



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	03/03/2021	Department	City Council
Agenda Item	4.i Review and Accept Meeting Minutes from February 17, 2021 and February 24, 2021		
Est. Cost	n/a		

Background Information	Attached are the meeting minutes from February 17, 2021 and February 24, 2021.
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Requested Action	'I move to approve the minutes of February 17, 2021 and February 24, 2021, as presented.'
City Manager and/or Finance Review	The City Manager recommends the above action.
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 17, 2021
6:00 PM

The meeting was called to order by Mayor Hart at 6:03 p.m.

1. ROLL CALL/PLEDGE OF ALLEGIANCE

City Council Present: Mayor Hart, Councilor Sergent, Councilor Cusick, Councilor White, Councilor Berry, Councilor Rees, Councilor Frey, and Councilor Rines.

City Council Absent: None.

Also present: City Manager Christine Landes, City Clerk Alisha Ballard, Economic Developer Director Tracey, Fire Chief Rick Sieberg, Tookie Gregoire, Julianna Montell, Gena Canning, Sara Rines, Sara Hasty, Dawna Gregoire, Ingrid Stanchfield, Peter Prescott, Debby Willis and Dorothy Washburne.

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

a) Capital Funding Request from Boys and Girls Club of Kennebec County

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

The following spoke on behalf of the Boys and Girls Club:

Tookie Gregoire

Julianna Montell

Gena Canning

Sara Rines

Sara Hasty

Dawna Gregoire

Ingrid Stanchfield

Office of the Mayor & City Council | 6 Church Street | Gardiner, ME 04345
207-582-4200 | 207-582-6895 (fax)
www.GardinerMaine.com

Peter Prescott

City Manager Landes read aloud a letter from Barbara Estabrook.

Action: Mayor Hart closed the public hearing at 6:50 p.m.

b) Land Use Changes Dealing with Dogs and Kennels

Mayor Hart opened the public hearing at 6:50 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:51 p.m.

c) Gardiner City Code of Ordinances, Section 1762 Dealing with Dogs and Kennels

Mayor Hart opened the public hearing at 6:51 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:51 p.m.

d) Extension of Marijuana Moratorium/Adult Use Retail Marijuana and Medical Marijuana

Mayor Hart opened the public hearing at 6:51 p.m. and asked for any comments from the public.

Manager Landes read aloud a letter from Barbara Estabrook.

Mayor Hart closed the public hearing at 6:53 p.m.

e) Medical Marijuana Establishment: Sugar Bud Farms

Mayor Hart opened the public hearing at 6:53 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:54 p.m.

f) Medical Marijuana Establishment: Gardiner 4Twenty

Mayor Hart opened the public hearing at 6:54 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:54 p.m.

4. NEW BUSINESS

a) Consider Funding Request from Boys and Girls Club

Action: Councilor Rees moved to allow a capital-funding request in the amount of \$500,000 for the Boys and Girls Club of Kennebec County, to be included in the FY22 budget.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Councilor Sergent spoke in regards to the unhappy citizens.

Councilor Rees stated if you look at the benefits they provide to Gardiner it truly is amazing.

Councilor Cusick stated he is in support of this. Councilor Cusick also stated he is worried for the budget due to COVID and our own buildings need repair.

Manager Landes spoke in regards to the budget.

Councilor Rines thanked everyone who spoke. Councilor Rines said he agreed with Councilor Cusick but fully supported assisting the Boys & Girls club. He would like to see the City spread the amount out.

Councilor White stated she wanted to be creative with how to do this without impacting the residents.

Mayor Hart stated there is nothing that reads the council needed to make the decision tonight. Mayor Hart stated this is to come from fund balance and would not affect taxes.

Councilor Berry asked if they need to make this decision tonight or if they can push this out. Councilor Berry stated he is in support but would like to see us spread this out.

Councilor Rees pointed out that Ingrid said we could spread this over five (5) years.

Mayor Hart asked Manager Landes if they enter into an agreement if this would be locked in.

Manager Landes stated that is correct.

Councilor Frey said most of his thoughts has been expressed. Councilor Frey stated he is in support of this but wanted to make sure the city is are putting ourselves in the best possible position.

Councilor Berry asked if are allowed to use any of the TIF funds.

Manager Landes said yes we are.

Mayor Hart stated she hears lots of support for this. Mayor Hart herself is in support and feels like it is vital for the community and would like to support them as much as the City of Gardiner can.

Councilor Rees suggested that we ask Manager Landes and Finance Director to come up with ideas on how the City can make this gift without impacting the citizens.

Manager Landes stated that a bond does effect the mill rate and we do have to pay that back. Fund balance is a separate fund of money that does not affect the mill rate. Manager Landes asked the council to agree on an amount so we can work through creative ways to get this in the budget.

Ingrid asked to at least have the amount for funding and so they can get started in the spring. The Boys and Girls club is taking pledges up to five (5) years.

Action: Councilor Rees agreed to amend her motion. Councilor Frey withdrew his second.

Councilor Rees moved to allow a capital-funding request in the amount of \$500,000 for the Boys and Girls Club of Kennebec County, to be paid for in a manor yet to be determined, over the length of time of up to five (5) years.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Councilor Cusick asked how we would agree to pay this over a period of five (5) years.

Mayor Hart stated they would enter into a contract.

Councilor Cusick stated that \$500,000 is a lot of money and he is unsure if he is going to support this. Councilor Cusick said there is a lot of unknowns ahead.

Councilor Berry said he is painting themselves into a corner. Councilor Berry said he would not be able to support this, \$500,000 over five (5) years is a lot of money and Gardiner is not the richest town in Maine.

Manager Landes stated Finance Director Brown messaged her that, \$500,000 over five (5) years would be \$115,000 a year, or about \$48 on an average home; .32 on the mil rate.

Mayor Hart asked if that is the numbers if we add it to the budget.

Manager Landes stated yes spanning it out over five (5) years into a bond.

Manager Landes stated that an average home is assessed at \$165,000.

Mayor Hart stated that we have a motion of \$500,000 with method to be determined and time frame to be five (5) years.

Councilor Sergent said we do not know what the future will hold and we can not put a price on the future for our children

Councilor Rines said he has been trying to think of other ideas. He questioned if there is a way we can pass a motion that we are going to do some type of investment over a time period yet to be determined.

Mayor Hart said we could task Manager Landes and Finance Director Brown to discuss different scenarios. Mayor Hart asked Councilor Cusick and Councilor Berry if this would answer their questions and meet their needs if we had more information.

Councilor Cusick said that we need to know where the money is going to come from.

Mayor Hart stated that is the question, if we put up perimeters and ask Manager Landes and Finance Director Brown to come back with information that would include the amount and what the impacts would be. Would that meet the needs?

Councilor Cusick stated that makes him feel better.

Councilor Rines said he does not want to lock into a \$500,000 commitment, but does want to show support.

Councilor Rees said she agrees with this and she is willing to withdraw her motion.

Councilor White said she agrees with both Councilor Cusick and Councilor Rees.

Action: Councilor Rees and Councilor Frey withdrew their motions.

Mayor Hart went over different avenues to discuss.

Manager Landes said this would work.

Ingrid stated the March 17th meeting would work best. She stated that the sooner we have a number the better it is to figure out what the remaining amount of money the club need to raise.

Action: Councilor Rines moved to make a general support to the Boys & Girls club capital campaign.
Councilor White seconded.
Mayor Hart asked for any discussion. None. All those in favor. Unanimous.

Action: Mayor Hart called a break at 7:33 p.m.
Mayor Hart called the meeting to order at 7:38 p.m.

b) First Read of Land Use Changes Dealing with Dogs and Kennels

Planning Board Chair Debby Willis spoke briefly.
Councilor Sergent asked, “how many people this would affect?”
Chair Willis said if the fence is already erected then they would be grandfathered.

Action: Councilor White moved to send the proposed changes to the Land Use Ordinance for Dealing with Dogs and Kennels to a second read on March 3, 2021.
Councilor Cusick seconded.
Mayor Hart asked for any discussion. None. All those in favor. Unanimous.

c) First Read of Gardiner City Code of Ordinances Section 1762 Changes Dealing with Dogs and Kennels

Planning Board Chair Willis spoke briefly.

Action: Councilor Cusick moved to send the proposed changes to the Gardiner City Code of Ordinances Section 1762 dealing with dogs and kennels to a second read on March 3, 2021.
Councilor Berry seconded.
Mayor Hart asked for any discussion.
Councilor Sergent said she is not sure why we care about dogs barking.
All those in favor. 7 – Yes 1 – No (Councilor Sergent)

d) Possible Approval of the Extension of Marijuana Moratorium/Adult Use Retail Marijuana and Medical Marijuana

Planning Board Chair Willis spoke briefly.
Councilor Sergent asked if we have any retail location that are recreational?
Code Enforcement Officer McNeill said no.
Councilor Frey asked about the 180 days.
Manager Landes stated the state statute allows an extension of up to 180 days by the legislative body.

Action: Councilor Frey moved to extend the Moratorium Ordinance/ Adult Use Retail Marijuana and Medical Marijuana Retail for an additional 180 days. The reason for this extension is that reasonable progress has been made to alleviate the problem giving rise to the moratorium, however a problem still exists and more time is needed.

Councilor White seconded.

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

e) Findings of Fact and Consider Approval of a Medical Marijuana Establishment: Sugar Bud Farms

Planning Board Chair Willis spoke briefly.

Mayor Hart asked some clarifying questions.

Manager Landes explained the dates on the caregivers license.

Action: Councilor Rees moved to approve the Medical Marijuana Establishment License for Sugar Bud Farms as all approval standards have been met as noted in City of Gardiner Code Chapter 11, Section 5.2 for a term of one year so long as a valid state caregiver's license is maintained.

Councilor Cusick seconded.

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

f) Findings of Fact and Consider Approval of a Medical Marijuana Establishment: Gardiner 4Twenty

Planning Board Chair Willis spoke briefly.

Action: Councilor Cusick moved to approve the Medical Marijuana Establishment License for Gardiner 4Twenty, as all approval standards have been met as noted in City of Gardiner Code Chapter 11, Section 5.2 for a term of one year so long as a valid caregiver's state license is maintained.

Councilor White seconded.

Mayor Hart asked for any discussion.

Councilor Sergent asked how many medical marijuana businesses are currently open.

Code Enforcement Officer McNeill stated he believes there are five (5) currently.

All those in favor. Unanimous. Councilor Berry abstained.

g) Consideration of Road Name Change: First Left Road to Innovation Way

Economic Development Director Tracey Desjardins spoke briefly.

Action: Councilor Rines moved to approve changing the street name of First Left Road to Innovation Way.

Councilor Berry seconded.

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

h) Request from Dorothy Washburne to Apply for Project Canopy Grant

Dorothy Washburne spoke briefly.

Action: Councilor Rines moved to allow Dorothy Washburne to apply for a Project Canopy Grant in the amount of \$4,000.00.

Councilor Sergent seconded.

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

i) Consider Approval of COVID-19 Declination Form

Chief Sieberg spoke briefly.

Councilor White asked if someone was to decline the vaccine and they had to quarantine would they get paid or do they need to use their sick time?

Chief Sieberg stated that Manager Landes updated the policy.

Manager Landes said that everyone gets eighty (80) hours of time related to COVID.

Councilor White asked if everyone was on the same page even if they decline the vaccine.

Councilor Rees pointed out that some of the statements repeat.

Manager Landes explained the bullet points.

Councilor White said this is very repetitive.

Councilor Rines asked Chief Sieberg if anyone refused to initial are they still able to receive or decline the vaccine.

Manager Landes stated we do not have an honest answer. Manager Landes reminded council that this form is only going to staff who have been offered the vaccine.

Action: Councilor Frey moved to adopt the COVID-19 declination form as presented with review from council input.

Councilor Sergent seconded.

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

j) Discontinuance of Portion of Commerce Drive (aka Enterprise Avenue) in Libby Hill Business Park

Economic Development Director Desjardins spoke briefly.

Action: Councilor Cusick moved that there will be no damages to property owners that abut the discontinued section of the road as a result of the discontinuance and he moved to initiate the discontinuance process.

Councilor Frey seconded.

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

k) Review and Accept Meeting Minutes from January 20, 2021 and February 3, 2021

Mayor Hart asked for a change to the 1/20/2021 minutes on page 3; SAFER grant to be in all caps.

Action: Councilor Sergent moved to approve the minutes of January 20, 2021 and February 3, 2021 as presented with the minor changes stated.
Councilor Rines seconded.
Mayor Hart asked for any discussion. None. All those in favor. Unanimous.

l) Advise and Consent to the Mayors Appointment(s): Matthew Drost to Gardiner Water District

Action: Councilor White moved to advise and consent to the Mayor the appointment of Matthew Drost to the Gardiner Water District.
Councilor Frey seconded.
Mayor Hart asked for any discussion. None. All those in favor. Unanimous.

5. CITY MANAGER REPORT

Manager Landes reminded the city councilor about the added upcoming meeting on February 24th. Manager Landes mentioned some of the lights are out and they believe it is due to snow removal.

Reminder the council needs to come in to sign the marijuana licenses.

Manager Landes gave an update on the total cost for the cruiser. The city is receiving \$18,000 from insurance towards the \$45,000. The City also had \$18,000 in revenue from fiscal year 2020 covid expenses. After these, this will put us at about \$36,000. Chief Toman agreed to use approximately \$9,000 from special revenue, AKA drug money. That would put the total to around \$45,000. The plan is to use some equipment off of the old cruiser.

Public Works is cleaning snow from downtown tonight.

The update from Clerk Ballard on the special election is that she has sent out 211 absentee ballots and 75 ballots have been returned.

Manager Landes read aloud a letter from MSAD #11.

Mayor Hart asked Manager Landes if there were still time to get the word out for the special election.

Manager Landes stated Clerk Ballard was diligently working on different avenues to make sure the word gets out.

Councilor White stated she reached out to Clerk Ballard as well.

6. CITY COUNCIL REPORT

Councilor Cusick asked Manager Landes how the police officer is. Manager Landes stated Officer Alexander did not miss a beat. Officer Alexander is on light duty but he is doing very well. Councilor Cusick wanted to shout out to public works for the snow clean up.

Councilor White echoed Councilor Cusick's comment to public works. Councilor White asked about the red house. Mayor Hart asked Manager Landes to have Code Enforcement Officer McNeill bring an update to council.

Mayor Hart wanted to thank public works for the roads being clear. Mayor Hart wants to connect to go over the list is correct to make sure everyone is invited. Manager Landes stated she figured she would send the invites to everyone on the list, and others especially if people are currently not on a committee they would want to volunteer again. She thanked everyone for working together through the Boys and Girls club agenda.

7. ADJOURN

Action: Councilor Frey motioned to adjourn the meeting.

Councilor Sergent seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous. The City Council adjourned the meeting at 8:57 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
Wednesday, February 24, 2021
6:00 PM

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 Rees, Councilor Frey, and Councilor Rines.

City Council Absent: Councilor Sergent

Also present: City Manager Christine Landes, City Clerk Alisha Ballard and Tax Collector Kathleen Cutler.

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

None

4. NEW BUSINESS

a) Confirm Commitment to Improve Water Street Sidewalks/ \$60,000 Federal Funds and a \$15,000 Local Commitment

City Manager Landes spoke briefly.

Councilor Berry asked if this is just for design and preparation.

Manager Landes answered, yes, it is a preliminary design. She also stated that the Mayor will ask the council to appoint a group work on ideas and on which side they will start. It will cost approximately \$750,000 to do one side of the sidewalk. Manager Landes stated

she will be coming back to council in the fall to write another grant for the other side of the sidewalk.

Action: Councilor Cusick moved to authorize a local match of \$15,000 in the FY22 budget for the facility design and preliminary right-of-way on the Water Street Sidewalk Improvements- Phase I.

Councilor Berry seconded.

Mayor Hart asked for any discussion.

Mayor Hart asked if the sidewalk improvements could be done on one half of downtown so both sidewalks are done on one half and then the other half of downtown will be done later.

Manager Landes stated the preliminary cost. She also stated that when she spoke with Patrick this was for one side of the sidewalk. She also stated this does not mean we couldn't work with the state to do one half of downtown first.

Councilor Berry asked which side would be choose first.

All those in favor. Unanimous.

b) Review and Discuss Tax Acquired Property List

Tax Collector Cutler spoke briefly about tax acquire property's list.

Mayor Hart thanked Tax Collector Cutler for her services. She stated she remembers her bringing a list in 2019.

Tax Collector Cutler stated she is the president of the Maine Tax Collectors and Treasure Association; she also has access to what is happening in other towns. Tax Collector Cutler stated we are never going to not have a list of tax acquired properties, it is part of doing business.

Mayor Hart asked if the city owns the house, what is the liability if something goes wrong.

Tax Collector Cutler stated we add insurance once the building is vacant and we take possession. If they are still living in the home, they are considered a party in possession.

Councilor Rines asked Tax Collector Cutler to explain what the old policy was.

Tax Collector Cutler explained the old policy.

Councilor Berry thanked Tax Collector Cutler and stated this is money that belongs to the citizens to Gardiner and we have a reasonability to look after it. He asked if we were going to review the list in depth or just in general.

Tax Collector Cutler stated the council is talking just generally tonight and how to move forward. She stated the last five (5) people on the list are very resent foreclosures. She said typically once a property is foreclosed on she reaches out and gives them an opportunity to meet with the council in an executive session. She explained she has not been able to correspond with these people as of yet. Tax Collector Cutler stated there are other people on the list that were told they could make payments and were mailed payment agreements back in November of 2019.

The good news is that no one signed and returned the forms which means we are not in a contract with them.

Mayor Hart stated she gave Tax Collector Cutler the direction to talk about process wise this evening.

Tax Collector Cutler stated she would like to speak with people to make sure they were aware tonight's meeting happened. She explained there are a couple of people she would like to give the opportunity to come before council and follow the policy the city used to follow and there are people Tax Collector Cutler is prepared to move forward with.

Mayor Hart explained they would perhaps give her direction on the oldest Tax Acquired Properties and to follow the process with the most recent foreclosed. Tax Collector Cutler stated that as a tax payer, they have an understanding that they have taxes to pay but she would like to follow the process.

Councilor Berry asked if there is a standard practice when we have ownership of a property and there is someone living in the home. Councilor Berry asked if we put the home out to bid with them living there or bring them to court.

Tax Collector Cutler stated she has evicted two families. One went willingly and the other one took some time. She also stated if they did not vacate they would have had to bring them to court. She explained once they vacate the property the city needs to give them twenty-one (21) days to come back to collect any personal property they may have left behind. Tax Collector Cutler explained the steps the city takes after the twenty-one (21) days.

Councilor Berry asked if we have thought to do cash for keys and stated the council should sit down and discuss changes.

Tax Collector Cutler stated she is not familiar with cash for keys but is willing to talk with legal to discuss what our options are.

Councilor Cusick thanked Tax Collector Cutler. Councilor Cusick said he is in favor with the Tax Collector trying to work with the newest five (5) people on the list. He also stated the other people on the list have not even tried. Some of the people on the list have come before council with the promise to pay and still have not. Councilor Cusick explained it is time to get these properties back on the books; it is not fair to the rest of the tax payers.

Councilor White thanked Tax Collector Cutler. Councilor White asked if the city is the owner when we foreclosure. She also asked, In your experience what do you do if they state they are going to pay and never hear from them again?

Tax Collector Cutler stated the city is not the owner until we take possession. She stated that the city brings the information before council and ask to auction the property off. Tax Collector Cutler explained the tax bill timeline.

Mayor Hart stated that one of the names is Councilor Penny Sergent. She swore an oath to follow the laws of the state and the city and come to find out she has not paid taxes since 2014 and her sewer since 2013. Mayor Hart stated Councilor Sergent will not be a part of any of the discussions, she will be given the choice recuse herself from sitting on any decisions. Mayor Hart stated if Councilor Sergent does not recuse herself then the council will then have the opportunity to vote the establish if it is believed that she will have a conflict of interest. The

council is all very surprised and disappointed to see a fellow councilors name on the list.

Councilor Rees read aloud some remarks; She is deeply disappointment in seeing Penny Sergents name on the list. Her decision to run for council without telling the taxpayers she doesn't pay her tax or sewer bills is very dishonest, and without this knowledge the voters elected her. Councilor Rees stated she has a hard time believing the voters would have elected Councilor Sergent if they would have known that she lives in Gardiner in a house that the city has foreclosed on due to nonpayment of taxes and sewer bills. She and her family receive all the same services that tax payers and rent paying citizens do; street plowed and swept. If she calls the police or rescue they come. Her son went to school at Gardiner school. She has access to our library and more. Yet her and her family pay nothing. Councilor Rees cannot speak to Councilor Sergent's motivation for running for council, however in the light of deceit which has been perpetrated when she ran for office without disclosing her situation to Gardiner tax payers. Councilor Rees called on Councilor Sergent to resign her position on city council, in her option it is the only honorable thing for her to do.

Councilor White stated she whole heartily supports Councilor Rees statement. Councilor Cusick agrees with Councilor Rees. He wished that this information was brought to their attention before the election. Councilor Cusick stated he agrees that Councilor Sergent should resign her seat on the council. 'Hear' 'Hear' to Council Rees suggestion.

Councilor Rines stated he fully backs Councilor Rees' statement and strongly feels the same way.

Councilor Frey stated he fully agrees and 'Hear' 'Hear'.

Mayor Hart states she fully agrees as well and thanked Councilor Rees for her remarks.

Tax Collector Cutler stated the city staff work hard to help people when they can and Gardiner offers more than most towns. The city offers a sewer discount program, property tax relief, and people are encouraged to use the food bank. The city goes above and beyond to try and find help for everyone that needs it. The city does not want to take people's homes, but at some point people need to help themselves.

Mayor Hart acknowledged the city's staff for their hard work to help the citizens.

Action: Councilor Berry moved to direct the City Tax Collector to proceed with 596 Water St, 25 Mt Vernon and 47 Cannard St.

Councilor Cusick seconded.

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

c) Review and Accept Monthly Reports from City Manager and Department Heads/January 2021

Manager Landes spoke briefly.

Action: Councilor Frey moved to accept the January 2021 monthly reports from the City Manager and Department Heads.

Councilor Rines seconded.

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

d) Board and Committees Update from Mayor and City Councilors

Mayor Hart gave an update on the New Mills Dam Committee is wanting to present their report for options of fish passage. The working communities challenge will find out Friday if they get the funding.

5. CITY MANAGER REPORT

Clerk Ballard informed the City Manager that she has send out three hundred and twenty-three (323) absentee ballots and have received one hundred and sixty two (162) back. Manager Landes states there has been an email from a concerned citizen regarding the McDonald's traffic issue. Manager Landes, Chief Toman, Public Works Director Douglass, Economic Development Director Desjardins and Code Enforcement Officer McNeill met yesterday internally trying to come to a resolution and reached out to the owners. They have agreed to meet onsite to discuss how to fix the traffic issue. If we cannot come up with a plan, Public Work Director Douglass has contacts at ME DOT that would be willing to help fix the issue.

6. CITY COUNCIL REPORT

Mayor Hart thanked the councilors for working through these tough issues and appreciate their professionalism.

7. ADJOURN

Action: Councilor Berry motioned to adjourn the meeting.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous. The City Council adjourned the meeting at 7:10 p.m.

Respectfully Submitted:

Alisha Ballard

Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
EXECUTIVE SESSION
WEDNESDAY, FEBRUARY 24, 2021

The meeting was called to order by Mayor Hart at 7:18 p.m.

1. ROLL CALL/PLEDGE OF ALLEGIANCE

City Council Present: Mayor Hart, Councilor Cusick, Councilor White, Councilor Berry, Councilor Rees, Councilor Frey, and Councilor Rines.

City Council Absent: Councilor Sergent

Also present: City Manager Christine Landes, Finance Director Denise Brown, Public Works Director Jerry Douglass, Mr. Ben Spencer, and Dennis Wheelock.

2. EXECUTIVE SESSION

- **Pursuant to M.R.S.A. § 405 (6)(C): Economic Development at Libby Hill Business Park**

Action: Councilor Cusick motioned to enter into executive session pursuant to M.R.S.A. § 405 (6)(C): Economic Development at Libby Hill Business Park.

Councilor Frey seconded.

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

The City Council entered executive session at 7:20 p.m.

Action: Councilor Frey motioned to exit the executive session pursuant to M.R.S.A. § 405(6)(C): Economic Development at Libby Hill Business Park.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous. The City Council exited the executive session at 7:40 p.m.

Action: Councilor Berry motioned to direct staff to enter into a contract to sell lots #12 and #18 at Libby Hill Business Park.

Councilor White seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. 6-0-1.
Councilor Rees abstained.

- **Pursuant to M.R.S.A. § 405 (6)(A): Discussion or Consideration of Job Assignment(s) and Duties**

Action: Councilor Frey motioned to enter into executive session pursuant to M.R.S.A. § 405 (6)(A): Discussion or Consideration of Job Assignment(s) and Duties.

Councilor Rines seconded.

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

The City Council entered executive session at 7:42 p.m.

Action: Councilor Rees motioned to exit the executive session pursuant to M.R.S.A. § 405 (6)(A): Discussion or Consideration of Job Assignment(s) and Duties

Councilor White seconded.

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

The City Council exited the executive session at 8:50 p.m.

No action taken.

3. ADJOURN

Action: Councilor White motioned to adjourn the meeting.

Councilor Rees seconded.

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

The City Council adjourned the meeting at 8:51 p.m.

Respectfully Submitted:



Christine M. Landes, City Manager