



**COUNCIL MEETING MINUTES**  
**GARDINER CITY COUNCIL**  
**WEDNESDAY, October 5, 2022**  
**6:00 PM**

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

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

- a. City Council Present: Mayor Hart, Councilor Berry, Councilor Cusick, Councilor Frey, Councilor Rines, Councilor Greenleaf, Councilor Brown
- b. City Council Absent: Councilor West
- c. Also present: City Manager Andrew Carlton, Deputy Clerk Michelle Snowden; City Clerk Kathleen Cutler; Deputy Clerk Lacey Raccio; Jessica Lowell, Kennebec Journal; Finance Director Denise Brown; Community and Economic Director Tracey Desjardins; John Cameron; Erik Phenix, Ransom Consulting; Charlie Springer, TRC
- d. City Clerk Cutler introduced Lacey Raccio, Deputy Tax Collector.

**2) PUBLIC COMMENT**

- a. None

**3) PETITIONS/PUBLIC HEARINGS/PUBLIC PRESENTATIONS**

- a. None

**4) NEW BUSINESS**

**a) Presentation from Community & Economic Development Director, Tracey Desjardins, regarding Brownfields Grant Program**

A Brownfield site is any property that sits undeveloped and/or underutilized due to concerns or questionable environmental practices. Councilor Brown asked if areas have been selected. Tracey stated that an area was identified in the grant, and an inventory is in place from previous projects. Councilor Berry asked about an incidence where a private property is contaminated and the owner is not willing to cooperate, do we have any options.

City Manager Carlton responded that in a situation like that, the owners must approve any project or they could become liable for contamination. He did state that the City

will work with property owners by providing information, building relationships, and redeveloping the property.

**Action:** None

**b) Advise and Consent regarding the awarding of QEP contract for the Brownfield Assessment Grant**

Councilor Berry stated that both presentations were excellent, however, he favored Ransom because of the history of working together. Councilor Greenleaf announced that he favored the TRC proposal. City Council thanked Ransom and TRC for their time.

**Action:** Councilor Berry moved to award the QEP contract for the Brownfield Assessment Grant to Ransom Consulting. The motion was seconded by Councilor Cusick. The motion passed 5-2.

**c) Acceptance of the Resignation of Tracey Desjardins, Director of Economic Development**

City Manager Carlton offered his appreciation to Tracey for serving the City for three years. Gardiner has benefited from her expertise, she will be missed.

**Action:** Councilor Cusick moved to accept the resignation of Tracey Desjardins, Director of Economic Development, seconded by Councilor Greenleaf. All those in favor.

**5) Approval of Council Minutes**

a. Mayor Hart asked for discussion, there being none, Councilor Frey moved to approve the minutes of September 21, 2022. Councilor Greenleaf seconded, all those in favor.

b. Mayor Hart asked for any discussion. None. All members present in favor.

**6) CITY MANAGER REPORT**

City Manager Andrew Carlton encouraged everyone to spend time at the waterfront and enjoy all the work that has been completed recently. The Kennebec County Jail residents did weeding around the park, a dead tree has been removed, bricks have been repaired, and a mud hole was removed from Dearborn Park.

City Manager Andrew Carlton, acting Public Works director, reported that two RFP's were received for the work to be done on Highland Avenue.

The bid was awarded to McGee Construction, the lowest of the proposals, and work will begin the third week of October.

He also reported that there was a sewer break on Mount Vernon Avenue, the wastewater department has been pumping daily.

Manager Carlton stated that the City held an employee barbeque on September 29 to thank employees for their continued dedication to the City of Gardiner. He thanked EJ Prescott for providing the grill, as well as gifts for staff. Fire Department Chief Rick Sieberg was honored for 25 years of service. Lastly, he announced that a new employee in the front office will begin on October 11, this brings the office to fully staffed.

## **7) CITY COUNCIL REPORT**

Councilor Cusick stated that School Street and Brunswick Avenue are still a mess, he asked if All-States could repair it; City Manager Carlton will look into this.

Councilor Brown reported that the residents near Kingsbury, Dennis, School and Pleasant Streets are very pleased with the outcome. She thanked all those involved.

Mayor Hart mentioned that she participated in a ribbon cutting ceremony for new business, Fly Time. The owner, Celina, will be offering classes on tying fishing flies. Mayor stated that Swine & Stein is still seeking volunteers, contact Gardiner Main Street if interested.

She thanked and congratulated Chief Rick Sieberg on 25 years of service.

Lastly, Mayor Hart confirmed that absentee ballots will be available on October 11.

## **8) ADJOURN**

**Action:** Councilor Brown motioned to adjourn the meeting. Councilor Greenleaf seconded. Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. All in favor.

The City Council adjourned the meeting at 6:32 p.m.

Respectfully Submitted:

Michelle Snowden, Deputy Clerk