



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	04/06/2022	Department	City Clerk
Agenda Item	5.t) Consideration of approving the Gardiner City Council meeting minutes of 12/15/2021, 01/05/2022, and 01/19/2022		
Est. Cost			

Background Information	<p>Please find attached the above mentioned meeting minutes.</p>
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Requested Action	"I move to accept the minutes of 12/15/2021, 01/05/2022 and those from 1/19/2022."
City Manager and/or Finance Review	Acting City Manager approves 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, December 15, 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, Councilor Berry, Councilor Frey, Councilor Greenleaf and Councilor Rines.

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Library Director Justin Hoenke, Jon Ault, Justin Lodulce, Maryann and Bill White, Karen and Jim Jordan, Karol Elsemore, Code Enforcement Officer Kris McNeil, and Planning Board Chair Debby Willis.

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

**a) Public Hearing for a renewal of a junkyard permit issued to Brown's Exit
27 Salvage, Inc.**

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.

b) Public Hearing for a liquor license renewal application for Gardiner Elks #1293

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.

4. NEW BUSINESS

a) **Mayoral Proclamation honoring retired employee Kendall Cromwell**

Mayor Hart read aloud the Proclamation.

Action: Councilor Cusick moved to adopt the proclamation and making December 17th Kendall Cromwell Day in the City of Gardiner.

Councilor Berry seconded.

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

b) **Mayoral Proclamation honoring past City Councilor Maryann White**

Mayor Hart read aloud the Proclamation.

c) **Consideration of approving the library fees for 2022**

Library Director Justin Hoenke spoke briefly.

Action: Councilor Frey moved to approve that the above stated fees for library services be charged to the library's partner towns.

Councilor Cusick seconded.

Mayor Hart asked for any discussion.

Councilor Berry asked if the partnering towns are okay with the increases.

Acting City Manager Anne Davis spoke briefly.

Councilor Brown asked if this was an increase or decrease.

Acting City Manager Davis explained the slow increase and that West Gardiners charges went down.

Councilor Berry mentioned they are dealing with many of the same partnering towns, he would like to see long-term contracts rather than a one-year term.

Acting City Manager Davis stated she is trying to locate the verbage about trying to do more than a one-year contract term.

All those in favor. Unanimous

d) Advice and consent to hire LucyAnn Cook as Gardiner's Finance/HR Director

Acting City Manager Anne Davis spoke briefly.

Action: Councilor Brown moved to advice and consent to the hiring of LucyAnn Cook as our new Finance/HR Director.

Councilor Greenleaf seconded.

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

e) Consideration of Accepting a Community Development Block Grant (Amendment) for Johnson Hall

Mayor Hart spoke briefly.

Action: Councilor Berry moved to authorize the Acting City Manager to accept the grant on behalf of Johnson Hall.

Councilor Rines seconded.

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

f) Discussion and possible consideration of ordering a new ambulance

Acting City Manager Anne Davis spoke on Fire Chief Rick Sieberg's behalf.

Councilor Cusick mentioned the mileage on the trucks and that they should look into getting new ambulances before the budget discussion.

Mayor Hart stated they could have Fire Chief Rick Sieberg attend the next meeting.

Councilor Greenleaf stated he agrees with Councilor Cusick.

Justin Lodulce spoke briefly on ordering a new ambulance.

Mayor Hart asked if they request pricing, does that means they need to purchase the ambulance?

Justin stated they do not need to purchase the ambulance; this would just be to get pricing.

Action: Councilor Rees moved to order Chief to received pricing and come back to Council.

Councilor Greenleaf seconded.

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

g) Consideration of approving a junkyard permit issued to Brown's Exit 27 Salvage, Inc.

Code Enforcement Officer Kris McNeil spoke briefly.

Mayor Hart asked Code Enforcement Officer McNeil if he has any concerns that are not listed in the memo.

Code Enforcement Officer McNeil stated they had a fire and the Fire Department was able to handle the situation. Code Enforcement Officer McNeil stated he is in favor of issuing the permit.

Councilor Berry asked about the tire pile.

Code Enforcement Officer McNeil stated the tire pile is slowly going down and is about half-gone.

Councilor Berry stated the goal is to have the tires 100% gone.

Code Enforcement Officer stated that is correct.

Mayor Hart asked for Code Enforcement Officer McNeil's opinion on what the conditions should be if this is approved.

Code Enforcement Officer McNeill stated he would like to see a continued effort to keep the roads open and accessible. CEO McNeill stated the should keep the pad cleaned up and keep reducing the tire pile.

Councilor Berry asked Darrell if he could have the tire pile cleaned up in the next 12 months.

Darrell Brown stated that it could be done.

Darrell Brown Jr. introduced himself and spoke briefly.

Mayor Hart asked what his plan is for the roads.

Darrell Brown Jr explained a plan.

Action: Councilor Berry moved to approve a junkyard permit issues to Brown's Exit 27 Salvage, Inc subject to the removal of the tire pile, the slab be clean and the fire lanes open as recommended by the Code Enforcement and Fire Chief Sieberg.

Councilor Greenleaf seconded.

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

h) Consideration of approving a liquor license renewal application for Gardiner Elks #1293

Action: Councilor Greenleaf moved to approve a liquor license and outside consumption permit to Gardiner Elks #1293 located at 143 Cobbossee Ave.

Councilor Cusick seconded.

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

i) Consideration of renewing a Victualer's license for the Lion's Club

Action: Councilor Rines moved to approve a victualers license for Gardiner Lions Club located at 25 Lions Ave.

Councilor Frey seconded.

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

j) Discussion of the October Department Heads Report

Mayor Hart Spoke briefly.

k) Approval of Council Minutes

Action: Councilor Cusick moved to approve the 9/22/2021, 9/29/2021, 10/06/2021, 11/3/2021, and 11/12/2021 council meeting minutes as presented.

Councilor Rines seconded.

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

l) Consideration of applying for an AFG (Assistance to Firefighters Grant)

Justin Lodulce spoke briefly.

Action: Councilor Cusick moved to instruct Chief Sieberg to apply for the AFG (Assistance to Firefighters Grant) to purchase extrication equipment for the City of Gardiner.

Councilor Brown seconded.

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

m) Possible consideration of extending a contract with Keller Williams Realty

Acting City Manager Davis spoke briefly.

Councilor Berry stated he respectfully disagrees with Acting City Manager Davis. Councilor Berry explained the market and the benefit to extending the contract.

Councilor Rees stated she disagrees with Councilor Berry; she spoke briefly and stated we should look around to see if there are other options.

Mayor Hart stated that she received negative calls the last time they did not bid out the contract.

Acting City Manager Davis stated local agents get extra pounds in the grading process.

Councilor Cusick asked if this is city policy the city did not put it out to bid.

Mayor Hart spoke briefly.

Councilor Cusick spoke briefly.

Councilor Brown asked what the policy is for putting this out to bid.

Mayor Hart explained.

Councilor Brown stated we should be putting this out to bid.

Councilor Berry read aloud the city's policy.

Action: Councilor Berry moved to extend the listing contract with Keller Williams Realty for a one-year period of time.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. None. All those in favor. 4 in favor, motion failed.

Mayor Hart stated the motion failed.

Acting City Manager Anne Davis stated how the motion failed they would follow the city's policy for the bid process.

Mayor Hart stated they will follow the purchasing policy.

n) Discussion and possible consideration of a loan payment from the Gardiner Growth Initiative (GGI)

Mayor Hart stated this is no longer an agenda item, he agrees to pay the remaining of the loan.

o) Advice and consent to the Mayor's appointments to the Board of Appeals and the Planning Board

Mayor Hart spoke briefly.

Action: Councilor Rines moved to approve the member lists of the Planning Board and Board of Appeals as listed herein, and reappoint Keven Sullivan to the Appeals Board for a term ending 8.1.2023, and Ted Potter to the Appeals Board for a term ending 8.1.2022.

Councilor Cusick seconded.

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

5. CITY MANAGER REPORT

Acting City Manager Anne Davis stated she will miss sitting next to Councilor Rees and to thank her for her thoughtfulness, professionalism and her kindness and dedication.

Acting City Manager Davis stated that Police Officer Caleb Marston will be graduating from the Police Academy on 12/17/2021.

Acting City Manager Davis stated that Officers Carolyn Taylor's last day is 12/21/2021 and wishes her well and thanked her for her time with the City of Gardiner.

Acting City Manager Davis stated Tax Collector Kathleen Cutler is identifying more TAPs.

Acting City Manager Davis stated that Fire Chief Rick Sieberg has begun discussions of sharing a backup fire engine with Richmond.

6. CITY COUNCIL REPORT

Councilor Rees thanked the Mayor and said, "Good-bye, see you later". She stated this has been an amazing three years and has admiration for City staff. She thanked her fellow councilors and stated she has had the honor of serving with them and the Mayor.

Councilor Cusick asked if we have any uptick with applications for the police department.

Acting City Manager Davis stated "No there has been none."

Councilor Cusick said "Kudos to Gardiner Main Street", the festival of lights and the parade was another big success. Councilor Cusick mentioned Councilor Rees will be missed and he remembers when she came on to council.

Councilor Berry thanked Councilor Rees taking the job as City Councilor. Councilor Berry stated that after Gardiner increased the sign-on bonus as other city and towns also increased there bonus.

Acting City Manager Davis stated that she and Police Chief Toman have discussed this and other options.

Councilor Frey asked about options on brown tail moth.

Acting City Manager Davis stated that Public Works Director Jerry Douglass would come before council next month.

Councilor Frey stated he has had some complaints about brown tail moths. Councilor Frey asked for an update from the IT department.

Acting City Manager Davis spoke briefly.

Councilor Frey stated it has been a pleasure to work with Councilor Rees and that she will be missed.

Councilor Rines thanked Councilor Rees for her tenure. Councilor Rines said Happy Holidays to everyone.

Mayor Hart said 'Here Here'

Councilor Greenleaf mentioned to the Acting City Manager he is happy to hear about the discussion with Richmond. He mentioned great things have been happening in Gardiner with the festival of trees and the parade of lights. Councilor Greenleaf mentioned there are many empty houses in Gardiner and would like have a list.

Acting City Manager Anne Davis spoke briefly.

Councilor Greenleaf stated that Dennis Dorion mentioned there is a lot of water that is coming from the hill behind the Lions Club.

Mayor Hart stated there was a study done and that is a problem area.

Acting City Manager Anne Davis stated she will follow up with Public Works Director Jerry Douglass and then follow up with Dennis.

Councilor Greenleaf thanked Councilor Rees for her service on Council and for all of her help and professionalism.

Councilor Brown asked if the city has insurance in case it is hacked.

Acting City Manager Anne Davis stated we do.

Councilor Brown mentioned the corner of Water and Church; there are no signs to alert drivers that water street is only one way. Councilor Brown thanked Councilor Rees for spending time with her when she came onto council.

Mayor Hart echoed the gratitude and pleasure it has been to work with Councilor Rees, it has been a tough three years. Mayor Hart thanked Councilor Rees for everything she has done for council and what she has done for the community. Mayor Hart is happy to hear about Officer Taylors new work opportunity but sad to see her go. Mayor Hart stated the lights within Gardiner looks amazing. Mayor Hart mentioned a craft show at Johnson Hall this Saturday. Wreaths across America will meet at the flagpole at Oak Grove Cemetery. Mayor Hart thanked Public Works she mentioned the ice being bad this year and they have been doing a great job with cleaning it up. Mayor Hart wished everyone a Merry Christmas, Happy Holidays and a Happy New Year.

7. EXECUTIVE SESSION:

Action: Councilor Cusick motioned to move into M.R.S. §405 6)(e):Consultations between a body or agency and its attorney and M.R.S. §405 (6)(a): Discussion or consideration of employment.

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 7:29 p.m.

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

None.

b) M.R.S. §405 (6)(e):Consultations between a body or agency and its attorney

Councilor Berry left the meeting.

Nothing to report

8. ADJOURN

Action: Councilor Rees motioned to exit executive session adjourn the meeting at 8:29 p.m.

Councilor Rines seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.
The City Council adjourned the meeting at 8:29 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, January 5, 2022
6:00 PM

The meeting was called to order by Mayor Hart at 6:00 p.m.

1) INAUGURATION

City Clerk Alisha Ballard swore in Councilor Kerstin Gilg, Councilor Terry Berry, Councilor Colin Frey, Councilor Mark Rines and Councilor Rusty Greenleaf.

2) ROLL CALL/PLEDGE OF ALLEGIANCE

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

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Debby Willis, Jerry Willis, Kent Howard, Former Councilor Amy Rees and Robert Lash.

3) PUBLIC COMMENT

Mayor Hart said a few remarks about the past year.

4) PETITIONS/PUBLIC HEARINGS/PUBLIC PRESENTATIONS

a) Marijuana Renewal application from NPG, LLC dba Wellness Connection (retail)

Mayor Hart opened the public hearing at 6:17 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:17 p.m.

b) Marijuana Renewal application from NPG, LLC dba Wellness Connection (manufacturing)

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207-582-4200 | 207-582-6895 (fax)
www.GardinerMaine.com

Mayor Hart opened the public hearing at 6:17 p.m. and asked for any comments from the public. Hearing none, Mayor Hart closed the public hearing at 6:18 p.m.

5) PROCLAMATIONS

a) Proclamation celebrating Debby Willis as the City of Gardiner's 2021 Spirit of America Award recipient

Mayor Hart read aloud the Proclamation for Debby Willis.

Action: Councilor Greenleaf moved to endorse the Mayoral proclamation as read.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Debby Willis spoke briefly.

All those in favor, unanimous.

b) Proclamation honoring past City Councilor Amy Rees

Mayor Hart read aloud the Proclamation for Amy Rees.

Action: Councilor Cusick moved to endorse the Mayoral proclamation as read.

Councilor Greenleaf seconded.

Mayor Hart asked for any discussion.

Amy Rees spoke briefly.

All those in favor, unanimous.

6) NEW BUSINESS

a) Consideration of approving the delegation of authority

Acting City Manager Anne Davis spoke briefly.

Action: Councilor Brown moved to accept the attached Delegation of Authority Order 2022-01.

Councilor Cusick seconded.

Mayor Hart asked for any discussion.

Councilor Brown pointed out an error.

City Clerk Ballard corrected the error.

All those in favor, unanimous.

b) Consideration of a dedication for the 2021 Annual Report

Mayor Hart nominated Anne Davis.

Action: Councilor Greenleaf moved to dedicate the 2021 Annual City Report to Anne Davis.

Councilor Gilg seconded.

Mayor Hart asked for any discussion.

City Clerk Alisha Ballard asked Mayor Hart if she would write the dedication page.

Mayor Hart stated, "Yes."

All those in favor, unanimous.

c) Discussion of nominating a dedicated volunteer to the 2022 Spirit of America Award

Mayor Hart spoke briefly.

Councilor Berry suggested Robert Abbey, a previous recipient.

Mayor Hart mentioned she thought it cannot be someone who has passed away.

City Clerk Alisha Ballard nominated Raye Anne Desoto on the behalf of Kathleen Cutler.

Mayor Hart moved this agenda item to another meeting.

d) Consideration of approving a marijuana renewal application – NPG, LLC dba as Wellness Connection (retail)

Action: Councilor Berry moved to approve a marijuana renewal application (retail) to NPG, LLC dba as Wellness Connection located at 31 Maine Ave.

Councilor Frey seconded.

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

e) Consideration of approving a marijuana renewal application – NPG, LLC dba as Wellness Connection (manufacturing)

Action: Councilor Rines moved to approve a marijuana renewal application (manufacturing) from NPG, LLC dba as the Wellness Connection.

Councilor Cusick seconded.

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

f) Consideration of a minimum bid for 0 Marks Lane

Acting City Manager spoke briefly and thanked Tax Collector Kathy Cutler for all of her hard work with the TAPs.

Action: Councilor Berry moved to instruct city staff to put 0 Marks Lane out to a minimum bid of \$28,700.

Councilor Greenleaf seconded.

Mayor Hart asked for any discussion.

Councilor Berry asked if this is the property that they cannot find the previous owner.

Acting City Manager Anne Davis stated she does not believe this is that property.

Councilor Berry asked more in-depth questions.

Acting City Manager Davis stated she will need to get back to them with the answers.

All those in favor, unanimous.

g) Consideration of approving the 2022 election staff list

Action: Councilor Brown moved to approve the attached list of election workers for a period of two years.

Councilor Gilg seconded.

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

h) Discussion and possible consideration of a mask mandate for all City of Gardiner public meetings

Acting City Manager Anne Davis spoke briefly and updated council with the status of COVID positive staff members.

Action: Councilor Berry moved to require masks for all City Meetings, Library for people coming in to be masked and to have this topic as an agenda item for every meeting going forward.

Councilor Cusick seconded.

Mayor Hart asked for any discussion.

Councilor Gilg asked if they could revisit this topic every month instead of every meeting.

Councilor Berry stated they are together every two weeks, covid changes so much.

Councilor Greenleaf agrees with Councilor Berry.

Councilor Rines states he is fine with it.

Mayor Hart states she would like the updates to be monthly.

Councilor Gilg stated even though they will have update it monthly does not mean they cannot have this as an agenda item, this would be set as a reminder monthly.

Councilor Brown stated she is fine either way and asked what the practice is within city offices.

Mayor Hart asked Councilor Berry and Councilor Gilg to update their motion.

Action: Councilor Berry moved to require masks for all city meetings for people coming into city hall and the Library, and to have this topic as an agenda item monthly.

Acting City Manager Anne Davis spoke briefly.

Mayor Hart spoke briefly.

All those in favor, unanimous.

i.) Consideration to advice and consent the Mayor on some committee appointments

Action: Councilor Frey moved to approve the reappointment of the members of the Ordinance Review Committee and confirm the terms of the members of the Historic Preservation Committee as listed herein.

Councilor Berry seconded.

Mayor Hart asked for any discussion. None. All those in favor. 7 vote yes, 1 abstained.

j) Discussion and consideration of scheduling a goal-setting City Councilors' workshop

Mayor Hart spoke briefly. She asked if they would like to schedule the first meeting for January 26, 2022.

Council Agreed.

7) CITY MANAGER REPORT

Acting City Manager Anne Davis mentioned that Public Works and Building and Grounds jumped into action to handle the weather conditions today.

Acting City Manager Anne Davis stated the police department reported many accidents.

Acting City Manager Anne Davis thanked all other City staff who helped with keeping the city hall walkways walkable.

Acting City Manager Anne Davis stated the fire department was called to a fatal fire in Chelsea on New Year's Day.

Acting City Manager Anne Davis mentioned that while people were home with their families during the holidays our staff worked through them.

Acting City Manager Anne Davis stated the Department Heads are helping her with a new councilors workshop on January 12th from 1 p.m. to 4:15 p.m.

Acting City Manager Anne Davis stated she would be working on the FY2023 budget.

Acting City Manager Anne Davis asked council to consider adding a new member to the Building and Grounds Department.

Acting City Manager Anne Davis stated that Library Director Justin Hoenke is postponing Anne Davis's retirement party.

Acting City Manager Anne Davis said happy New Year to everyone.

8) CITY COUNCIL REPORT

Councilor Frey stated Happy New Year.

Councilor Rines wished everyone a fabulous 2022.

Councilor Greenleaf wished everyone a Happy New Year and welcomed Councilor Gilg to the council. Councilor Greenleaf mentioned a manhole cover located between Central Street and Water Street appears to be sinking.

Councilor Brown wished everyone a Happy New Year and she looks forward to working with everyone.

Councilor Gilg wished everyone a Happy New Year and stated he is looking forward to serving on the Council.

Councilor Cusick wished everyone a Happy New Year.

Councilor Berry wish everyone a Happy New Year and welcomed Councilor Gilg.

Mayor Hart congratulated all of the members who ran for council and those who were inaugurated today, she is happy to serve with them.

Mayor Hart mentioned she and City Clerk Ballard are working on the board and committees; she will then talk to councilors on being on a committee.

Mayor Hart stated next meeting there will be a presentation from Economic Development Committee on their thoughts on how to spend ARPA money.

9) EXECUTIVE SESSION:

Action: Councilor Frey motioned to move into Executive Session

Councilor Greenleaf seconded.

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

The City Council moved into Executive Session at 6:58 p.m.

a) Per 1 M.R.S. §405 (6)(a): Discussion or consideration of employment

Action: Councilor Cusick moved to authorize spending \$1200 to advertise City Manager Search Re-opening.

Councilor Frey seconded.

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

Council took a break from 7:27 p.m. to 7:44 p.m.

a.) Per 1 M.R.S. §405 (6)(c): Economic Development issue – Libby Hill Business Park

None.

b.) Per 1 M.R.S. §405 (6)(c):: Real estate discussion

None.

10) 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 8:13 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, January 19, 2022
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 Brown, Councilor Gilg, Councilor Berry, Councilor Frey, Councilor Greenleaf and Councilor Rines.

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Scott Cole, Michele Cole, Planning Board Chair Debby Willis, Finance Director Lucyann Cook, Economic Development Director Tracey Desjardins, Code Enforcement Officer Kris McNeill, Jessica Lowell, and Public Works Director Jerry Douglass.

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

a) Informational hearing discussing 235 Water Street

Mayor Hart opened the public hearing at 6:03 p.m. and asked for any comments from the public.

Mayor Hart read aloud a letter from Gardiner Main Street.

Mayor Hart closed the public hearing at 6:05 p.m.

b) Public Hearing to consider the approval of a proposed amendment to the Code of Ordinances relating to blasting

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

Chair of the Ordinance Review Committee Debby Willis spoke briefly.

Mayor Hart closed the public hearing at 6:06 p.m.

c) Public Hearing to consider the approval of proposed amendments to the Land Use Ordinance (LUO) regarding Accessory Solar Arrays

Mayor Hart opened the public hearing at 6:07 p.m. and asked for any comments from the public.

Debby Willis, Chair of the Planning Board, spoke briefly.

Mayor Hart closed the public hearing at 6:07 p.m.

4. NEW BUSINESS

a) Consideration to accept Gardiner City Council's resolution declaring 235 Water St. a dangerous building

Action: Councilor Rines moved to accept Gardiner City Council's resolution declaring 235 Water St. a dangerous building.

Councilor Cusick seconded.

Mayor Hart asked for any discussion. None. All those in favor. 7 yes, Councilor Berry abstained.

b) Consideration of appointing a Spirit of America recipient

Action: Councilor Cusick moved to give the Spirit of America Award to Raye Anne Desoto.

Councilor Greenleaf seconded.

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

c) Consideration of a First Read to approve a proposed amendment to the Code of Ordinances relating to blasting.

Debby Willis, Chair of the Ordinance Review Committee, spoke briefly.

Councilor Berry asked if we have insurance for this.

Code Enforcement Officer Kris McNeill stated the insurance would be covered by the company doing the blasting.

Action: Councilor Greenleaf moved to approve the First Reading of the proposed amendment to the Code of Ordinances relating to blasting. He also move to send it to a Second Read on February 2, 2022.

Councilor Gilg seconded.

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

d) Consideration of a First Read to approve proposed amendments to the Land Use Ordinance (LUO) regarding Accessory Solar Arrays (ASA)

Debby Willis Chair of the Planning Board spoke briefly.

Councilor Frey asked where the number 12 came from.

Code Enforcement Officer Kris McNeill stated he worked with solar companies and the acceptable height was 10 so the city went with 12.

Action: Councilor Cusick moved to approve the First Reading of the proposed amendment to approve proposed amendments to the Land Use Ordinance (LUO) regarding Accessory Solar Arrays (ASA) I also move to send it to a Second Read on February 2, 2022.

Councilor Brown seconded.

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

e) Introduction of our new Finance/HR Director LucyAnn Cook

Finance/HR Director LucyAnn Cook spoke briefly.

Council gave her a warm welcome.

f) Discussion of Gardiner's paving projects in FY22

Public Works Director Jerry Douglass spoke briefly.

Mayor Hart asked clarifying questions.

Public Works Director Douglass explained the process.

Mayor Hart thanked Public Works Director Douglass and his team for all of their work with the changing of the weather.

Acting City Manager Anne Davis mentioned the Libby Hill projected costs and stated it is just informational.

Public Works Director Douglass explained the Libby Hill projected costs.

Council thanked Public Works Director Douglass for his time.

g) Consideration of accepting the recommendations of the Economic and Community Development Committee for the disbursement of the locally controlled ARPA (American Rescue Plan Act) money

Chair of the Economic and Community Development Committee Debby Willis spoke briefly.

Councilor Gilg stated that next to stage 2 number 5 does not have a dollar amount next to it, is this an oversight?

Chair Debby Willis stated they did not know how much would need to go to each park.

Mayor Hart asked what the committee's suggestions are.

Acting City Manager Anne Davis stated that at the meetings they discussed this but it depends on the amount of grants that are being given out.

Councilor Gilg stated there are two amounts for the grants listed. He asked a clarifying questions in regards to the remaining amount.

Chair Debby Willis stated they are not aware of the amount of application they will receive.

Mayor Hart asked if we have only received half of the funds.

Acting City Manager stated that is correct and the remaining amount will be available by the end of this year, 2022.

Action: Councilor Berry moved to approve the following recommendations as listed.

Councilor Cusick seconded.

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

h) Discussion of the Department Heads' reports for November, 2021 and December, 2021

Councilor Greenleaf thanked all department heads for their work with the reports.

i) Review of the 2021 Gardiner City Council goals

Mayor Hart spoke briefly about the upcoming goal setting meetings.

Acting City Manager Anne Davis thanked Mayor Hart.

j) Review of the list of tax acquired property

Mayor Hart spoke briefly.

Council extended their gratitude to Tax Collector Kathleen Cutler.

k) Update of properties at Libby Hill Business Park

Economic Development Director Tracey Desjardins spoke briefly.

Councilor Berry stated there are four lots that are still empty.

Economic Development Director Desjardins stated that is correct.

Councilor Berry stated that its his understanding that one of the lots that are available is not buildable.

Economic Development Director Desjardins stated she will need to look at the paperwork. She states the four lots that are buildable.

Councilor Berry asked a more clarify question about the non-buildable lot.

Economic Development Director Desjardins stated the non-buildable lot is marked on the map and is not a part of the four listed for sale.

Councilor Berry asked why we haven't conjoined the non-buildable lot with another lot.

Economic Development Director Desjardins stated she will research that option.

l) Advice and Consent to appoint Doug Baston to the Economic and Community Development Committee

Action: Councilor Berry moved to Advice and Consent the mayor to appoint Doug Baston to the Economic and Community Development Committee and Board of Appeals.

Councilor Greenleaf seconded.

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

5. CITY MANAGER REPORT

Acting City Manager Anne Davis mentioned the past couple of weeks we have had sewer lines clogged. Anne stated that Wastewater Director and Public Works Director Jerry Douglass could repair the pipes.

Acting City Manager Anne Davis stated an employee heard water running in the backroom, there was burst pipe, AFC came and fixed it.

Acting City Manager Anne Davis stated that employee appreciation celebration had to be postponed this year due to covid, she gave a shout out to employees. Public Works John Gorman has worked for the City for 10 years, Waste Water Doug McMaster has worked for the City for 10 years and Waste Water Larry Whitmore has worked for the City for 15 years. Acting City Manager Anne Davis stated she has been with the City for 31 years.

Acting City Manager Anne Davis mentioned that Fire Chief Rick Sieberg has been meeting with surrounding towns giving his presentation for expanding services.

Acting City Manager Anne Davis stated this year budget includes money for an update with TRIO.

6. CITY COUNCIL REPORT

Councilor Berry thanked city staff for tending to the roads and sidewalks.

Councilor Greenleaf echoed Councilor Berry's comment.

Mayor Hart stated that Gardiner Main Street is looking into holding a community event.

7. EXECUTIVE SESSION:

Action: Councilor Frey motioned to move into Per 1 M.R.S. §405 (6)(d):
Discussion or labor negotiations.

Councilor Cusick seconded.

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

The City Council moved into executive session at 7:04 p.m.

a) Per 1 M.R.S. §405 (6)(d): Discussion or labor negotiations

Action – requested additional information and will put the item on the next meeting agenda

8. ADJOURN

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

Respectfully Submitted:



Alisha Ballard

City Clerk