



**COUNCIL MEETING
Meeting Minutes
GARDINER CITY COUNCIL
WEDNESDAY, May 17, 2023**

Mayor Hart brought the meeting to order at 6pm.

- 1. ROLL CALL / PLEDGE OF ALLEGIANCE-** City Council Present: Mayor Hart, Councilor Greenleaf, Councilor Cusick, Councilor Berry, Councilor Brown, Councilor West, Councilor Grant and Councilor Frey. Also present: Andrew Carlton- City Manager, Denise Brown- Finance Manager, Melissa Lindley- Economic Development and Public Information Officer, Todd Pilsbury- Chief of Police, Doug Clark- Director of Wastewater, Rick Sieberg- Fire Chief, John Cameron- Director of Public Works, Dawn Thistle- Library Director, Kris McNeill- Code Enforcement Officer, Jessica Lowell- Kennebec Journal, Tamara Whitmore- Gardiner Main St., Mike Miclon- Johnson Hall, Devan Eaton- DOT, Ingrid Stanchfield- Boys and Girls Club, and Angelia Christopher.
- 2. PUBLIC COMMENT:** Julian Kennett lives on Dresden Ave. He feels that there are some residents that are not cautious enough about open fire pits. He sees some very close to homes, foliage, etc. and worries about fires. City Manager Carlton will work with him on this.
Zach Wanberg lives on Church St. He expresses that he understands that McKay Park was just revitalized, but he questions why the back entrance is not handicap accessible. He feels that a ramp to the back side of the park should be there. Mayor Hart explains that the architect that designed the park, showed due to the steepness of the grade, in order to meet code, an accessible ramp would have to extend significantly into the parking lot. The front of McKay Park is accessible, with handicap parking right in front of the entrance.
- 3. PETITIONS / PUBLIC HEARINGS:**
 - a. Public Hearing regarding changes to City Code 17.5.3.1 regarding barking dogs-
Mayor Hart opened the public hearing at 6:10pm, there being no comment, she closed the public hearing at 6:10pm.
 - b. Public Hearing regarding changes to the Land Use Ordinance regarding Demolition Delay 4.4.2
Mayor Hart opened the public hearing at 6:15pm, there being no comment, she closed the public hearing at 6:15pm.
 - c. Public Hearing regarding changes to the Land Use Ordinance 10.24.6.5.7 Signs in Traditional Downtown –
Mayor Hart opened the public hearing at 6:16pm, there being no comment, she closed the public hearing at 6:16pm.
 - d. Public Hearing regarding a Cannabis Cultivation License Renewal for Johnnie Wu Organic -
Mayor Hart opened the public hearing at 6:17pm, there being no comment, she closed the public hearing at 6:17pm.

e. Public Hearing regarding a Liquor License and Outdoor Consumption permit for the Table Bar LLC –

Mayor Hart opened the public hearing at 6:18pm, there being no comment, she closed the public hearing at 6:18pm.

4. NEW BUSINESS

a. Presentation from Maine DOT Regarding the Gardiner/Randolph Bridge resurfacing project in 2024-
Devan Eaton- DOT is here to present information on this project, which is expected to happen Summer of 2024. Crews will work to replace the wearing surface and any joint rehab as needed. DOT presented options for travel impact. Night work is optimal, but difficult to staff, so that will not likely be an options. DOT would like to do a 30-day directional detour with incentives to get this project done quickly. They understand that there will be impacts and are working finding solutions. There will be public hearings in early June, for the general public to ask questions, and express concerns. Mayor Hart points out the Iron Man will be coming back next year, and also the Great Race. These are two very important areas that need to be considered. Councilor Cusick asks about the safety of closing down one lane of the bridge completely. Gardiner works with other communities to support rescue and fire. DOT is working on this, but suggests that perhaps Gardiner can coordinate with other communities and mutual aid. This will take some coordination, but they will work on ways to remedy this concern. The bridge was resurfaced in 2008 and DOT wants to avoid the impacts that can arise from a bridge closure as much as possible.

b Second Read of Changes to City Code 17.5.3.1 regarding Barking Dogs-

Action- Councilor Cusick moves to approve the changes to the City Code- 17.5.3.1 in regards to barking dogs. Councilor Greenleaf seconded the motion. No further discussion. All in favor.

c. Second Read of Changes to the Land Use Ordinance (4.4) regarding Demolition Delay-

Action- Councilor Brown moves to approve the changes to the LUO, in regards to Demolition Delay- 4.4. Seconded by Councilor Grant. No further discussion. All members in favor.

d. Approval of a Cannabis Cultivation License Renewal for Johnnie Wu Organic

Action- Councilor Cusick moves to approve the Cannabis Cultivation License Renewal for Johnnie Wu Organic. Seconded by Councilor Frye. No further discussion. All in favor.

e. Second read of Changes to Land Use Ordinance (10.24.6.5.7) regarding Signs in the Traditional Downtown.

Action- Councilor Greenleaf moves to approve the changes to the Land Use Ordinance in regards to signs in the traditional downtown.10.24.6.5.7. Seconded by Councilor Cusick. No further discussion. All in favor.

f. Approval of a Private Road Name- Rolling Dam Lane from 240 Marston

Action- Councilor Cusick moves to approve the name of a private road changed to Rolling Dam Lane at 240 Marston Rd. Seconded by Councilor Greenleaf. No further discussion.

g.Approval of a Large Event: Gardiner Area High School Post Graduation Activities on June 10th and waive all fees

Action- Councilor Greenleaf moves to approve the large event on June 10th for the Gardiner Area High School Post Graduation Activities and to waive all fees associated with the approval of the event. Seconded by Councilor Berry. No further discussion. All in favor.



h. Approval of changes to Mechanic Street to accommodate large vehicle parking. The bump out will be removed, and infrastructure fixed/updated. The purpose of these changes is to allow for large vehicles (tour buses) to be able to park behind Johnson Hall. When those spots are not being used for larger vehicles, there will be 4 additional parking spots to be used.

Action- Councilor Berry moves to approve the changes to Mechanic Street to accommodate large vehicle parking. Seconded by Councilor West. No further discussion. All in favor.

i. Department Head Reports

Councilors thank Department Heads for all their hard work.

1. OLD BUSINESS

a. FY24 Proposed Budget Continued – Representatives from Gardiner Main Street, Johnson Hall, and the Boys and Girls club presented information to support their budgetary requests.

Finance Director Brown and City Manager Carlton gave an overview of the revenue side of the budget.

Discussions about TIF's, the Downtown Master Plan, paving, and equipment purchases happened.

The current timeline for the budget is to have another review meeting/public comment on May 31st. If all moves forward the budget will go for first read on June 7th, and second read/adoption on June 14th.

Councilor Berry would like to see some creativity for a citywide reassessment, possibly from fund balance.

Other Councilors feel that using fund balance is not necessary. Curt Lebel- City Assessor, will be invited to the next meeting to over further insight into this process.

Councilor Frey- The years of deferred maintenance on the city roads have taken their toll, and infrastructure needs to come back on track.

Budget discussions will resume on 5/31 at 6pm.

2. PUBLIC COMMENT

a. A time for Public Comment regarding the FY24 proposed Budget-

Zachary Wanberg- Church St. He has a few questions. After the upcoming purchases previously discussed, what will the balance be of the ARPA funds? Finance Director Brown states that the balance of this account will be less than a thousand. He asks how the police and fire budgets work with mutual aid. Chief Pilsbury explains how mutual aid works, and how the budgets for those accounts are determined. He asks about the Palmer fountain, and how the city funded that project. The City agreed to

pay for the engineering for the project, but the funds for the restoration were covered by a substantial fundraising event.

3. CITY MANAGER REPORT- City Manager Carlton reports that there has been a lot going on in the City. Flood cleanup is wrapping up, and hit areas are looking good. They are currently waiting on an engineer report on Harrison Ave. so they can issue an RFP and get this repaired. The final draft for the facilities study is underway, and they hope to have those results soon. The deadline for the Palmer Fountain RFP has been extended a couple of weeks. There is approximately 700' of compromised clay pipe that will need to be repaired on Church St. An RFP for these repairs will be sent out soon. He will be on vacation next week, but will be available for questions if needed.

4. CITY COUNCIL REPORT-

Councilor West- No updates right now.

Councilor Cusick- No updates right now.

Councilor Berry- No updates right now.

Councilor Frey- No updates right now.

Councilor Greenleaf-Thanks Public Works for fixing the roadway at Walnut St. and for also blasting the material built up at the dam with a firehose, to get the water running freely again.

Councilor Brown- Has no updates at this time. She asks General Assistance, and when they will receive the updates again.

Councilor Grant- No updates right now.

Mayor Hart- The city is busy right now. The Art Walk is this Friday, the Library is hosting a plant sale and silent auction Saturday. The Memorial Day parade will be held at 10 am May 29th. City Council will be having an extra meeting, May 31st to review the FY24 budget. Mayor Hart expresses how good the building looks and thanks Heather MacMaster for its spic and span condition. She also commends Gardiner Rescue for assisting an older couple recently with an emergency. The couple called the mayor to report how kind and understanding EMT staff were.

5. EXECUTIVE SESSION

a) 1 MRSA 405(6)(A)-Evaluation of the City Manager-

6. ADJOURN



2023 MEETING DATES

5/31/23
6/7/23
6/14/23
7/5/23
7/19/23
8/2/23
8/16/23
9/6/23
9/20/23
10/4/23
10/18/23
11/1/23
11/15/23
12/6/23
12/20/23