked all department heads for their work with the reports.

i) Review of the 2021 Gardiner City Council goals

Mayor Hart spoke briefly about the upcoming goal setting meetings.

Acting City Manager Anne Davis thanked Mayor Hart.

j) Review of the list of tax acquired property

Mayor Hart spoke briefly.

Council extended their gratitude to Tax Collector Kathleen Cutler.

k) Update of properties at Libby Hill Business Park

Economic Development Director Tracey Desjardins spoke briefly.

Councilor Berry stated there are four lots that are still empty.

Economic Development Director Desjardins stated that is correct.

Councilor Berry stated that its his understanding that one of the lots that are available is not buildable.

Economic Development Director Desjardins stated she will need to look at the paperwork. She states the four lots that are buildable.

Councilor Berry asked a more clarify question about the non-buildable lot.

Economic Development Director Desjardins stated the non-buildable lot is marked on the map and is not a part of the four listed for sale.

Councilor Berry asked why we haven't conjoined the non-buildable lot with another lot.

Economic Development Director Desjardins stated she will research that option.

l) Advice and Consent to appoint Doug Baston to the Economic and Community Development Committee

Action: Councilor Berry moved to Advice and Consent the mayor to appoint Doug Baston to the Economic and Community Development Committee and Board of Appeals.

Councilor Greenleaf seconded.

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

5. CITY MANAGER REPORT

Acting City Manager Anne Davis mentioned the past couple of weeks we have had sewer lines clogged. Anne stated that Wastewater Director and Public Works Director Jerry Douglass could repair the pipes.

Acting City Manager Anne Davis stated an employee heard water running in the backroom, there was burst pipe, AFC came and fixed it.

Acting City Manager Anne Davis stated that employee appreciation celebration had to be postponed this year due to covid, she gave a shout out to employees. Public Works John Gorman has worked for the City for 10 years, Waste Water Doug McMaster has worked for the City for 10 years and Waste Water Larry Whitmore has worked for the City for 15 years. Acting City Manager Anne Davis stated she has been with the City for 31 years.

Acting City Manager Anne Davis mentioned that Fire Chief Rick Sieberg has been meeting with surrounding towns giving his presentation for expanding services.

Acting City Manager Anne Davis stated this year budget includes money for an update with TRIO.

6. CITY COUNCIL REPORT

Councilor Berry thanked city staff for tending to the roads and sidewalks.

Councilor Greenleaf echoed Councilor Berry's comment.

Mayor Hart stated that Gardiner Main Street is looking into holding a community event.

7. EXECUTIVE SESSION:

Action: Councilor Frey motioned to move into Per 1 M.R.S. §405 (6)(d): Discussion or labor negotiations.

Councilor Cusick seconded.

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

The City Council moved into executive session at 7:04 p.m.

a) Per 1 M.R.S. §405 (6)(d): Discussion or labor negotiations

Action – requested additional information and will put the item on the next meeting agenda

8. ADJOURN

Action: Councilor Greenleaf motioned to exit Executive Session and adjourn the meeting at 7:54 p.m.

Councilor Frey seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.
The City Council adjourned the meeting.

Respectfully Submitted:



Alisha Ballard

City Clerk