



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	06/22/2022	Department	City Clerk
Agenda Item	4.f) Approval of Gardiner City Council minutes		
Est. Cost			

Background Information	
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Requested Action	" I move to approve the 2/2/2022 and 6/1/2022 City Council minutes as presented."
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, February 2, 2022
6:00 PM

OFFICIAL MEETING MINUTES WILL BE ACTION ITEMS ONLY, THIS IS DUE TO TECHNICAL DIFFICULTIES, NO AUDIO OR VIDEO CAPTURED.

The meeting was called to order by Mayor Hart at 6:01 p.m.

1) ROLL CALL/PLEDGE OF ALLEGIANCE

City Council Present: Mayor Hart, Councilor Cusick, Councilor White, Councilor Berry, Councilor Gilg, and Councilor Frey, Councilor Greenleaf, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Planning Board Chair Debby Willis, Richard Trapanion, Fire Chief Rick Sieberg, Jessica Lowell, and Finance Director LucyAnn Cook.

2) PUBLIC COMMENT

None.

3) PETITIONS/PUBLIC HEARINGS/PUBLIC PRESENTATIONS

a) Public Hearing on the Ordinance Review Committee's (ORC) draft amendments to the City's marijuana code

Mayor Hart opened the public hearing at 6:03 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:04 p.m.

4) NEW BUSINESS

a) Consideration of a Second Read and approval of a proposed amendment to the Code of Ordinances relating to blasting

Action: Councilor Cusick moved to approve the proposed amendment to the Code of Ordinances relating to blasting.

Councilor Greenleaf seconded.

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

b) Consideration of a Second Read and possible approval of proposed amendments to the Land Use Ordinance (LUO) regarding Accessory Solar Arrays (ASA)

Action: Councilor Brown moved to approve the proposed amendment to approve proposed amendments to the Land Use Ordinance (LUO) regarding Accessory Solar Arrays (ASA).

Councilor Greenleaf seconded.

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

c) Consideration of a First Read on the Ordinance Review Committee's (ORC) draft amendment on the City's marijuana code

Ordinance Review Committee Chair Debby Willis spoke briefly.

Action: Councilor Cusick moved to send these ORC amendments to the City's marijuana code to a Second and final Read on February 16, 2022.

Councilor Frey seconded.

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

d) Consideration of extending the build out deadline for 38 Partridge Drive.

Action: Councilor Berry moved to Per the request of Shari Rodrigue and Richard Trepanier, I move not to extend the build out date at 38 Partridge Drive to 12/31/22

No second. Motion Failed.

Action: Councilor Greenleaf moved to Per the request of Shari Rodrigue and Richard Trepanier, I move to extend the build out date at 38 Partridge Drive to 12/31/22

Councilor Brown seconded.

Mayor Hart asked for any discussion. None. All those in favor. 6 yes, 1 opposed and 1 abstained.

e) Consideration of ordering a new ambulance

Action: Councilor Frey moved to authorize Acting City Manager Anne Davis to spend up to \$320,000 to purchase a new ambulance from Autotronics.

Councilor Greenleaf seconded.

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

f) Discussion and possible instructions on FY23 Ambulance Service budget

Action: Councilor Cusick moved to instruct Acting City Manager Davis to work with Chief Sieberg to create a budget for proposal # 3, staff a fly car in Gardiner.

Councilor Greenleaf seconded.

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

g) Consideration of approving ARPA funds to be used for premium pay to employees

Action: Councilor Cusick moved to \$1,000 to all employees and \$2,000 to all Department Heads who are actively employed as of tomorrow.

Councilor Rines seconded.

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

h) Consideration of applying for Project Canopy Grant funded by the USDA Forest Service Community Forestry Assistance Program

Action: Councilor Brown moved to have the Acting City Manager instruct staff to work with the Tree Committee and apply for the Project Canopy Grant. I further move that the grant request should be the maximum amount of \$8,000.

Councilor Greenleaf seconded.

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

i) Discussion and possible consideration of adapting the Remote Participation Policy and allow for any city meetings to be conducted over Zoom

Action: Councilor Frey moved to adapt the Remote Participation Policy so that it will allow for meetings to be conducted over the Zoom platform.

Councilor Berry seconded.

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

j) Consideration of accepting Gardiner City Council meeting minutes of 12/01/2021

Action: Councilor Greenleaf moved to accept the Gardiner City Council meeting minutes of 12/01/2021.

Councilor Cusick seconded.

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

k) Consideration of accepting a bid for 0 Mark's Lane, Gardiner

Action: Councilor moved to award the bid for 0 Mark's Place, Gardiner, Maine to Aaron Hall for the amount of \$ 40,100.00

Councilor Greenleaf seconded.

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

l) Consideration of rescheduling the 2022 Council goal setting workshop

Mayor Hart spoke briefly.

5) CITY MANAGER REPORT

Acting City Manager Anne Davis:

- Mask mandate update:

We have had no real push back from people coming into the building and staff feels more comfortable having them in place. They do take a little bit of ribbing, but they are polite in their responses.

Mask mandate: from library: “Honestly, it’s a simple one from me: both staff and I are noticing an uptake in the amount of visitors we have had, and every single person is complying with the mask mandate. No one is questioning it. This is wonderful! On top of that, staff have commented that they feel safe because of this mask mandate.”

- Tomorrow I am closing on lot 18 in Libby Hill as well as the property at 25 Mt. Vernon Street.
- Kathy Brown’s seat needs to be put on the June 14, 2022 Election Ballot.

The nomination papers will be ready for pick up on March 4 at City Hall – this is a Friday and we are only open from 8 a.m. to noon.

The papers need to be turned into city hall on or before April 29, 2022, which is also a Friday.

- Last Saturday we experienced a storm that we haven’t experienced in years. Our foreperson at PW put in 38 overtime hours during that storm and I am sure drivers came close to that amount. Yesterday and today, they pulled snow from downtown and arcade parking. Of course we are now anticipating another big storm on Friday so PW staff has very little time to rest. Director Jerry Douglass refers to them as “snow fighters” and this

week, they truly were. I can't imagine doing what they do and I am so grateful for their dedication and commitment.

- Residents are calling PW employees during the storm to discuss how roads are being plowed. Obviously, they would need to have the driver's personal cell numbers and staff does not answer calls while driving. If asked could you please divert all of those calls to Jerry or to me so that we can triage them.

6) CITY COUNCIL REPORT

Councilor Cusick gave a shout out to Public Safety and storm clean up.

Councilor Berry, Councilor Frey, Councilor Rines, Councilor Greenleaf, Councilor Brown all said 'Here' 'Here'.

Mayor Hart spoke briefly.

7) EXECUTIVE SESSION:

Action: Councilor Cusick motioned to move into executive session Per 1 M.R.S. §405 (6)(f): Discussions of information contained in records made, Per 1 M.R.S. §405 (6)(d): Discussion or labor negotiations, and Per 1 M.R.S. §405 (6)(d): Discussion or labor negotiations.

Councilor Frey seconded.

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

The City Council moved into executive session at 7:50 p.m.

a.) Per 1 M.R.S. §405 (6)(f): Discussions of information contained in records made

Action: Councilor Berry motioned to extend real estate contract to Dennis Wheelock and Magnussen Balfour through February 28, 2024.

Councilor Greenleaf seconded.

Unanimous Vote.

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

Action: Councilor Cusick moved to accept the police union contract as presented for the period July 1, 2021 through June 30, 2024.

Councilor Greenleaf seconded.

Unanimous Vote.

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

Action: Councilor Greenleaf moved to accept the fire union contract as presented for the period July 1, 2021 through June 30, 2024.

Councilor Gilg seconded.

Unanimous Vote.

8) ADJOURN

Action: Councilor Cusick motioned to adjourn the meeting.

Councilor Greenleaf seconded.

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

The City Council adjourned the meeting at 8:25 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, June 1, 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 Gilg, Councilor Frey, Councilor Greenleaf, Councilor Berry, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Fire Chief Rick Sieberg, Anne Cough, Ed Greiner, Thom Harnett, Ingrid Stanchfield, Martin Nass, Jeffrey Dyer and Family, Mark Allen, Edward Luberg, Raye Anne DeSoto, Philip DeSoto, Tracie James, Sonny Leathers, Shawn Bowie, Ryan Richards and Norine Leathers.

2) PUBLIC COMMENT

Anne Cough thanked the volunteers who helped laying the flags at the cemeteries on May 26, 2022 and Sunday May 29 Anne and Vicki laid flags at the Civil War Monument and the other war Monument in the common.

3) PROCLAMATIONS

a) Mayoral Proclamation honoring the 2022 Spirit of America recipient Raye Anne DeSoto

Mayor Hart read aloud the Proclamation.

Action: Councilor Cusick moved to adopt the mayoral proclamation honoring the 2022 Spirit of America recipient Raye Anne DeSoto.

Councilor Gilg seconded.

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

b) Mayoral Proclamation honoring community residents who rescued a family from a structural fire

Fire Chief Rick Sieberg explained the events.

Mayor Hart read aloud the Proclamation.

Action: Councilor Gilg moved to adopt this mayoral proclamation honoring these community residents.

Councilor Cusick seconded.

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

c) Mayoral Proclamation honoring the retirement of Anne Davis

Mayor Hart read aloud the Proclamation.

Action: Councilor Greenleaf moved to adopt this Mayoral Proclamation.

Councilor Brown seconded.

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

4) PETITIONS/PUBLIC HEARINGS/PUBLIC PRESENTATIONS

a) Public Hearing on the FY23 Budget

Mayor Hart opened the public hearing at 6:23 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:23 p.m.

b) Public Hearing on Community Development Block Grant application - Public Service Grant Program

Mayor Hart opened the public hearing at 6:24 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:24 p.m.

c) Public Hearing on a medical marijuana license renewal for Tru Blooms Wellness, LLC

Mayor Hart opened the public hearing at 6:24 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:24 p.m.

d) Public Hearing on a recreational marijuana license for Sinsemilla South, LLC

Shawn Bowie and Ryan Richards spoke briefly.

Mayor Hart opened the public hearing at 6:25 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:26 p.m.

e) Public Hearing on applications for a Victualer's License to sell food; a Liquor/Bottle Club License; an Entertainment License and an Outside Consumption Permit to the Smith Wiley Post 4 American Legion

Mayor Hart opened the public hearing at 6:26 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:27 p.m.

e) Public Hearing on applications for a Victualer's License to sell food; a Liquor/Bottle Club License; an Entertainment License and an Outside Consumption Permit to the Bench

Mayor Hart opened the public hearing at 6:27 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:27 p.m.

f) Public Hearing on an application for a Liquor/Bottle Club License to the Gardiner Sportsmen's Club

Mayor Hart opened the public hearing at 6:27 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:28 p.m.

5) NEW BUSINESS

a) First Read of the Fiscal Year 2023 Budget

Action: Councilor Berry moved to approve the first read of the FY23 General Fund, Enterprise Funds, and TIF Fund budgets and to hold a second reading on June 22, 2022.

Councilor Frey seconded.

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

b) Consideration of an approval of a medical marijuana license renewal for Tru Blooms Wellness, LLC.

Action: Councilor Cusick moved to approve the application from Eric McMaster, owner of Tru Blooms Wellness, LLC for a medical marijuana license renewal.

Councilor Gilg seconded.

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

c) Consideration of an approval of a recreational marijuana license for Sinsemilla South, LLC

Action: Councilor Brown moved to approval of a recreational marijuana license for Sinsemilla South, LLC located at 35 Bridge Street in Gardiner and owned by Sean Bowie and Ryan Richards.

Councilor Gilg seconded.

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

d) Consideration of an approval of an application for a Community Development Block Grant - Public Service Grant Program

Action: Councilor Frey moved to approval of an application for a Community Development Block Grant - Public Service Grant Program.

Councilor Greenleaf seconded.

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

e) Consideration of approving a local roads agreement with Maine Department of Transportation

Acting City Manager Anne Davis spoke briefly.

Action: Councilor Cusick moved to approve a local roads agreement with Maine Department of Transportation as presented.

Councilor Greenleaf seconded.

Mayor Hart asked for any discussion.

Mayor Hart asked for an amendment to the motion to require a bond.

Action: Councilor Cusick agreed to amend the motion to read; Councilor Cusick moved to approve a local roads agreement with Maine Department of Transportation as presented with the stipulation that we require the contract to obtain the bond as listed 29A MRS2388 to cover any cost or damage that may occur as the result of over limit loads.

Councilor Greenleaf seconded.

All those in favor. Unanimous.

f) Consideration of reimbursing a resident for a paving project

Acting City Manager Anne Davis spoke briefly.

Councilor Brown asked for clarification on why we wouldn't pay for the whole cost.

Acting City Manager Anne Davis stated this is the councils call.

Action: Councilor Berry moved to reimburse 50% of the cost incurred by Steve Casey to have a city alley way paved. The reimbursement may not exceed \$875.00.

Councilor Gilg seconded.

Mayor Hart asked for any discussion.

Councilor Berry stated they did not pave the whole lot and asked if the City does own this lot.

Acting City Manager Davis stated the City does indeed own the lot.

All those in favor. Unanimous.

g) Consideration of approving applications for a Victualer’s License to sell food; a Liquor/Bottle Club License; an Entertainment License and an Outside Consumption Permit to the Smith Wiley Post 4 American Legion

Action: Councilor Greenleaf moved to approve the applications for a Victualer’s License to sell food; a Liquor/Bottle Club License; an Entertainment License and an Outside Consumption Permit to the Smith Wiley Post 4 American Legion.

Councilor Frey seconded.

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

h) Consideration of approving applications for a Victualer’s License to sell food; a Liquor/Bottle Club License; an Entertainment License and an Outside Consumption Permit to the Bench

Action: Councilor Cusick moved to approve the applications for a Victualer’s License to sell food; a Liquor/Bottle Club License; an Entertainment License and an Outside Consumption Permit to the Bench located at 418 Water Street and owned by Thomas Moody.

Councilor Greenleaf seconded.

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

i) Consideration of approving a Liquor/Bottle Club License to the Gardiner Sportsmen’s Club

Action: Councilor Frey moved to approve a Liquor/Bottle Club License to the Gardiner Sportsmen’s Club.

Councilor Greenleaf seconded.

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

j) Consideration of approving an Outdoor Dining Permit application for The Table Bar

Action: Councilor Frey moved to approve an Outdoor Dining Permit application for The Table Bar.

Councilor Gilg seconded.

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

6) CITY MANAGER REPORT

Acting City Manager Davis stated Libby Hill road is ready for chip seal of paving.

Acting City Manager Davis stated an employee was out street sweeping when he was hit from behind by a driver. The machine has some dents and the worker is doing good.

Acting City Manager Davis her party is this upcoming Friday at 12:30 at the Gardiner Library.

Mayor Hart stated Andrew Carlton is starting June 6, 2022.

Acting City Manager Davis stated City Clerk Alisha Ballard will swear Andrew Carlton in first thing. City Hall will open late, 10 a.m.

7) CITY COUNCIL REPORT

Councilor Rines thanked Anne Davis for her service here at the City of Gardiner.

Councilor Greenleaf thanked Anne for all she's done. He stated he received a call in regards to the fountain, they were under the impression the water fountain was being paid for by the City of Gardiner, Councilor Greenleaf did advise the caller this has all been private funds.

Councilor Brown thanked Anne for all she has done.

Mayor Hart took a moment to recognize Logan Johnston whom has passed away.

8) EXECUTIVE SESSION:

Action: Councilor Cusick motioned to move into executive session, Pursuant to M.R.S.A. § 405(6)(a): Discussion or Consideration of Employment.

Councilor Gilg seconded.

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

The City Council moved into executive session at 6:49 p.m.

The City Council exited executive session at 6:57 p.m.

a) Pursuant to M.R.S.A. § 405(6)(a): Discussion or Consideration of Employment

Nothing to report

9) 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. Unanimous.

The City Council adjourned the meeting at 6:58 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk