



GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET



Meeting Date	01/06/2021	Department	City Council
Agenda Item	4.o Review and Accept Meeting Minutes from December 9, 2020 and December 16, 2020		
Est. Cost	n/a		

Background Information

Attached are the meeting minutes from December 9, 2020 and December 16, 2020.

Requested Action	'I move to approve the minutes of December 9, 2020 and December 16, 2020 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 _____

Mayor Hart called the meeting to order at 6:00 pm

1. ROLL CALL/PLEDGE OF ALLEGIANCE

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

Also in attendance: Christine Landes, City Manager; Alisha Ballard, City Clerk; Tracey Desjardins, Economic Development Director; Penny Sargent, Councilor-Elect; James Toman, Chief of Police; Shenna Bellows, Secretary of State-Elect; Thom Harnett, State Representative; Jerry Douglas, Public Works Director; Rick Sieberg, Fire Chief; Denise Brown, Finance Director; Anne Davis, Library Director; Douglas Clark, Wastewater Director; Carolyn Taylor, Police Officer; Todd Pilsbury, Detective Sargent; Samuel Quintana, Police Officer.

2. PUBLIC COMMENT (anything not on the Agenda)

None

3. PETITIONS/PUBLIC HEARINGS

a) Liquor License Renewal: Gerard's Pizza

Mayor Hart opened the public hearing at 6:05 pm and asked for any comments from the public. Hearing none. Mayor Hart closed the public hearing at 6:06 pm.

4. NEW BUSINESS

a) Resolution Honoring Chief James M. Toman/30 Years of Service

People who spoke to honor Chief James M. Toman:

- Secretary of State-Elect Bellows
- Representative Harnett
- Councilor Berry
- Councilor Rees
- Councilor Rines
- Councilor Cusick
- Councilor White
- Councilor Ault
- Detective Sergeant Pilsbury
- Officer Taylor
- City Manager Landes

- Library Director Davis
- Fire Chief Sieberg
- Wastewater Director Clark
- Mayor Hart

Councilor Berry moved to adopt the resolution for Chief James M. Toman, with many thanks for his thirty years of dedicated service to the city.

Councilor White seconded.

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

b) Introduction of Councilor-Elect Penny Sergent

Councilor-Elect started by mentioning Chief Toman. She went on to introduce herself.

Councilor Rees states they look forward to working with her.

Councilor Rines offered a warm welcome.

Councilor Ault says welcome and goodbye to all. He appreciates her kindness and she will do a fantastic job.

Councilor Berry says welcome. It is a huge learning curve.

Councilor White says welcome and congratulations.

Councilor Frey says welcome, thank you for being willing to serve and look forward to working with you.

Mayor Hart is grateful she was able to join the meeting. All will be sworn in on January 4, 2021; in a Covid safe way with the City Clerk.

c) Recognize Election Workers from November 3, 2020 General Election

Mayor Hart states the election this year was one of the busiest. Maine had one of the highest turnout rates and everything went smoothly. It was all safe, secure, and done professionally. We had some people step up at the last minute due to some people dropping out.

City Clerk Ballard spoke briefly about the election.

Mayor Hart spoke about the high number of absentee ballots and how the city staff had to handle them more than once.

Mayor Hart read the list of names aloud.

Councilor Cusick moved to acknowledge and thank the election staff that performed their civic duty, with pride and integrity, on November 3, 2020.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Councilor Rees mentioned that Alisha was new to the job and to have this be a pandemic driven crazy election season, everyone did a great job. Thank you.

Mayor Hart: Here' Here'

Councilor Berry: I want to thank the City Clerk and all the other people because when I went to vote it was so cold in the gym and felt sorry you had to be there all day. Thank you.

Councilor Frey: Considering the year and all of the challenges that went into this it went very well. When you walk in people may not know all the work that went into the election and for it to go so smoothly this year, thank you.

All those in favor. Unanimous.

d) Consider and Possibly Adopt the Following Policies:

- i. City of Gardiner COVID-19 Policy
- ii. Binex-Now Rapid Testing Policy
- iii. Earned Paid Leave Policy

City Manager Landes spoke briefly.

Mayor Hart wanted to thank the department heads for their work on the policies.

Councilor Berry said thank you to all their hard work and assumed this has been run by all the unions.

Manager Landes stated the Covid policy is a state of emergency. She is unsure if the unions can have any say in these policies.

Councilor Berry asked if we now have a vaccine that is starting to be distributed, has the city done any thinking or planning about whether or not it is going to be a requirement for a city employee to receive the vaccine.

Mayor Hart states she agrees with Councilor Berry that having something written out that's not mandatory would be beneficial. She asked Chief Sieberg for his thoughts.

Chief Sieberg just received word that on December 21st is when the EMS workers will start getting the vaccine. The debate is if it's mandatory or not.

Chief Sieberg states the latest information he has received states that on or around 12/21/2020 is when they expect the first shipment of the vaccine. Delta ambulance and Augusta Fire will be working together to get these out in our area.

Mayor Hart asked if that would cover the Police Department as well.

Chief Sieberg states that his understanding that this shipment is only for the EMS workers so far.

Councilor Rees moved to adopt the City of Gardiner COVID-19 Policy, the Binex-Now Rapid Testing Policy and the Earned Paid Leave Policy as presented.

Councilor Berry seconded.

Mayor Hart asked for any discussion.

Councilor Berry asked if there has been any calculations to how much this will cost.

Manager Landes states this is going to be an impossible question to answer.

All those in favor. Unanimous.

e) Consider Renewing Amended and Restated Agreement with Developers Collaborative PreDevelopment LLC

Economic Development Director Desjardins spoke briefly.

Mayor Hart asked if they had a new real-estate firm.

Economic Development Director Desjardins confirmed.

Manager Landes said that the city solicitor did look this over.

Councilor Ault moved to enter into the Amended and Restated Option and PreDevelopment Agreement with Developer's Collaborative Predevelopment LLC for one year and to allow the City Manager to sign the agreement.

Councilor Cusick seconded.

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

f) Consideration of Surplus Item Being Sent to Bid: 1960 (?) Onan Generator

Manager Landes spoke briefly.

Councilor Ault moved to send the Onan Generator out to bid in the most economical manner and in the best interest of the city.

Councilor White seconded.

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

g) Set 2021 Meeting Dates

Councilor White asked about the goal setting day, she was wondering if they could push this back to the summer so they could try to meet in person.

Mayor Hart stated Manager Landes reached out to the facilitator to see what this would like. She asked if Councilor White would like to join.

Councilor White stated she would like to join if she was able.

Councilor Rees stated she agrees with Councilor White. In the fall her work does a week retreat but this year it needed to be virtual and it went a lot better than she thought it was going to go and that there are ways to make it work for everyone.

Mayor Hart stated the City Council needed to have goals for the budget. There is definitely pieces to cover and the council does need to go over the rules together. There will be a new councilor. She invited anyone to the planning meeting that would like to attend.

Councilor Berry moved to accept the 2021 Council Meeting schedule as presented.

Councilor Cusick seconded.

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

h) Delegation of Authority for 2021

Councilor Berry asked if there were any changes from last year.

Manager Landes stated only the dates.

Councilor Cusick moved to approve and sign a Delegation of Authority order, effective January 1, 2021 to December 31, 2021.

Councilor Rines seconded.

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

i) Advise and Consent to the Mayor's Appointment(s): Economic Development Committee and New Mills Dam Committee

Mayor Hart spoke briefly.

Councilor Rines moved to advise and consent to the Mayor the appointment of Geri Doyle to the Economic Development Committee; Jon Ault and Mayor Hart, with an alternate' Councilor Rees to the New Mills Dam Committee.

Councilor White seconded.

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

j) Consider Approval of a Liquor License Renewal for Gerard's Pizza

Councilor Rines moved to approve the liquor license renewal for Gerard's Pizza.

Councilor Cusick seconded.

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

k) Review and Accept Monthly Reports from City Manager and Department Heads

Mayor Hart wanted to thank everyone for providing the information it is very helpful.

Councilor Frey moved to accept the November 2020 monthly reports from the City Manager and Department Heads.

Councilor Rines seconded.

Mayor Hart asked for any discussion.

Councilor Rines wanted to say thank you to City Manager Landes for getting these together. Mayor Hart concurred.

All those in favor. Unanimous.

l) Review and Accept Meeting Minutes from October 28, 2020, November 5, 2020 and November 18, 2020

Mayor Hart states she has a few minor changes: names of committees and things that she will give to the City Clerk for update.

Manager Landes apologized to the council for the minutes of three meetings being combined for acceptance at one meeting.

Councilor Ault moved to approve the minutes of October 28, November 5 and November 18, 2020 as presented.

Councilor Rees seconded.

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

5. CITY MANAGER REPORT

- Reminder to the public that dog licenses are available.
- City of Gardiner Wastewater received three bids for the upgrade. We will have something before you in the January meeting.
- Next week Chief Toman and I are planning on meeting with Brodie Hinckley from the Regional Communications Center (dispatch).
- Asked the City Councilor for special hours for the Wednesday hours be changed before the holidays:
 - Mayor Hart asked for clarification; just one Wednesday to change the hours.
 - Manager Landes states for two Wednesday's 8-4 instead of 12-6.
 - Councilor Berry asked what is the motivation
 - Manager Landes said it would allow the teams to go home at 4pm instead of 6pm before a long holiday weekend.

6. CITY COUNCIL REPORT

Councilor Ault

- Given this is my last meeting; Say the past six years has been very interesting. I have seen a lot of high points and a few low points. I have experienced lots of quick meetings and some late nights. I had the privilege and pleasure sitting with and next to some great councilors. I was able to witness some good work in the City. The new and very talented City Manager, the purchase of a fire boat as well as cleaning up city ordinances. I have seen a fair number of buildings burn. Through it all, it was an amazing experience. I really grew to love the experience and value the opportunity the citizens gave to me to be a representative. It truly was an honor to serve this City and to work with many of the people over the years. I started my service on council in my late 20's and was in a different party of my life than I am now. I was still figuring out my career and I had not yet purchased my own home. As I started to serve, I met my wife at the Gardiner

Farmers market. I found an incredible home here in the City. I have made many great friends in the process. I wanted to say thank you to everyone.

- Mayor Hart says thank you to Councilor Ault and that the city celebrate him fully in January. She reminded him that they have a meeting on 12/16.

Councilor Cusick

- Congratulations to Chief for 30 years
- Shout out to public works for the storm
- Going to miss working with you Councilor Ault

Councilor White

- Congratulations for Chief Toman amazing 30 years
- Kudos to fire and rescue, there was an incident at my mom's house with my step-dad
- Councilor Ault thank you for mentoring me – If it wasn't for Councilor Ault there wouldn't be a Councilor White
- Ruby's place has the best breakfast sandwich

Councilor Berry

- 'Hear Hear' to all that's been said
- Congratulations to Chief Toman for your 30 years

Councilor Rees

- Jon, I have fondness of you as if you are one of my kids. I have enjoyed knowing you and working with you on council. I look forward to working with you in other ways.
- There has been vehicle break-ins so reminder to lock your cars
- Shout out to our new PWD Jerry for his first storm; you and your crew were on it

Councilor Frey

- Congratulations to Chief Toman, 30 years is a big accomplishment

Councilor Rines

- Congratulations to Chief Toman for 30years
- Saving my see you later for Councilor Ault

Mayor Hart

- Jon Ault was my good seatmate, I actually missed you when I became mayor because you were not sitting there passing me Altoids and notes. I do appreciate your council decisions and your compassion.
- Congratulations to Chief Toman for 30 years
- Remind everyone that the stores are open down town and the bridge is open; Reed and Reed did a fantastic job with that
- Thank folks who bought trees from Rotary
- Library does have calendars, cards and books to sell
- Be safe

7. ADJOURN

Councilor White moved to adjourn.

Councilor Berry seconded.

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

This document is in draft form and will be reviewed and possibly approved during the January 06, 2020 City Council Meeting.

Respectfully submitted and attested on 12/10/2020 by,

Alisha Ballard,
Gardiner City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
EXECUTIVE SESSION
WEDNESDAY, DECEMBER 16, 2020
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 Ault, Councilor Cusick, Councilor White, Councilor Berry, Councilor Rees, Councilor Frey, and Councilor Rines.

City Council Absent: None.

Also present: City Manager Landes, Economic Development Director Desjardins, and Dennis Wheelock.

2. PUBLIC COMMENT

Mayor Hart informed the City Council that she had forwarded each of them an email from an individual that owned property close to the West Hill Road solar project. Although this individual does not live within the 200' radius of the project, the request included asking the City Council to consider having the Ordinance Review Committee look at solar ordinances or even a possible solar moratorium. This will be reviewed again at a later date.

3. PETITIONS/PUBLIC HEARINGS

None

4. NEW BUSINESS

None

5. EXECUTIVE SESSION

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

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

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous. The City Council entered executive session at 6:05 p.m.

(Also admitted to the executive session was Dennis Wheelock of KW Commercial/Magnusson Balfour, Chris Paszyc of The Boulos Company and his client.)

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

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous. The City Council exited the executive session at 6:58 p.m.

Action: Councilor Berry motioned to instruct the City Manager to enter into a purchase and sale for lots 25, 26, and 27 at the Libby Hill Business Park with the recommended adjustments to the agreement: minimum building size of 40k sq. ft. within two years or the purchaser will agree to pay an increased assessed tax value (estimated minimum of \$500,000), the city solicitor reviewing the agreement, and a quit claim deed v. a warranty deed being issued.

Councilor Ault seconded.

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

The City Council thanked Dennis Wheelock for his work.

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

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

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous. The City Council entered executive session at 7:05 p.m.

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

Councilor Ault seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous. The City Council exited the executive session at 7:19 p.m.

Action: Councilor Berry motioned to direct city staff to enter into a new 12 month listing agreement with Dennis Wheelock of KW Commercial/Magnusson Balfour to market and sell lots at the Libby Hill Business Park.

Councilor Ault seconded.

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

A five-minute break was held.

- **Pursuant to M.R.S.A. § 405(6)(A): City Manager Annual Review**

Action: Councilor Cusick motioned to enter into executive session pursuant to M.R.S.A. § 405(6)(A): City Manager Annual Review.

Councilor Ault seconded.

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

The City Council entered executive session at 7:28 p.m.

Action: Councilor Ault motioned to exit the executive session pursuant to M.R.S.A. § 405(6)(A): City Manager Annual Review.

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 7:52 p.m.

No further action taken.

6. CITY MANAGER REPORT

None

7. CITY COUNCIL REPORT

Councilor Ault wished everyone a wonderful end of the year and best wishes.

Councilor Cusick said good-bye to Councilor Ault and happy holidays to everyone.

Councilor White expressed thanks to Councilor Ault and stated she was sad that the City Council inauguration wouldn't be held this year due to the pandemic.

Councilor Berry stated he would miss looking at Councilor Ault across council chambers as he always wondered what the councilor's mind was thinking during agenda item discussions. He also thanked Councilor Ault for his service.

Councilor Rees will miss having Councilor Ault on the City Council and she will see him around.

Councilor Frey thanked Councilor Ault for all he has done for the city.

Councilor Rines echoed everyone's sentiments and thanked Councilor Ault for his service and looks forward to seeing him serve on committees or the city council again.

Mayor Hart also echoed everyone's sentiments with many thanks to Councilor Ault. Also Mayor Hart briefly spoke about the Gardiner Main Street parking lot (diagonal to the Library). Mayor Hart was curious if there was any interest in having the city rent the lot while the highest and best use of the lot can be determined. Gardiner Main Street will be attending a future City Council meeting.

8. ADJOURN

Action: Councilor Ault motioned to adjourn the meeting.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous. The City Council adjourned the meeting at 8:06 p.m.

Respectfully Submitted:



Christine M. Landes, City Manager