



**GARDINER CITY COUNCIL  
AGENDA ITEM INFORMATION SHEET**



|                     |   |                   |            |
|---------------------|---|-------------------|------------|
| <b>Meeting Date</b> | 07/07/2021  | <b>Department</b> | City Clerk |
| <b>Agenda Item</b>  | 4.r) Consideration of accepting council meeting minutes |                   |            |
| <b>Est. Cost</b>    | n/a   |                   |            |

|                               |  |
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| <b>Background Information</b> | Approval of Council Minutes from 5/19/2021 and 5/26/2021 |
|-------------------------------|--|

|   |   |
|---|---|
| <b>Requested Action</b>                   | "I move to accept the Council Minutes from 5/19/2021 and 5/26/2021. " |
| <b>City Manager and/or Finance Review</b> | The Acting City Manager approves of this.                             |
| <b>Council Vote/ Action Taken</b>         |   |
| <b>Departmental Follow-Up</b>             |   |

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



**COUNCIL MEETING MINUTES**  
**GARDINER CITY COUNCIL**  
**WEDNESDAY, May 19, 2021**  
**6:00 PM**

Mayor Hart called the meeting to order at 6:00 p.m.

- **ROLL CALL/PLEDGE OF ALLEGIANCE**

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

City Council Absent: Councilor Sergent and Councilor White.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Economic Development Director Tracey Desjardins, Planning Board Debby Willis, Finance Director Denise Brown, and Code Enforcement Officer Kristopher McNeill.

- **PUBLIC COMMENT**

None.

- **PETITIONS/PUBLIC HEARINGS**

None.

- **NEW BUSINESS**

- a) **Consider Sending Proposed Marijuana Ordinance/Code Changes to a Public Hearing**

Chair Debby Willis spoke briefly.

Councilor Berry asked if there are restrictions of selling alcohol in close proximity to schools?

Code Enforcement Officer Kris McNeill stated there is no local level ordinances prohibiting the sale of alcohol near schools, there might be a state law but no local.

Councilor Berry stated that we have two different altering substances and we are treating them differently.

**Action:** Councilor Cusick motioned to send the proposed changes to the Land Use Ordinance and City of Gardiner Code to a Public Hearing, First and Second Reads on June 2, 2021 and June 16, 2021 respectfully.

Councilor Berry seconded.

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

**b) Second Read of Proposed Amendment to Codes Chapter 3 Section 1135 Addressing Cemetery Rules**

Chair Debby Willis spoke briefly.

**Action:** Councilor Rines motioned to accept the above amendments to Codes Chapter 3 Section 1135 addressing cemetery rules as presented.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Councilor Berry thanked Debby Willis for all of her volunteer work on the committee.

Chair Debby Willis thanked Rusty Greenleaf for all of his help.

Mayor Hart stated 'Hear' 'Hear'

All those in favor. Unanimous.

**c) Second Read of Proposed Amendments to the Land Use Code/Addressing the Treatment of Tiny Homes**

Chair Debby Willis spoke briefly.

**Action:** Councilor Frey moved to accept the above amendments to the Land Use Code/addressing the treatment of tiny homes.

Councilor Cusick seconded.

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

**d) Consider sending Tree Harvesting in HDR to the Ordinance Review Committee**

Code Enforcement Officer Kris McNeill spoke briefly.



Chair Debby Willis spoke briefly.

Councilor Berry stated he hopes there is a distinction to create a subdivision and it is very difficult to build houses and garages when there are trees in the way.

**Action:** Councilor Cusick moved to send the topic of tree harvesting in HDR zones to our Ordinance Review Board.

Councilor Frey seconded.

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

**e) Continued Discussion of the FY22 Budget workshop**

Acting City Manager Anne Davis spoke briefly and reviewed the FY22 Budget workshop.

Finance Director Denise Brown reviewed a PowerPoint on the FY22 Intergovernmental.

Acting City Manager Davis stated there will be an increase for the MSAD#11.

Councilor Rees stated she saw an article that said the county budget is going down due to federal money coming in.

Finance Director Brown stated she pulled her information from the counties website on May 13, 2021.

Acting City Manager Davis continued to review the FY22 Budget.

Mayor Hart asked for the membership dues line is the same they fund every year.

Acting City Manager Davis stated that is correct and continued to review the FY22 Budget.

Mayor Hart asked why the general assistance budget has changed over the years.

Finance Director Brown stated that with the budget the timing could offset these numbers.

Mayor Hart asked if the City is going to receive more back from the homestead exemption.

Finance Director Brown stated that was calculated in. She mentioned there is a new line for solar, which was provided to her by Curt Lebel the Assessor.

Acting City Manager Davis continued her overview of the FY22 budget.

Mayor Hart asked Councilor Berry if First Park changed their fees.

Councilor Berry stated not they he was aware of. Councilor Berry asked what the charge was for cable TV and who sets the rate.

Acting City Manager Davis stated this comes from our original agreement.

Councilor Berry asked if this is something we should bring up to the Legislature office due to them not bargaining in good faith.

Acting City Manager Davis stated that would not hurt to do but this is statewide.

Mayor Hart stated this would be a good follow up subject.

Finance Director Brown explained other revenue.

Finance Director Brown continued the FY22 TIF budget presentation.

Councilor Berry asked if in the FY21 \$46,965 ending FUND balance, have we used that in this year's budget?

Finance Director Brown stated we have not, that is where we are projecting that Fund will be.

Councilor Berry asked if there is an area in the current budget that we could use this Fund balance to reduce any increase in the budget.

Finance Director Brown stated in the current year we have done well and does not think the city will be putting money back to the Fund balance but does not think the city will go over either. If council chooses to, they could do a transfer back to the General Fund.

Councilor Berry asked if that is restrictive as to what we could use it for or can we just transfer is back to the General Fund.

Finance Director Brown stated they normally do a transfer back to the General Fund and will need to provide the auditor a spreadsheet that shows what the transfer covers.

Councilor Berry stated we could use the money to help with the upcoming budget.

Finance Director Brown stated no, if you are looking at the FY22 column, you can see that the expenditures are higher than the revenue. If we transfer back, \$46,000 this year that positive would actually be a negative.

Councilor Berry thanked Finance Director Brown.

Mayor Hart stated on the Cobbossee Trail Committee phase 2 won't happen until FY23 due to design work happening during FY22, could we look into pushing a portion of the fund into a future budget year?

Finance Director Brown stated she is not current with Phase 2, this budget does not have Phase 2.

Acting City Manager stated that Phase 1 of the Cobbossee Trail is in the FY22 budget.

Finance Director Brown continued the FY22 TIF budget presentation.

Councilor Rees stated they could leave it in the TIF fund or move it back to the General Fund. Councilor Rees stated she believes there are some advantages to having it in the General Fund, once it is in the General Fund you can use it in more ways.

Finance Director Brown stated the transfer back to the General Fund offsets, we have to have TIF eligible expenses, which we always do.

Councilor Rees stated once the money is put into the General Fund it would be unrestricted on what it is spent on.

Finance Director Brown stated no, it would be used to offset the current years TIF eligible expenses.

Mayor Hart stated there is a list of things it could be used for.

Acting City Manager Davis stated it would be just a push through to balance out the budget for that fiscal year.



Finance Director Brown stated instead of transferring the money she could pay for Johnson Hall and Gardiner Maine Street directly from this account.

Councilor Berry stated the City could use this money for the sidewalk improvements.

Finance Director Brown stated that is correct. Finance Director Brown continued the FY22 TIF budget presentation.

Chief Rick Sieberg reviewed the FY22 Ambulance budget presentation.

Councilor Berry asked is the loss of revenue from the member committees, is that passed onto them?

Chief Sieberg stated that is correct, the debt that is collected goes back to the committee.

Councilor Berry asked what the uncollected debt percentage is for Gardiner.

Chief Sieberg stated that is varies; currently we are billing communities six months worth of uncollected debt. Gardiner has a higher percentage of uncollected debt than neighboring towns due to repeat callers that do not pay.

Councilor Berry asked if you have a call over on 295 that happens to be in a different jurisdiction, who is billed?

Chief Sieberg stated that is does go to that town. Chief Sieberg continued the FY22 Ambulance budget presentation.

Mayor Hart stated there is lots of funding coming into Maine including committee health workers; did you see anything about this covering para-medicine?

Chief Sieberg stated this has been a popular subject but he has not seen this paying for para-medicine. Chief Sieberg continued the FY22 Ambulance budget presentation.

Councilor Berry asked if this could be purchased with the American Rescue Plan.

Chief Sieberg said that is a great question, Chief Sieberg stated maybe not the whole amount but he is looking further into it.

Wastewater Director Douglass Clark reviewed the sewer rate comparison.

Mayor Hart asked Wastewater Director Clark to give a breakdown of the sewer rate comparison.

Wastewater Director Clark provided a breakdown of the sewer rate comparison.

Mayor Hart asked is the breakdown was for monthly charges or quarterly.

Wastewater Director Clark stated quarterly.

Councilor Rees stated this would be easier to understand if this was broken down in a spreadsheet.

Wastewater Director Douglass Clark reviewed the FY22 Wastewater budget presentation.

Mayor Hart asked why the cell phones went up again.

Acting City Manager Davis stated they would look into the cost to make sure this is correct.

Wastewater Director Douglass Clark continued the FY22 Wastewater budget presentation.

Councilor Berry asked if there is any programs that the City has to promote email billing.

Wastewater Director Clark stated not that he is aware of.

Acting City Manager Davis stated the current software system does not have that function.

Councilor Berry asked if this is something that may come to council.

Acting City Manager Davis stated no.

Wastewater Director Douglass Clark continued the FY22 Wastewater budget presentation.

Mayor Hart asked about the wastewater fees, 11.66%, she thought Gardiner went up 4%.

Wastewater Director Clark stated only Gardiner went up 4%, it's the other towns that went up more.



Finance Director Brown stated that when they review the revenue, they look at what has been used in the last four quarters and add 4% to that.

Wastewater Director Douglass Clark continued the FY22 Wastewater budget presentation.

Councilor Berry stated this is an enterprise account, so it will not affect the tax rates.

Finance Director Brown stated that is correct.

Councilor Berry asked how this compares with the CPI over the last couple of year.

Mayor Hart stated that Finance Director Brown provided them with that information a couple weeks ago.

Finance Director Brown stated she would need to get back to them with that information. Finance Director Brown stated \$125,650 increase, if you look at the big items, they are the big drivers for the increase.

Mayor Hart thanked Wastewater Director Clark and moved to the grant sheet.

Acting City Manager stated the city staff is good at finding money that is not tax-leveraged money; this is not including the library's grant money.

Mayor Hart stated 'Hear' 'Hear' and stated the council needs to give direction to Acting City Manager Davis and Finance Director Brown going forward with the budget discussion.

**Mayor Hart called a 5-minute break at 8:14 p.m.**

**Mayor Hart called the meeting back to order at 8:21 p.m.**

Mayor Hart stated the City Council needs to discuss the process.

Councilor Rees asked if this would include putting money aside for paving. Councilor Rees mentioned having the information put into a spreadsheet.

Acting City Manager Davis apologized for not having the CPI grading for this budget.

Finance Director Brown stated in the budget books you will find a quick overview that is over or under \$2,000.

Mayor Hart asked if Finance Director Brown could rank the capital improvement projects that would be helpful. Mayor Hart asked if the re-evaluation is in the special project fund.

Finance Director Brown stated, yes it is. The re-evaluation is \$60,000 for 5 years; Council can decide to push this out.

Mayor Hart stated in the last budget years the way Council has approached this was to not go line by line but to give general direction in areas.

Councilor Cusick asked what the mil rate would be if everything is approved.

Finance Director Brown stated she is looking at around \$1.25 increase.

Councilor Cusick stated he is not sure if the residents are ready for this type of increase.

Finance Director Brown stated the budget that does not include the plan for paving.

Councilor Rees reminded everyone that the City has not had a significant increase in the last three years she has been on council.

Acting City Manager Davis asked if the Council could come to a conclusion for paving.

Finance Director Brown stated in the budget book City Council would find a page, which shows the mil rate from previous years.

Mayor Hart asked Finance Director Brown if we would have the revenue sharing appropriations before the end of June.

Acting City Manager Davis asked if Mayor Hart was asking if they could amend the budget once it has been approved.

Mayor Hart asked what the options are.

Finance Director Brown stated it is all about timing, she is not sure if she is able to send out an amended tax bill but any extra revenue that comes in would fall to the Fund Balance and then that Fund Balance could be used in the next year to help reduce the mil rate.

Mayor Hart wondered if the City could set the budget and the mil rate then when we get the money could the City then vote to use that amount for paving?

Acting City Manager Davis stated she would need to research that scenario.

Councilor Rees asked if they said they would bond out the \$300,000 for paving unless we receive the 5%.

Acting City Manager stated she would need to research further.

Councilor Berry stated they could give the budget back to the department heads and they can rerun their own budgets to decrease the %.

Mayor Hart stated she agrees and before them they have a \$1.44 increase.

Finance Director Brown asked Mayor Hart if they are speaking about city budget only.

Mayor Hart stated she is speaking of the mil rate with the school budget and county included.

Finance Director Brown asked if the city is being held libel for the school and county budget.

Mayor Hart stated we always are.

Finance Director Brown stated the municipal increase is at \$.60 currently.

Councilor Berry stated we have zero control over MSAD #11 and zero control over the Kennebec County.

Councilor Cusick asked if the \$.60 increase did not have the paving included.

Acting City Manager Davis stated that is correct.

Councilor Cusick stated if were to add the \$300,000 to the budget it would increase to be more than \$.60.

Mayor Hart stated it would add an additional \$.60 or more. Mayor Hart stated the Council needs to give overall direction and direction on paving and then the Community and Social Services. Mayor Hart stated with the Community and Social Services she is inclined to do what they did last year and not add anything. Mayor Hart stated there is not a big savings but it would be some.



Councilor Rees proposed to try and get our share down to \$.50 instead of \$.60 and either bond paving or say that if the 5% comes through we pay for the paving that way.

Councilor Frey stated he strongly feels like the City of Gardiner needs to get back the paving plan, setting that money aside. Councilor Frey stated he does not see them adding the \$300,000 on top of the current listed out budget. Councilor Frey stated the current increase is high and he would like to see the number come down, the budget is very thoughtful.

Acting City Manager Davis stated we couldn't bring it down to a flat budget but to please consider that the municipal budget is a lean budget in comparison to the School and county budgets, which the City has no control over. Acting City Manager Davis stated to Councilor Berry that the budget is not a wish list but essentials for the City.

Councilor Berry stated he does know the Department Heads has been very diligent and what he keeps hearing is that Gardiner's mil rate is high.

Councilor Cusick stated he has heard the same thing; Gardiner's mil rate is high. Councilor Cusick stated he would like the increase to be closer to \$.30.

Councilor Rines stated he is listening to everyone speak and would hate to see a \$.60 increase. Councilor Rines stated that the increase would not be a big shock to the community and that people are expecting it after the pandemic.

Mayor Hart stated she agrees with Councilor Cusick, they can't raise taxes \$1.40. Mayor Hart stated they have done a great job holding the line for taxes and seems like this is the year to continue that. Mayor Hart stated with the increase it would make the City of Gardiner the highest mil rate in the county.

Councilor Berry stated the mil rate is not the reality; the reality is the budget the City sets.

Mayor Hart stated there is another way to look at it. Mayor Hart stated there is 6.4% increase in operating and a decrease in capital. The City's overall budget increase is 5% increase; if we compare this to the consumer price index it is higher. Mayor Hart reviewed the

Finance Director Brown stated on the capital projects would it be amendable if while department heads re-work the budget to make cuts that we look at the CPI items together to see which ones are more important to see which ones we should push out to the next fiscal year.

Mayor Hart stated the \$272,000 increase is 4.5%, which would be the City portion. Mayor Hart stated she would like the department heads to come back with a few different scenarios.

Finance Director Brown stated that wages and benefits equates to \$190,000 in that increase.

Mayor Hart asked if the city had more revenue sharing.

Finance Director Brown stated there is no increase.

Mayor Hart asked Council if they are okay with giving direction to Acting City Manager and Finance Director Brown to provide ranges.

Councilor Rees stated she is not sure how realistic it is to have them cut the budget due to \$190,000 being an increase in wages. Councilor Rees stated she is interested to see what are able to cut out to decrease the increase.

Mayor Hart stated she believes there are increase in wages without affecting the taxes.

Councilor Berry stated he is accepting the City Budget as it is because it is such a small portion of the increase. Councilor Berry stated he would like to discuss paving, he believes the City needs to move forward.

Mayor Hart stated she has to disagree; she would like to see the budget decreased.

Councilor Cusick stated he liked Councilor Rees statement the have staff come back with other scenarios.

Acting City Manager Davis stated they will bring the budget back to council with other scenarios.

Mayor Hart asked about adding a meeting on June 9, 2021.

All council members present confirmed.

- **CITY MANAGER REPORT**

Acting City Manager Davis stated for upcoming meeting, Mr. Barrett will be joining to provide updates to the union negotiations.

Acting City Manager Davis stated she was excited to be a part of the ground-breaking ceremony at the Boys and Girls Club this week.

Acting City Manager Davis stated starting next week, she will holding interviews for the Assistant Library Director interviews.

Acting City Manager Davis stated she was a part of the meeting for the McKay Park. She asked people to stand by and they will be impressed with the improvements.

Acting City Manager Davis stated the EOC is meeting on May 24, 2021.

Acting City Manager Davis stated she has removed the policy for offering 80 hours of sick time to employees who may be in contact with the disease.

Councilor Berry asked Acting City Manager Davis how she felt about giving a bonus to employees to get vaccinated.

Acting City Manager Davis stated she does not agree with it because many employees went out when they became available.

- **CITY COUNCIL REPORT**

Councilor Cusick thanked all presenters.

Councilor Berry thanked all presenters and asked for a separate conversation about having a re-evaluation of the City of Gardiner.

Councilor Rees thanked all presenters and all the work they have done with the budget. Mayor Hart stated 'Hear' 'Hear'



Councilor Frey thanked everyone on their work with the budget.

Councilor Rines thanked everyone for their hard work on the budget.

Mayor Hart thanked everyone for their work on the budget.

Mayor Hart stated they had a successful meeting in the fire bay last Monday night to receive community feedback.

Mayor Hart stated the Boys and Girls Club groundbreaking was wonderful.

Mayor Hart stated there is another survey for the downtown master plan.

- **ADJOURN**

**Action:** Councilor Berry 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 9:25 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



**COUNCIL MEETING MINUTES**  
**GARDINER CITY COUNCIL**  
**WEDNESDAY, May 26, 2020**  
**6:00 PM**

The meeting was called to order by Mayor Hart at 6:09 p.m.

**1. ROLL CALL/PLEDGE OF ALLEGIANCE**

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

City Council Absent: Councilor Rees, and Councilor Sergent.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Tax Collector Kathleen Cutler, and Economic Development Director Tracey Desjardins.

**2. PUBLIC COMMENT**

None

**3. PETITIONS/PUBLIC HEARINGS**

**a.) Public Hearing on a Credit Enhancement Agreement between the City of Gardiner, Maine and AUG Commerce Distr.**

Mayor Hart opened the public hearing at 6:12 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:13 p.m.

**4. NEW BUSINESS**

**a) Consideration of RFPs for consultant service to conduct a city manager search**

Mayor Hart spoke briefly.

Councilor Cusick stated it took a long time last time and this helps with having someone steer us in the right direction.

Councilor Frey stated the proposals were appreciated and were good. Councilor Frey stated his choice is split between two. Councilor Frey stated he likes the timeline presented by Eaton Peabody and coming into the meeting he was leaning towards Norman Hanson.

Mayor Hart asked what was appealing to him for Norman Hanson.

Councilor Frey stated he felt they were competitive and wasn't being sold on an outcome also, it stated what they were going to do and they had the best price point of the three.

Councilor White asked Councilor Frey if Norman Hanson was the hourly rate verse just fixed rate.

Councilor Frey stated yes, the hourly with the cap.

Councilor White stated she did not see the capped rate.

Councilor Berry asked what we spent for the last City Manager Search.

Mayor Hart stated the cost was about \$4,500 or \$6,000.

Acting City Manager Davis stated they do not need to make a decision tonight. The Council may asked them to come in for an interview.

Mayor Hart stated that is a good idea.

Councilor White stated she was going to ask that but did not want to add more time to the city manager search.

Mayor Hart stated that some of the council know these people already but it would be good for the rest of the Council to learn more about each one. Mayor Hart asked if Council wants to have all three come in via zoom to do interviews.

Councilor Berry stated that he would be more in favor of hiring tonight and moving forward with Eaton Peabody, they have a great reputation.

Mayor Hart pointed out that Mr. Gerrish approached one of our former City Managers and sought him to South Portland.

Councilor Rines stated it would be appropriate to Zoom and meet all three applicants. Councilor Rines stated he also supports making a decision tonight.



Mayor Hart reminded council they have budget meetings June 2, 9, and 16 then only one meeting in July.

Councilor White stated she could be swayed to make a decision if needed tonight.

Councilor Frey stated he liked the proposal with Eaton Peabody however it is valuable to bring them in to meet with them.

Acting City Manager Davis stated to not feel pressure to hire someone ASAP. Acting City Manager Davis stated she is not going anywhere until the seat has been filled.

Councilor Cusick stated he agrees with Councilor Berry, with our schedule and upcoming meetings. Councilor Cusick stated that we wouldn't be able to meet until September. Councilor Cusick thanked Acting City Manager Davis for her kind words but this is a long process and feel like we need to get moving on it now.

**Action:** Councilor Berry moved to engaged Eaton Peabody, Donald H. Gerrish to start a search for us for a new City Manager price not to exceed \$6,000.

Councilor Cusick seconded.

Mayor Hart asked for any discussion.

Councilor Frey stated he believes the price of \$6,000 was a flat fee and incidental cost could be incurred above that.

Mayor Hart asked if the incidental costs would be for mileage, printing and advertising.

Councilor Frey stated yes.

Councilor Berry amended his motion to include the incidental cost.

All those in favor. Unanimous.

**b) Consideration of setting minimum bids for 4 Tax Acquired Properties (TAPs)**

Tax Collector Kathleen Cutler provided a brief overview of the current TAPs.

Councilor White asked if they need to enter the property to price the houses.

Tax Collector Cutler stated at that point it would be listed at what the City has it assessed at, they would look at it from the outside of the property. Tax Collector Cutler stated that as long as we are airing on the side of caution and doing our best diligence to get the full market value we won't be held harmful for it. Tax Collector Cutler stated she is looking for the City to be made whole, she states she is not a realtor. The money that comes in

over and above what is owed to the City will go to them and help them set up somewhere else, this protects them and us.

Councilor Berry stated they have broker price options, it is extremely rare you are let inside the house.

Mayor Hart thanked Councilor Berry and Tax Collector Cutler. Mayor Hart asked if we enlisted this out to realtor, we would put it out to bid correct?

Tax Collector Cutler stated we would recoup the fees of the realtor, we would build that into what is owed to the City as well as legal fees and staff time.

Councilor Berry stated he is full agreement with what Tax Collector Cutler has to say, it is open and honest and represents what we supposed to do for the citizens of Gardiner. Councilor Berry asked that only one realtor handles all four properties.

**Action:** Councilor Berry moved to authorize the city staff to create a RFP to hire a Maine Licensed Real-estate agent to give the City a proposal to sell the four above mentioned properties to include there estimate of value and commission schedule. Councilor Cusick seconded. Mayor Hart asked for any discussion.

Councilor White asked if Tax Collector Cutler will still be enlisting the services of the Sherriff at the same time.

Tax Collector Cutler stated that is correct, both processes will be happening at the same time.

All those in favor. Unanimous.

**c) Summer Street Affordable Housing TIF Annual Report**

Economic Development Director Tracey Desjardins spoke briefly.

**Action:** Councilor Cusick moved a motion to accept the Summer Street Affordable Housig TIF annual report as presented. Councilor Rines seconded. Mayor Hart asked for any discussion. None. All those in favor. Unanimous.

**d) Consideration of approving a Credit Enhancement Agreement between the City of Gardiner, Maine and AUG Commerce Distr. LLC.**

Economic Development Director Tracey Desjardins spoke briefly.

Councilor Berry asked if we closed on the lot yet.

Economic Development Director Desjardins stated yes we have.

**Action:** Councilor Cusick moved to approve a Credit Enhancement Agreement between the City of Gardiner, Maine and AUG Commerce Distr. LLC.

Councilor White seconded.

Mayor Hart asked for any discussion. None. All those in favor. Five votes affirmative, 1 abstained.

## **5. CITY MANAGER REPORT**

Acting City Manager Davis stated they are continuing and almost done with the South Gardiner playground.

Acting City Manager Davis stated the Brown tail moth are very bad in the City, they have been treated.

Acting City Manager Davis stated they are still dealing with a disposable issue down at the water front park. The containers are being filled within the hour of being emptied. They had a meeting and are going pull the containers during the week and put them out starting on a Friday and pulling them out on a Monday. Acting City Manager Davis stated if this does not work then they will need to move to Carry-In / Carry-Out but then the container for animal waste becomes the container for all waste.

Mayor Hart asked if we could put out more containers, she mentioned she believes there are fewer containers what have gone out than in past years at the waterfront.

Acting City Manager Davis stated she will talk with Public Works Director Jerry Douglass.

Councilor Berry stated he fights this constantly at his buildings.

## **6. CITY COUNCIL REPORT**

Councilor White stated she hopes everyone is staying healthy.

Councilor Berry mentioned they should discuss getting back into council chambers.

Mayor Hart stated the EOC met and they spoke about these things. As for meetings we continue to discussing this.

Acting City Manager Davis stated they need to figure out the technology piece of things if we are to meet in the fire bays unless we hire someone to broadcast the meeting.



Councilor Rines thanked Acting City Manager for being focused the South Gardiner playground and kudos to Public Works Director Jerry Douglass and his staff.

Mayor Hart stated Healthy Community of the Capital Area are going to be putting pride flags in the flower planters on the street. There will be a big paving project on the corner of Church and Water street in June. Mayor Hart extended her thanks to Buildings and Grounds and Public Works, the City is looking very good. Mayor Hart wanted to remind everyone Monday is Memorial Day, even though there is no parade please stop at the cemeteries to take a moment who lost their lives who fought for our country.

## 7. EXECUTIVE SESSION:

**Action:** Councilor Berry motioned to move into executive session at 6:59 p.m.  
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 7:05 p.m.

### a.) Pursuant to 1 MRSA section 405(6)(C): Discussion or consideration of the condition, acquisition or the use of real or personal property.

No action

### b.) Pursuant to 1 M.R.S.A. § 405(6)(A): Discussion or Consideration of Employment

No action

## 8. ADJOURN

**Action:** Councilor Berry motioned to exit executive session adjourn the meeting at 7:50 p.m.  
Councilor Frey seconded.  
Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.  
The City Council adjourned the meeting at 7:51 p.m.

Respectfully Submitted:

A handwritten signature in black ink that reads "Alisha Ballard". The signature is written in a cursive, flowing style.

Alisha Ballard

City Clerk