



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	12/15/2021	Department	City Clerk
Agenda Item	Consider accepting Council Minutes		
Est. Cost	n/a		

Background Information	City Clerk Alisha Ballard prepared Council Meeting Minutes for Council Review.		
	9/22/2021		
	9/29/2021		
	10/06/2021		
	11/03/2021		
	11/12/2021		

Requested Action	'I move to approve the 9/22/2021, 9/29/2021, 10/06/2021, 11/3/2021, and 11/12/2021 council meeting minutes 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, September 22, 2021
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 White, Councilor Rees (joined at 6:27 p.m.), Councilor Berry, Councilor Frey, and Councilor Rines.

City Council Absent:

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Finance Director Denise Brown, Jeff Preble, Kristen Poremba, Wastewater Director Douglas Clark, Tom Reeves, Chair Debby Willis, Executive Assistant Sherry Emmons, Economic Development Director Tracey Desjardins, Code Enforcement Officer Kris McNeil, Public Works Director Jerry Douglass.

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

a.) Public Hearing of the proposed changes to the City's General Assistance Ordinance based on changes made by the State of Maine.

Mayor Hart opened the public hearing at 6:00 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:01 p.m.

b.) Public Hearing for the consideration of the Liquor License Renewal for The Bench located at 418 Water Street.

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

Mayor Hart opened the public hearing at 6:01 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:01 p.m.

c.) Public Hearing on the Land Use Ordinance for notice of Planning Board meetings

Planning Board Chair Debby Willis spoke briefly.

Mayor Hart opened the public hearing at 6:02 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:02 p.m.

d.) Public Hearing on the Land Use Ordinance dealing with Solar Electric Production Facilities

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 6:03 p.m.

e.) Public Hearing for the Land Use Ordinance of permit requirements for fences

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

f.) Public Hearing for the Land Use Ordinance for medical marijuana cultivation in the MUV (Mixed Use Village) zone

Mayor Hart opened the public hearing at 6:04 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.) Presentation from Wright Pierce engineer Jeff Preble on the Brunswick Hill project

Jeff Preble gave a presentation.

Mayor Hart asked a clarifying question.

Councilor Rines asked if Brunswick Ave would be closed completely or down to one lane.

Jeff Preble stated it would likely be down to one lane.

b.) Consideration on the recommendations for McKay Park design

Acting City Manager Anne Davis spoke briefly.

Economic Development Director Tracey Desjardins gave a brief update for McKay Park design.

Councilor Rees thanked Economic Development Director and the committee. Councilor Rees stated there is a lack of handicap parking on Water St. She mentioned that Plan B would be the design that would work.

Economic Development Director Tracey Desjardins stated they looked into what would be the maximum use of the park.

Kristen Poremby is a part of the committee and spoke briefly regarding to the McKay Park designs presented. Kristen stated the majority of people choose option A because of more space.

Mayor Hart spoke briefly.

Councilor Berry asked if down near the Arcade entrance that could be turned into ramp.

Economic Development Director Tracey Desjardins stated that we lease that area.

Councilor Berry stated there have been improvements.

Economic Development Director Tracey Desjardins stated why it could not be turned into a ramp but we have not looked into this possibility.

Councilor Berry asked if Council needs to make a decision tonight.

Economic Development Director Desjardins stated she has a good idea of what she needs to raise for money.

Councilor Berry stated he likes the second plan better but thinks that handicap accessibility is very important.

Economic Development Director Desjardins stated they need to make sure the plan they come up with is ADA compliant required when using Federal dollars and both plans presented are ADA compliant.

Councilor Berry asked if they voted for design A they would lose the funding.

Economic Development Director Desjardins stated as part of using CDBG funds you need to be in compliance with ADA. Both designs presented are ADA compliant.

Councilor Greenleaf stated the plans show different space available. Councilor Greenleaf asked if there is plan for the extra space.

Economic Development Director Desjardins stated the space would be available for extra activities.

Councilor Greenleaf asked what the plan would be for maintaining the park; there are lots of grass and plants. Buildings and Grounds is already struggling with the work they have currently.

Economic Development Director Desjardins stated the City could reach out to the businesses and ask someone to adopt the park maintenance. When the landscape architect was looking into designs, he spoke with Public Works Director Jerry Douglass that would have low maintenance.

Public Works Director Jerry Douglass stated that he shares the same concern but the department will do what they need to do. Public Works Director Douglass stated they would do their best and put it in the schedule and do the best they can.

Mayor Hart mentioned the design with the ramp and asked if that would require maintenance all year round.

Public Works Director Douglass stated that both designs would require year round maintenance.

Councilor Rees stated the committee keeps mentioning they would like access from the arcade park and to make sure there is handicap accessibility.

Acting City Manager Anne Davis stated having someone in her home that needs ADA complaint places, she suggests the City do a whole downtown study of being ADA complaint.

Mayor Hart asked Council if they would like to table this agenda item until next meeting.

c.) Request of a resident for his property on 38 Partridge Drive

Mayor Hart spoke briefly.

Acting City Manager Anne Davis stated the Mr. Duplisea could not make it tonight.

Councilor Berry spoke briefly.

Action: Councilor Berry moved to stay with the current agreement and if they do not follow the original terms the City would take the property back.

Councilor Cusick seconded.

Mayor Hart asked for any discussion.

Councilor Rees asked when Mr. Duplisea purchase the lot.

Mayor Hart stated the 17th of June 2020.

Councilor Rees stated it was during Covid when he purchased the lot and was aware of the pandemic.

All those in favor. Unanimous.

d.) Consideration of the proposed changes to the City's General Assistance Ordinance based on changes made by the State of Maine.

Action: Councilor Cusick moved to move to accept the 2021- 2022 general maximum changes to the City's General Assistance Ordinance.

Councilor Greenleaf seconded.

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

e.) First Read of the proposed amendments to the Land Use Ordinance for the Notice of Planning Board Meetings

Action: Councilor Frey moved to send the proposed amendment to the Land Use Ordinance (Planning Board Notice Requirements) to a Second Read scheduled for 10/6/2021.

Councilor Rines seconded.

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

f.) First Read of the Land Use Ordinance dealing with Solar Electric Production Facilities

Action: Councilor Berry moved to send the proposed amendment to LUO dealing with Solar Electric Production Facilities to a Second Read scheduled for October 6, 2021.

Councilor Greenleaf seconded.

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

g.) First Read for the Land Use Ordinance of permit requirements for fences

Action: Councilor Rees moved to send the proposed amendment to Ordinance Codes regarding permitting fences to a Second Read scheduled for 10/6/2021.

Councilor Frey seconded.

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

h.) First Read Land Use Ordinance for medical marijuana cultivation in the MUV (Mixed Use Village) zone

Action: Councilor Cusick moved to send this proposed amendment to Land Use Ordinance for Medical Marijuana Cultivation Tiers I & II to a Second Read on October 6, 2021.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Chair Debby Willis spoke briefly.

All those in favor. Unanimous.

i.) Consideration of applying for Kennebec County ARPA funds for various projects

Acting City Manager Anne Davis spoke briefly.

Councilor Berry stated they would pick or choose what they approved and it would not hurt to add a wish list.

Acting City Manager Anne Davis stated you want to add what you need and they would pick what they would fund.

Mayor Hart asked if they should add the Fountain to the list.

Councilor Greenleaf stated the amount needed for the Fountain is \$100,000 dollars, when speaking with the engineers they mentioned we should double that amount.

Acting City Manager Anne Davis stated she would add the Fountain to the list.

j.) Consideration of sewer abatements

Action: Councilor Cusick moved to abate the sewer accounts from list "A" as recommended.

Councilor Greenleaf seconded.

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

k.) Liquor license – the Bench

Action: Councilor Greenleaf moved to approve the liquor license renewal for the Bench located at 418 Water Street.

Councilor Frey seconded.

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

l.) Renewal license – Bud Bar

Acting City Manager Davis stated they did not receive all of the information for this license.

Mayor Hart tabled this item.

m.) Discussion of the Department Head reports from July and August, 2021

Mayor Hart spoke briefly.

n.) Advice and consent of Gardiner City Council to approve the Acting City Manager's hire of a new library director

Acting City Manager Anne Davis spoke briefly; she read aloud a letter Justin wrote.

Action: Councilor Rees moved to make a motion to give our advice and consent to the Acting City Manager's recommendation to hire Justin Hoenke.

Councilor Rines seconded.

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

o.) Advice and consent of Gardiner City Council to approve the Mayor's appointment of Kristin Poremby to the Board of Appeals

Action: Councilor Cusick moved to give our advice and consent to the Mayor to appoint Kristin Poremby to the Board of Appeals.

Councilor Greenleaf seconded.

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

p.) Consideration of a process to fill the vacant at-large council seat

Mayor Hart spoke briefly.

Action: Councilor Frey moved to accept letters of interest for the vacant at-large council seat until October 1, 2021 and will consider then on October 6, 2021.

Councilor Greenleaf seconded.

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

5. CITY MANAGER REPORT

Acting City Manager Davis stated they are moving forward with the tax-acquired properties. She mentioned the City would need to hire a professional cleaning company for one of the homes. Any additional cost will be subtracted from the amount due back to the homeowner.

Councilor Berry stated the word "clean" is not the word to use it would be removal. The company will not clean the home, they will clean out. Councilor Berry stated he would not waste the money to clean out the property.

Acting City Manager Anne Davis wanted to thank Denise Brown for her tenure and her extra hard work to make sure her departure was a smooth one.

Acting City Manager Davis stated they received one bid for Brunswick Hill for \$25,000 dollars. She would like Council to know the project Mr. Preble was speaking about is

due to start in July and the paving will be the last thing. The paving that is to be laid before winter will be torn up at the end of next year's project.

Mayor Hart stated Council asked for this go out to bid, no decisions have been made.

Acting City Manager Davis stated she is going to wait to sign the bid until she receives word from Council.

Mayor Hart asked Council for their input and the community.

Councilor Cusick stated he is in favor of spending \$25,000 to smooth over Brunswick Hill.

Councilor Frey asked if they received a time period.

Acting City Manager Davis stated it would be done this season.

Councilor Frey stated he would like the public input.

Mayor Hart asked Acting City Manager Davis to add this item to the next meeting agenda.

6. CITY COUNCIL REPORT

Councilor Greenleaf stated there are homes not being utilized.

Acting City Manager Davis stated Tax Collector would start to look closer into these during the fall; she has been busy with the tax acquired properties.

Mayor Hart reminded Council there are two meetings next week. EJ Prescott has let the city use their office space.

Mayor Hart stated that the Johnson Hall Grateful Dead Tribute Concert was a great night.

7. EXECUTIVE SESSION:

Action: Councilor Cusick motioned to move into executive session and adjourn for Pursuant to 1 M.R.S. §405 (6) (c): Discussion or consideration of the condition, acquisition or the use of real or personal property.

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 7:45 p.m.

a.) 1 M.R.S. §405 (6) (c): Discussion or consideration of the condition, acquisition or the use of real or personal property

Nothing to report

8. ADJOURN

Action: Councilor Frey motioned to exit executive session adjourn the meeting at 8:00 p.m.

Councilor Cusick seconded.

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

Unanimous.

The City Council adjourned the meeting at 8:01 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk





COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, September 29, 2021
5:00 PM

The meeting was called to order by Mayor Hart at 5:00 p.m.

1. ROLL CALL/PLEDGE OF ALLEGIANCE

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

City Council Absent:

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, and Public
Works Director Jerry Douglass.

2. PUBLIC COMMENT

None

3. EXECUTIVE SESSION

Action: Councilor Greenleaf motioned to move into executive session Per M.R.S. §405
(6) (a): Discussion or consideration of employment

Councilor Berry seconded.

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

The City Council moved into executive session at 7:45 p.m.

The City Council exited out of executive session at 7:05 p.m. with nothing to report and
took a break until 7:17 p.m.

a.) Per M.R.S. §405 (6) (a): Discussion or consideration of employment

No Action taken.

4. NEW BUSINESS

a.) Consideration of a paving project – Brunswick Hill

Acting City Manager Anne Davis spoke briefly.

Public Works Director Jerry Douglass spoke briefly and explained the Brunswick Hill Paving project.

Mayor Hart asked what he means about shimming the road.

Public Works Director Douglass stated he had McGee Paving scheduled to skim the pavement to smooth out the road on September 21st and then have the Public Works department rake the hot mix in.

Councilor Cusick spoke briefly.

Mayor Hart asked Councilor Cusick if he had a question for Public Works Director Douglass.

Councilor Cusick asked Public Works Director Douglass if he could guarantee this project will be done next summer.

Public Works Director Douglass stated he could not guarantee it will not be done.

Councilor Cusick stated Public Works Director Douglass has a problem with shimming the hill for \$25,000 dollars for the next 10 months.

Public Works Director Douglass stated the road is not going anywhere in 10 months.

Councilor Cusick asked Public Works Director Douglass, if the Council decides to spend \$25,000 to shim the road, will you refuse?

Public Works Director Douglass stated he would do it but he does not recommend it.

Acting City Manager Anne Davis pointed everyone's focus to the roles of Council and Manager.

Mayor Hart stated Council will need to make a decision due to the safety of traffic; people are moving into the opposite lane while traveling down Brunswick Hill. Mayor Hart asked about the mess.

Public Works Director Douglass stated there have been issues with supplies. Councilor Frey stated that his biggest concern is to make sure that the road is safe for the winter. Councilor Frey asked Public Works Director Douglass if he is confident that the tack will hold throughout the winter.

Public Works Director Douglass mentioned Church Hill's paving job that was done late in the year last year. You run that risk when laying pavement late in the year. Public Works Director Jerry Douglass stated he does not want to stick the taxpayers with a \$25,000 bill and then 10 months later tear it up. He stated it will last the winter and if needed they will re-shim.

Councilor Rines asked if they do not do anything until next year would it present any danger to traffic when it has sand and salt.

Public Works Director Douglass stated that if they shim the hill out the roads would be fine. He stated that if they did not have an agreement in place he would be in favor of the paving job.

Action: Councilor Greenleaf moved to have the discussion to patch the wheel rut on Brunswick Hill.

Councilor Rees seconded.

Mayor Hart asked for any discussion.

Councilor Cusick spoke briefly about the paving concerns. He asked Jerry if they plan to do anything on the other side of Brunswick Hill.

Public Works Director Jerry Douglass stated he does not feel like the other side of the hill is that bad.

Councilor Cusick stated the citizens of this City think differently.

Public Works Director Douglass stated the worst part of the road is on the right hand side as you're going down the hill, there are other parts of the road that are rough but there is a project on the books.

Councilor Rees stated that 47,000 cars travel down Brunswick Ave a week.

Councilor Cusick states there are other streets they were told there were projects waiting to happen and nothing has happened yet.

Mayor Hart stated she has had 50/50 views of this agenda.

Public Works Director Jerry Douglass that he is talking to DOT about the project to extend the length of the paving job.

Councilor Cusick asked for clarifying wording for the motion.

Public Works Director Douglass explained that he would McGee Construction to come grind down the wheel rut and purchase the material; the whole project would cost about a couple thousand dollars.

Councilor Greenleaf asked if this would cover both lanes.

Public Works Director Douglass stated the other lane is not as bad, they could patch some areas.

All those in favor. 5 in favor, 2 vote No (Councilor Berry and Councilor Cusick).

5. CITY MANAGER REPORT

Acting City Manager Anne Davis stated she has contracted with a company to deal with the flea infestation in one of the homes. She spoke with Councilor Berry about a clean-out bid they received; in his option, it was a high bid.

6. CITY COUNCIL REPORT

Mayor Hart mentioned Swine and Stein is October 9 and Gardiner Main Street is looking for volunteers.

Mayor Hart stated they had an interview last night with one of the finalists for City Manager and wanted to thank EJP.

7. ADJOURN

Action: Councilor Rees motioned to adjourn the meeting.

Councilor Berry seconded.

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

The City Council adjourned the meeting at 7:43 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Alisha Ballard".

Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, October 6, 2021
6:00 PM

The meeting was called to order by Mayor Hart at 6:02 p.m.

1. ROLL CALL/PLEDGE OF ALLEGIANCE

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

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Code Enforcement Officer Kris McNeil, Economic Development Director Tracey Desjardins, Kathy Brown, Scott Williams, Joel Greenwood, Mike Miclon, and Susan Bourget.

2. PUBLIC COMMENT

None

3. PROCLAMATIONS

a.) Mayor Proclamation honoring Scott Handville

Mayor Hart read aloud a Proclamation honoring Scott Handville.

Action: Councilor Rees moved to accept the proclamation for Scott Handville.

Councilor Greenleaf seconded.

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

4. PETITIONS/PUBLIC HEARINGS

a) Public Hearing to consider an amendment to extend the existing Credit Enhancement Agreement with Johnson Hall

Economic Development Director Tracey Desjardins spoke briefly.

Mayor Hart opened the public hearing at 6:05 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:07 p.m.

b.) Public Hearing to consider the proposed amendment to the Code of Ordinances of possible provisions regulating blasting

Code Enforcement Officer Kris McNeill spoke briefly.

Mayor Hart opened the public hearing at 6:07 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:08 p.m.

c.) Public Hearing to consider a renewal license for a renewal license application for a medical retail marijuana/dispensary – Bud Bar

Mayor Hart opened the public hearing at 6:08 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:09 p.m.

d.) Public Hearing of the proposed amendments to the Land Use Ordinance for the Notice of Planning Board Meetings

Mayor Hart opened the public hearing at 6:09 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:09 p.m.

e.) Public Hearing of the Land Use Ordinance dealing with Solar Electric Production Facilities

Mayor Hart opened the public hearing at 6:09 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:10 p.m.

f.) Public Hearing for the Land Use Ordinance of permit requirements for fences

Mayor Hart opened the public hearing at 6:10 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:10 p.m.

g.) Public Hearing Land Use Ordinance for medical marijuana cultivation in the MUV (Mixed Use Village) zone

Mayor Hart opened the public hearing at 6:10 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:10 p.m.

5. NEW BUSINESS

a.) Council election of an at-large councilor

Kathy Brown introduced herself to council and spoke briefly, on why she would like to become the at-large councilor.

Scott Williams spoke briefly.

Council voted by secret ballot. Kathy Brown won the secret ballot vote.

b.) First Read to extend a CEA with Johnson Hall

Action: Councilor Cusick moved to accept the request to extend a CEA agreement with Johnson Hall through June 2023.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Mike Miclon gave an update on Johnson Hall.

All those in favor. Unanimous.

c.) First Read of an amendment to the Code of Ordinances of possible revisions regulating blasting

Mayor Hart spoke briefly.

Action: Councilor Rees moved to send this amendment back to ordinance review.

Councilor Cusick seconded.

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

d.) Presentation from Kennebec Valley Chamber of Government (KVCOG)

Joel Greenwood gave a presentation.

Mayor Hart asked Joel what he would say to Public Works Department who might see them as a nuisance.

Joel stated he understands it is a lot more work on the ground but explains the benefits to having the trees.

Kathy Brown asked Joel if they work with University of Maine co-op extension.

Joel stated that he works for KVCOG and they do work with the universities.

e.) Consideration of accepting a plan for McKay Park

Economic Development Director Tracey Desjardins spoke briefly and read aloud an email from The Downtown Master plan consultant.

Mayor Hart asked who the consulting firm was.

Economic Development Director Tracey Desjardins stated, Dubois and King.

Mayor Hart stated Robert Abbey sent a nice email.

Councilor Frey stated after thinking about it, he asked what do they want it to be; a park or an access point and what do they need. Councilor Frey stated he does not think this is the right solution for this area to increase access up to the street. Councilor Frey stated he has been thinking about the arcade, last time they were talking about taking a couple of handicap parking spaces and they are currently in high demand. At this point, he does not think it is right to build the ramp. Councilor Frey stated an accessibility study done and said he is in favor of A.

Councilor Cusick stated he agrees with Councilor Frey. He talked briefly about what Councilor Frey had to say and mentioned the people he has heard from would choose option A.

Kathy Brown asked how much Gardiner needs to be ADA compliant.

Mayor Hart stated she does not know the answer but touched on grants and what would require the City to be ADA compliant.

Acting City Manager Anne Davis stated from the renovations from the library, anything new needs to be ADA compliant.

Mayor Hart asked Joel if he would know the answer to if they need to be ADA compliant.

Joel stated he is not sure if it was 100%, if the City paid for if it would need to be ADA.

Councilor Rines stated he was raised with a father with MS, ADA compliance was a part of this life. He stated he feels like this might be rushed and thinks they could hold off and see what other options there might be.

Councilor Rees stated she appreciates the comments made tonight and would like it to be a park. Councilor Rees asked Economic Development Director Desjardins if there is a time line.

Economic Development Director Desjardins stated there is a time line of next June but she was able to secure another grant to push the timeline further out.

Councilor Berry stated he is still in favor of plan A and appreciates everyone's comments.

Mayor Hart asked if the American Rescue package money, could that be used for studies.

Economic Development Director Desjardins stated she would need to research.

Acting City Manager Anne Davis stated they would not be able to do a study until next year and she believes it is very important.

Action: Councilor Cusick moved to accept design A for the rehabilitation of McKay Park.

Councilor Greenleaf seconded.

Mayor Hart asked for any discussion. None. All those in favor. 6 in favor 1 apposed.

f.) Consideration of accepting CDBG Funds - McKay Park

Economic Development Director Desjardins spoke briefly.

Action: Councilor Berry moved to accept the additional \$75,000 CDBG funds for the McKay Park Improvement Project and Authorize the Acting City Manager to sign the amended agreement.

Councilor Cusick seconded.

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

g.) Consideration of a Victualer's license for Goldfinch Creamery

Action: Councilor Greenleaf moved to approve a Victualer's license to Goldfinch Creamery located at 316/317 Water St.

Councilor Cusick seconded.

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

h.) Consideration of a renewing a marijuana business license for the Bud Bar

Action: Councilor Cusick moved to approve the renewal application from the Bud Bar, a medical retail marijuana/dispensary.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Susan Bourget spoke briefly. She asked how many votes it takes to stop this law.

Mayor Hart explained the history of the legalization of marijuana.

All those in favor. Unanimous.

i.) Consideration of Gardiner City Council meeting minutes of 09/09/2021, 09/13/2021, and 09/15/2021

Action: Councilor Rees moved to approve the City Council meeting minutes of 9/9/2021, 9/13/2021 and 9/15/2021.

Councilor Rines seconded.

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

j.) Second Read of the proposed amendments to the Land Use Ordinance for the Notice of Planning Board Meetings

Action: Councilor Cusick moved to adopt the proposed amendment to the Land Use Ordinance (Planning Board Notice Requirements).

Councilor Frey seconded.

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

k.) Second Read of the Land Use Ordinance dealing with Solar Electric Production Facilities

Action: Councilor Cusick moved to adopt the proposed amendment to LUO dealing with Solar Electric Production Facilities.

Councilor Berry seconded.

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

l.) Second Read for the Land Use Ordinance of permit requirements for fences

Action: Councilor Frey moved to adopt the proposed amendment to Ordinance Codes regarding permitting fences.

Councilor Greenleaf seconded.

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

m.) Second Read Land Use Ordinance for medical marijuana cultivation in the MUV (Mixed Use Village) zone

Action: Councilor Cusick moved to adopt this proposed amendment to Land Use Ordinance for Medical Marijuana Cultivation Tiers I & II.

Councilor Berry seconded.

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

n.) Advice and consent of Gardiner City Council to approve the Mayor's appointment of Brenda Harvey to the Historic Preservation Commission.

Action: Councilor Rines moved to motion to give our advice and consent to the Mayor to appoint Brenda Harvey to the Historic Preservation Commission.

Councilor Greenleaf seconded.

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

6. CITY MANAGER REPORT

Acting City Manager Davis explained to Kathy Brown what to expect.

Acting City Manager Davis stated that City Clerk Ballard advised her that Absentee Ballots are now available, 91 ballots have been mailed out and 4 people have voted in person as of today.

Acting City Manager Davis mentioned now is the time for brown tail moths; you should be taking action now to stop the spread next year.

Acting City Manager Davis stated we were not successful with obtaining the AFG Grant to purchase a new ambulance.

Acting City Manager Davis stated next meeting we would be introducing two new employees.

Acting City Manager Davis stated they have received one quote of \$10,000 dollars to clean out one of the properties. Staff will need direction for the next steps.

Acting City Manager Davis stated that she, Chief Sieberg, and Mayor Hart sat down to discuss about staffing going into the new fiscal year. They have an upcoming workshop to discuss this with the public on November 8, 2021 in the children's room at 6:00 p.m.

7. CITY COUNCIL REPORT

Councilor Rees mentioned the water district owns a building by New Mills Falls with many windows that are broken out. She stated she is concerned with this building. Councilor Rees stated it would be great if the Historic Preservation Committee could work with them to make sure the building is weather tight.

Mayor Hart wanted to thank everyone for the civil and thoughtful discussion on McKay Park.

Mayor Hart welcomed Kathy Brown to the at-large Council seat.

Mayor Hart congratulated Scott Handville in his 40 years at the City of Gardiner Library.

Mayor Hart stated that Swein and Stein is still looking for volunteers.

8. EXECUTIVE SESSION:

Action: Councilor Cusick motioned to move into executive session for Executive session: For a personnel matter MRSA 405 6 a.

Councilor Berry seconded.

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

The City Council moved into executive session at 7:39 p.m.

a) Executive session: For a personnel matter MRSA 405 6 a

Nothing to report

9. ADJOURN

Action: Councilor Cusick motioned to exit executive session adjourn the meeting at 7:54 p.m.

Councilor Greenleaf seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.
The City Council adjourned the meeting at 7:54 p.m.

Respectfully Submitted:



Alisha Ballard
City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, November 3, 2021
7:00 PM

The meeting was called to order by Mayor Hart at 7:00 p.m.

1. ROLL CALL/PLEDGE OF ALLEGIANCE

City Council Present: Mayor Hart, Councilor Cusick, Councilor White, Councilor Rees (Via phone), Councilor Berry, Councilor Frey, Councilor Greenleaf, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: Don Gerrish

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

None

4. EXECUTIVE SESSION:

Mayor Hart asked for a motion for Councilor Berry to run the meeting.

Action: Councilor Greenleaf motioned for Councilor Berry to run the meeting at 7:05 p.m.

Councilor Cusick seconded.

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

Action: Councilor Cusick motioned to hold executive session Per M.R.S. §405 (6)
(a): Discussion or consideration of the employment on November 12, 2021.

Councilor Rines seconded.

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

5. ADJOURN

Action: Councilor Brown motioned to exit Executive Session and adjourn the meeting at
7:54 p.m.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.
The City Council adjourned the meeting at 7:29 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
FRIDAY, November 12, 2021
2:00 PM

The meeting was called to order by Mayor Hart at 2:00 p.m.

1. ROLL CALL/PLEDGE OF ALLEGIANCE

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

City Council Absent: None.

Also present: Acting City Manager Anne Davis.

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

4. EXECUTIVE SESSION:

Action: Councilor Cusick motioned to move into executive session Per M.R.S. §405 (6)(a) - Discussion or consideration of employment.

Councilor Berry seconded.

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

The City Council moved into executive session at 2:00 p.m.

a) **Per M.R.S. §405 (6)(a) - Discussion or consideration of employment.**

Nothing to report

5. ADJOURN

Action: Councilor Greenleaf motioned to exit Executive Session and to adjourn the meeting at 7:54 p.m.

Councilor Brown seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous. The City Council adjourned the meeting at 4:40 p.m.

Respectfully Submitted:



Alisha Ballard
City Clerk