



**COUNCIL MEETING MINUTES**  
**GARDINER CITY COUNCIL**  
**WEDNESDAY, December 21, 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 Berry, Councilor Cusick, Councilor Frey, and Councilor West

City Council Present Remotely: Councilor Brown

City Council Absent: Councilor Rines

Also present: Andrew Carlton, City Manager; Denise Brown, Finance Director; Michelle Snowden, Deputy Clerk; Jim Toman, Police Chief; Rick Sieberg, Fire Chief; Justin Hoenke, Library Director; John Cameron, Deputy Public Works Director; Melissa Lindley; Jessica Lowell, Kennebec Journal

**2) PUBLIC COMMENT**

None

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

- a) Public Hearing regarding an application for a cannabis manufacturing license NPG Wellness Connection

**Mayor Hart opened the public meeting at 6:00 p.m., there being no public comment, closed the public hearing at 6:01 p.m.**

- b) Public Hearing regarding an application for a retail cannabis license for NPG Wellness Connection

**Mayor Hart opened the public meeting at 6:01 p.m., there being no public comment, closed the public hearing at 6:01 p.m.**

- c) Public Hearing regarding an application for a liquor license for Lisa's Legit Burritos

**Mayor Hart opened the public meeting at 6:02 p.m., there being no public comment, closed the public hearing at 6:02 p.m.**

**4) NEW BUSINESS**

- a) Approval of December 7, 2022 Council Minutes

**Action: Councilor Greenleaf moved to approve the meeting minutes of December 7, 2022. Councilor West seconded the motion, a roll call vote was conducted: Councilor West – yes; Councilor Cusick – yes; Councilor Berry – yes; Councilor Frey – yes; Councilor Greenleaf – yes; Councilor Brown – yes; Mayor Hart – yes**

The motion passed 7-0.

- b) Approval of a Cannabis Manufacturing License for NPG Wellness Connection  
**Action:** Councilor Cusick moved to approve the cannabis manufacturing license for NPG Wellness Connection, Councilor Frey seconded. A roll call vote was conducted: Councilor Brown – yes; Councilor Greenleaf – yes; Councilor Frey – yes; Councilor Berry – yes; Councilor Cusick – yes; Councilor West – yes; Mayor Hart – yes  
The motion passed 7-0.
- c) Approval of a Retail Cannabis Sales License for NPG Wellness Connection  
**Action:** Councilor Frey moved to approve a retail cannabis sales license for NPG Wellness Connection, Councilor Cusick seconded. A roll call vote was conducted: Councilor Brown – yes; Councilor Greenleaf – yes; Councilor Frey – yes; Councilor Berry – yes; Councilor Cusick – yes; Councilor West – yes; Mayor Hart – yes  
The motion passed 7-0.
- d) Approval of a Liquor License for Lisa’s Legit Burritos  
**Action:** Councilor Berry moved to approve the liquor license for Lisa’s Legit Burritos, Councilor Greenleaf seconded. A roll call vote was conducted: Councilor West – yes; Councilor Cusick – yes; Councilor Berry – yes; Councilor Frey – yes; Councilor Greenleaf – yes; Councilor Brown – yes; Mayor Hart – yes  
The motion passed 7-0.
- e) Advise and Consent to the hiring of Melissa Lindley as the Director of Economic Development and Public Information Officer  
**Action:** Councilor Greenleaf made a motion to consent to the hiring of Melissa Lindley as the Director of Economic Development and Public Information Officer, Councilor Frey seconded the motion. A roll call vote was conducted: Councilor West – yes; Councilor Cusick – yes; Councilor Berry – yes; Councilor Frey – yes; Councilor Greenleaf – yes; Councilor Brown – yes; Mayor Hart – yes  
The motion passed 7-0.
- f) Advise and Consent to the FY24 Library Fees as presented by the Library Director  
Library Director, Justin Hoenke presented  
**Action:** Councilor West moved to approve the FY24 Library Fees, Councilor Cusick seconded. A roll call vote was conducted: Councilor Brown – yes; Councilor Greenleaf – yes; Councilor Frey – yes; Councilor Berry – yes; Councilor Cusick – yes; Councilor West – yes; Mayor Hart – yes  
The motion passed 7-0.
- g) Department Head Reports

## **5) CITY MANAGER REPORT**

- Manager Carlton thanked John Cameron and Doug Clark for their work on the comprehensive needs assessment required by DEP.
- Mr. Carlton reported that Public Works did an amazing job on the roads and sidewalks for the first winter storm.
- Manager Carlton stated that two new employees have been hired, Eric Whitmore, Public Works and Heather MacMaster, Custodian.
- Lastly, City Manager Carlton announced that Chief Toman has tendered his resignation after serving 32 years with the City.

## **6) CITY COUNCIL REPORT**

- Councilor West thanked and congratulated Chief Toman for his service and wished the Gardiner community a happy, healthy holiday season.
- Councilor Cusick congratulated Chief Toman on his retirement. He also thanked Public Works for the excellent job they did cleaning up after the first substantial snowstorm.
- Councilor Berry reported that the First Park meeting went well – the committee will find a way to allow the Town of Rome to exit.
- Councilor Berry also reported that KVCOG has grant money about to roll out. He suggested that this may be an opportunity to partner with a non-profit to provide some housing.
- Councilor Frey thanked Chief Toman for his service and wished everyone a happy holiday.
- Councilor Greenleaf gave his congratulations to Chief Toman and wished all happy holidays.
- Councilor Brown shared kudos to Chief Toman and Melissa Lindley, and wished everyone a happy holiday season.
- Mayor Hart announced that the January 4, 2023 meeting will be held at the Boys and Girls Club at which time new Council members will be sworn in. Former State Representative Thom Harnett and former County Commissioner Nancy Rines will be honored.
- Mayor Hart thanked Councilor Brown for organizing the light parade, it was a great, well attended event.
- Mayor also thanked the Goldfinch Creamery for hosting the latke party.
- Lastly, Mayor Hart reported on the Wreaths Across America event that was held on December 17. She thanked Fred Thompson, and all those who volunteered during the snow storm.

## **7) EXECUTIVE SESSION**

- a) **Councilor Cusick moved to enter into executive session at 6:29 p.m. pursuant to 1 M.R.S.A. §405(6)(A) Evaluation of the City Manager, Councilor Greenleaf seconded. A roll call vote was conducted: Councilor West – yes; Councilor Cusick – yes; Councilor Berry – yes; Councilor Frey – yes; Councilor Greenleaf – yes; Mayor Hart – yes**  
**The motion passed 7-0.**  
**The City Council moved into Executive Session at 6:30 p.m.**

**Councilor Cusick moved to exit executive session at 6:55 p.m. pursuant to 1 M.R.S.A. §405(6)(A) Evaluation of the City Manager, Councilor Greenleaf seconded. A roll call vote was conducted: Councilor West – yes; Councilor Cusick – yes; Councilor Berry – yes; Councilor Frey – yes; Councilor Greenleaf – yes; Mayor Hart – yes**  
**The motion passed 7-0.**  
**The City Council moved out of Executive Session at 6:55 p.m.**

- b) **Councilor Greenleaf moved to enter into executive session at 6:57 p.m. pursuant to 1 M.R.S.A. §405(6)(E) Acquisition or Disposition of Real Property, Councilor Cusick seconded. A roll call vote was conducted: Councilor West – yes; Councilor Cusick – yes; Councilor Berry – yes; Councilor Frey – yes; Councilor Greenleaf – yes; Mayor Hart – yes**  
**The motion passed 7-0.**  
**The City Council moved into Executive Session at 6:57 p.m.**

**Councilor Greenleaf moved to exit executive session at 7:14 p.m. pursuant to 1 M.R.S.A. §405(6)(E) Acquisition or Disposition of Real Property, Councilor Cusick seconded. A roll call vote was conducted: Councilor West – yes; Councilor Cusick – yes; Councilor Berry – yes; Councilor Frey – yes; Councilor Greenleaf – yes; Mayor Hart – yes**  
**The motion passed 7-0.**  
**The City Council moved out of Executive Session at 7:13 p.m.**

## **8) ADJOURN**

**Councilor Greenleaf moved to adjourn at 7:14 p.m., Councilor West seconded. A roll call vote was conducted: Councilor West – yes; Councilor Cusick – yes; Councilor Berry – yes; Councilor Frey – yes; Councilor Greenleaf – yes; Mayor Hart – yes**  
**The motion passed 7-0.**  
**City Council adjourned at 7:14 p.m.**

Respectfully Submitted:

Michelle Snowden, Deputy Clerk