



**GARDINER CITY COUNCIL**  
**AGENDA ITEM INFORMATION SHEET**



Meeting Date	06/24/2020	Department	City Council
Agenda Item	4.j Review and Accept Minutes from June 10, 2020		
Est. Cost	n/a		

<b>Background Information</b>	Attached are the minutes from the June 10, 2020.
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Requested Action	'I move to approve the minutes of June 10, 2020 as presented.'
City Manager and/or Finance Review	The City Manager recommends the above action.
Council Vote/ Action Taken	
Departmental Follow-Up	

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

Mayor Hart called the meeting to order at 6:01pm.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

Patricia Hart, Mayor at large; Councilors: Terry Berry, District 1; Colin Frey, District 3; Tim Cusick, At large; Amy Rees, District 2; Marc Rines, District 4; Maryann White, At large; Jon Ault, At large;

Also in attendance: City Manager, Christine Landes; Economic Development Director, Tracey Desjardins; Police Chief, James Toman; Fire Chief, Al Nelson; Library Director, Anne Davis; Finance Director, Denise Brown; Code Enforcement Officer, Kris McNeill; Raegen LaRochelle, Debby Willis, Kevin Mattson

2. PUBLIC COMMENT (anything not on the Agenda)

None

3. PETITIONS/PUBLIC HEARINGS

a) FY21 Proposed Budget

This agenda item is the Public Hearing to hear comment from the public regarding the proposed FY21 budget. The City Council had a preliminary review of the budget on May 27, and June 3, 2020. The public had been invited to give comments at those two meetings. At the May 27, 2020 meeting, the City Council gave guidance to the city staff as to what they would like to see for budget numbers/percentages. The proposed budget was reviewed by all Department Heads, and the City Manager, and a newly proposed budget with a reduced use of Fund Balance was presented. The City Council voted at the June 3, 2020 meeting to send it to a first and second read.

Mayor Hart opened the public hearing at 6:08pm and asked for any comment. Seeing and hearing none. Mayor Hart closed the public hearing at 6:08pm.

b) Interim Financing for WWTP Upgrade

This agenda item is the Public Hearing to hear comment from the public regarding interim financing for the Wastewater Treatment Plant Upgrade. The City is awaiting word from Rural Development as to the grant amount that will be given to help facilitate this upgrade.

Mayor Hart opened the public hearing at 6:08pm and asked for any comment. Seeing and hearing none. Mayor Hart closed the public hearing at 6:09pm.

c) Mobile Food Vending Units Ordinance Changes

This agenda item is the Public Hearing to hear comment from the public regarding the Mobile Food Vending Unit Code of Ordinances Chapter 12. At the May 27, 2020 City Council meeting, the Council voted in favor of sending this proposal to a first and second read on June 10 and June 24, 2020 respectively.



Mayor Hart opened the public hearing at 6:09pm and asked for any comment.

Planning Board Chair, Debby Willis gave a brief summary of the proposed changes.

Mayor Hart closed the public hearing at 6:14pm.

d) Central Maine Crossing, LLC Credit Enhancement Agreement (CEA)

This agenda item is the Public Hearing to hear comment from the public regarding the proposed Credit Enhancement Agreement for Central Maine Crossing LLC. At the May 27, 2020 City Council meeting, the Council voted in favor of sending this proposal to a Public Hearing on June 10, 2020.

Mayor Hart opened the public hearing at 6:14pm and asked for any comment.

Raegan LaRochelle, representative for Central Maine Crossing, thanked the Council for considering the CEA application and gave a brief summary of the request.

Mayor Hart closed the public hearing at 6:18pm.

1. NEW BUSINESS

Those choosing to join the meeting may participate via Zoom meeting ID: 884 2554 8428  
Password: **462208**. **All participants will be asked to disable their video and audio and to message/notify the moderator when they would like to speak.**

a) Consideration of a Special Event Application – Procession for the 2020 Gardiner Area High School Graduates

Councilor Rees moved to approve the special event application for the Gardiner Area High School car procession that will occur on Saturday, June 13, 2020 and to waive the costs associated with the event.

Councilor Cusick seconded.

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

b) First Read of FY21 Proposed Budget

This agenda item is the first read of the proposed FY21 budget showing a 2.4% increase in municipal spending.

Councilor Cusick moved to approve the first read of the FY21 General Fund, TIF Funds, and Enterprise Funds budgets.

Councilor White seconded.

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

c) First Read of Mobile Food Vending Units Ordinance Changes

The Planning Board approved the new Mobile Food Vending Units, Title 5, Chapter 12, Land Use Code and Amending the Code of Ordinances in dealing with Food Trucks. On May 14, 2020 the Planning Board requested the City Council to set public hearings for first and second readings to adopt these proposed changes.

Councilor Berry moved to approve the First Read of the Mobile Food Vending Units, Title 5, Chapter 12, Land Use Code and Amending the Code of Ordinances dealing with food trucks.  
Councilor Frey seconded.

Councilor Ault joined the meeting. 6:24pm

Mayor Hart asked for any discussion. Hearing none. All those in favor. Unanimous with Councilor Ault abstaining as he was not part of the item discussion.

- d) Possibly Approve the Credit Enhancement Agreement (CEA) for Central Maine Crossing LLC

The City of Gardiner designated a Tax Increment Financing (TIF) District on the urgent care facility on February 19, 2020, along with the back undeveloped area behind the facility that Central Maine Crossing (CMC) is planning to develop. As part of the original TIF proposal, CMC is seeking to enter into the attached proposed Credit Enhancement Agreement (CEA) based on the new added value of the urgent care facility.

Tracey Desjardins, EDD will be on hand to review the proposed CEA with Council and answer any questions they may have.

Councilor Cusick moved to approve the attached Credit Enhancement Agreement for Central Maine Crossing LLC.  
Councilor Rees seconded.

Councilor Berry asked what the value of the 20% amount set aside would be if the scheduled construction is not met within the allocated time.

Raegan LaRoche responded that the 20% would no longer be put aside.

Tracey Desjardins commented that this agreement is for the construction of the road.

Mayor Hart commented that she is not in support of this CEA at this time.

Councilor Berry stated that this project does not conflict with the property across the street.

Mayor Hart stated that she received input from George Trask that he is not in support of the CEA.

Facebook comment: Richard O'Brien: Waste of taxpayer's money.

Mayor Hart asked for any discussion. Hearing none. All those in favor. 4-4-0. Motion fails.



- e) Consider Scheduling Executive Sessions on Days Other than Regularly Scheduled Council Meeting Days

At the June 3, 2020 meeting, Mayor Hart asked the City Council to consider moving Executive Sessions to days other than the Regularly Scheduled Meeting Days. This switch will alleviate the longevity of regular Council meetings, and the hindrance of the public tuning into regular meetings when an Executive Session is held at the beginning of the meeting.

Councilor Ault moved to approve the allowance of Executive Sessions to be held on days other than regular scheduled meeting days.

Councilor White seconded.

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

- f) Review and Accept Meeting Minutes from June 1, 2020 and June 3, 2020

Councilor Frey moved to approve the minutes of June 1, 2020 and June 3, 2020 as presented.

Councilor Rines seconded.

June 1 was a Monday not a Wednesday

June 3 opening statement will be re-written by Mayor Hart for the official Council Minutes record.

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

#### 4. CITY MANAGER REPORT

- City Hall will be extending the open to public hours starting June 15, 2020 to be Monday, Tuesday, Thursday, Friday:10:00am-4:00pm and Wednesday: 12:00pm-6:00pm
- Library is extending hours Monday-Friday: 11:00am-5:00pm
- The possibility of resuming Council meetings at City Hall will be reassessed at the end of the month to comply with any changes of the Governors' Executive Orders.
- Anne Davis will be interim City Manager at the next Council Meeting as I will be absent for a surgical procedure.

#### 5. CITY COUNCIL REPORT

Councilor Ault

- All set

Councilor Cusick

- All set

Councilor White

- Good luck to City Manager Landes on her upcoming procedure.

Councilor Berry

- All set

Councilor Rees

- Congratulations to the 2020 graduates and hope they enjoy the parade this weekend.

- I respect everyone's opinion and right to vote the way they choose, but am surprised on the CEA vote. We have been working with them for months and they did everything we asked of them. I am disappointed that it was voted down.

Councilor Frey

- All set

Councilor Rines

- Congratulations to the class of 2020.
- Have a great week to the Citizens of Gardiner.

Mayor Hart

- Thanks to City staff for continuing to take on the work they do given the changes they have had to make in operations; and meeting citizens and businesses needs.

## 6. ADJOURN

Councilor Berry moved to adjourn.

Councilor Rines seconded.

Mayor Hart asked for any discussion. Hearing none. All those in favor. Unanimous 6:46pm.

*This document is in draft form and will be reviewed and possibly approved during the June 24, 2020 City Council Meeting.*