



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	09/07/2022	Department	City Clerk
Agenda Item	4. f Approval of Gardiner City Council minutes		
Est. Cost	none		

Background Information	review/approval of Draft Council Meeting Minutes
	03/16/22
	04/06/22
	04/20/22
	05/04/22
	05/11/22
	06/22/22
	07/06/22 07/20/22

Requested Action	" I move to approve the 03/16/22, 04/06/22, 04/20/22, 05/04/22, 05/11/22, 06/22/22, 07/06/22, 07/20/22 City Council minutes as presented."
City Manager and/or Finance Review	
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, March 16, 2022
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 Cusick, Councilor Gilg, Councilor Berry, Councilor Rees, and Councilor Frey, Councilor Greenleaf, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Tax Collector Kathleen Cutler.

2) PUBLIC COMMENT

None.

3) PETITIONS/PUBLIC HEARINGS

a) Public Hearing to consider the approval of a proposed amendment to the Code of Ordinances relating to cemetery rules

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

b) Public Hearing to consider approval for a new license for a Recreational Marijuana Manufacturing facility- Choclit Factory, LLC

Mayor Hart opened the public hearing at 6:04 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:04 p.m.

4) PUBLIC DISCUSSIONS

a) Public input on 2022 Gardiner City Council goals.

Mayor Hart spoke briefly. No public input.

5) NEW BUSINESS

a) Consideration for approval of Summer Street Affordable Housing TIF Annual Report

Economic Development Director Tracey Desjardins spoke briefly.

Councilor Berry asked her to gather the budget information.

Action: Councilor Frey moved to accept the Summer Street Affordable Housing TIF annual report as presented.

Councilor Greenleaf seconded.

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

b) Consideration of approving TAP Minimum Bids

Tax Collector Kathleen Cutler spoke briefly.

Councilor Greenleaf thanked Tax Collector Cutler for her time.

Councilor Berry thanked Tax Collector Cutler and asked if the current owners live local.

Tax Collector Cutler explained the living airts.

Action: Councilor Cusick moved to approve the minimum bid for 17 Mt Vernon of \$69,500.

Councilor Berry seconded.

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

Action: Councilor Cusick moved I move to approve the minimum bid for 32 Cedar St of \$27,000.

Councilor Gilg 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 Cemetery rules

ORC Chair Debby Willis spoke briefly.

Councilor Berry asked why we wouldn't put a sign at every entrance.

City Clerk Alisha Ballard explained to entrances and why these amendments are requested.

Action: Councilor Greenleaf moved to send the proposed amendment to the Code of Ordinances relating to Cemetery rules as presented to a Second Read on 4/6/2022.

Councilor Gilg seconded.

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

d) Consideration of approving a new license for Recreational Marijuana Manufacturing facility - Choclit Factory, LLC

Action: Councilor Cusick moved to approve a new license application from Eric McMaster for the Recreational Marijuana Manufacturing facility - Choclit Factory, LLC located at 15 Lions Way in Gardiner.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Councilor Brown asked Eric McMaster if there would be an odor.

Eric McMaster stated there would not be an odor.

All those in favor. Unanimous.

e) Consideration of costs to eradicate the brown tail moths.

Action: Councilor Brown moved to approve spending up to \$10,000 to lessen the population of the brown-tailed moth in Gardiner and to research a plan before going further.

Councilor Greenleaf seconded.

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

f) Advise and consent to the Mayoral appointment to the Merrymeeting Trail Board of Supervisors

Action: Councilor Greenleaf moved to advise and consent to the Mayor to appoint Councilor Kerstin Gilg to the Merrymeeting Trail Board of Supervisors.

Councilor Frey seconded.

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

g) Advise and Consent to the Mayoral appointment to the Ordinance Review Committee

Action: Councilor Berry moved to advise and consent to the Mayor to appoint Lisa St. Hilaire to the Ordinance Review Committee.

Councilor Greenleaf seconded.

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

h) Consideration to accept 2022 goals

Action: Councilor Cusick moved to adopt the 2022 Council Goal Setting Workshop.

Councilor Frey seconded.

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

i) Update on FY23 budget process

Acting City Manager Anne Davis spoke briefly.

Councilor Berry asked if the re-evaluation is still on the budget this year.

Acting City Manager Davis stated it is.

Councilor Berry mentioned looking into having Curt Lebel being full time here and so he could do the full re-evaluation himself.

Councilor Brown asked when the last re-evaluation was.

Acting City Manager Davis stated at least 10 years ago.

Councilor Brown asked how the budget will look like.

Acting City Manager Davis stated the last two years will be shown along with the new budget.

j) Discussion and possible consideration of adjusting the mandatory mask mandate in all city buildings

Acting City Manager Davis spoke briefly.

Action: Councilor Cusick moved to make masks optional in all city building effective immediately expect the library until they can meet library board of trustees.

Councilor Greenleaf seconded.

Mayor Hart asked for any discussion.

Councilor Gilg would like make an amendment to revisit this item in one month.

All those in favor. Unanimous. 7 yes,

Action: Councilor Gilg moved to revisit our covid protocols monthly.

Councilor Berry seconded.

Mayor Hart asked for any discussion. All those in favor. Unanimous.

k) Consideration of approval for a Major Event – Gardiner Waterfront Park Classic Cruisin’

Action: Councilor Cusick moved to approve the Major Event for Gardiner Waterfront Park Classic Cruisin’ and all dates listed.

Councilor Gilg seconded.

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

6) CITY MANAGER REPORT

Acting City Manager Anne Davis thanked Chief Toman for covering the last council meeting.

Acting City Manager Davis stated she spoke with Code Enforcement Officer Kris McNeil in regard to Council Cusick’s concern about the ice in the Iron Mine Trailer park, they will be working on bringing this to the planning board by next winter.

Acting City Manager Davis talked about Cobbossee Ave ditching; this project is on public works list to work on in Spring 2022.

Acting City Manager Davis stated there is a bubbling happening near 127 and they are working with the water district. They believe there is a broken pipe under the road., they will be scoping it out with a camera.

Acting City Manager Davis stated there has been bids submitted for Brunswick hill, the lowest bid was \$257,000 that fits in the 2022 budget and will start in June.

Acting City Manager Davis gave an employment update.

Acting City Manager Davis stated as of March first she has been Acting City Manager for a year.

Acting City Manager Davis stated she has been researching the Mechanic Street project.

Acting City Manager Davis stated that public works had two new trucks delivered today, they will be on the road shortly after they have the city logo installed on them.

Acting City Manager Davis stated the Mark Ironman will be retiring soon.

Acting City Manager Davis stated she finished the RFP for the facility study and that will be posted soon.

Acting City Manager Davis stated that town meetings are starting, they will be discussing the ambulance service proposal and library services.

7) CITY COUNCIL REPORT

Councilor Berry thanked House of Representative Tom Harnett and the entire house and Senate for bringing back to revenue sharing. He congratulated the boys and girls club and Johnson Hall, they received grant money.

Councilor Rines stated on the head on Pleasant and Kingsbury where they connect, there is a pothole that is filled with water, this should be conned.

Councilor Greenleaf stated near West Hill Road there is water that runs over the road, it turns the road into an ice rink.

Councilor Brown stated the corner of School and Pleasant there is a large piece of property that is owned by the City, there is water that is coming from the drain and creating a large patch of ice.

Mayor Hart thanked Anne Davis for stepping up as the Acting City Manager.

Mayor Hart stated they had a wonderful community event over the weekend.

Mayor Hart stated Johnson Hall will be moving out to start the renovation, Rotary is holding an easter basket raffle. Johnson Hall needs volunteers to move stuff out of the building before the renovation.

Mayor Hart thanked Senator Collins who sponsored the Boys and Girls club and Representative Golden who sponsored the big donation to Johnson Hall

8) EXECUTIVE SESSION:

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

Councilor Frey seconded.

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

The City Council moved into executive session at 7:46 p.m.

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

Nothing to report

9) ADJOURN

Action: Councilor Greenleaf 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 8:05 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, April 06, 2022
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 Gilg, Councilor Berry, and Councilor Frey, Councilor Greenleaf, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: Acting City Manager Anne Davis, Code Enforcement & Assessing Administrative Assistant Angelia Christopher, Waste Water Director Douglass Clark, Public Works Director Jerry Douglass, Library Director Justin Hoenke, Police Chief Jim Toman, Fire Chief Rick Sieberg, Code Enforcement Officer Kris McNeill, Debby Willis, Gay Grant, Kate Carnes, Anne Cough, Ed Greiner, Jessica Lowell, Tom Reeves, Mike Gent and Bill Rosser.

2) PUBLIC COMMENT

None.

3) PETITIONS/PUBLIC HEARINGS

a) Public Hearing to consider a liquor license renewal for Pub Depot Inc. DBA the Pub Depot

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

b) Public Hearing to consider a new liquor license for Table Bar

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

4) PUBLIC DISCUSSIONS

a) Public discussion to discuss increases to some City of Gardiner fees

Anne spoke briefly, no public comment.

5) NEW BUSINESS

a) Discussion and possible consideration of the recommendations from the presentation of Stantec Consulting Services report on the Cobbossee Trail Feasibility Study

Action: Councilor Frey moved to accept the feasibility study submitted by Stantec.

Councilor Gilg seconded.

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

b) Second Reading and possible approval of a proposed amendment to the Code of Ordinances relating to cemetery rules.

Action: Councilor Frey moved to accept the proposed amendment to the Code of Ordinances relating to cemetery rules.

Councilor Berry seconded.

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

c) Consideration of asking ORC to draft a sump pump discharge ordinance

Action: Councilor Cusick moved to ask the Ordinance Review Committee to draft a sump pump discharge ordinance.

Councilor Gilg seconded.

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

d) Consideration of asking ORC to draft a property drainage ordinance

Action: Councilor Greenleaf moved to ask the Ordinance Review Committee to draft a property drainage ordinance.

Councilor Brown seconded.

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

e) Consideration of a request to purchase a bucket truck

The council had a discussion to have Public Works Director Jerry Douglass to explore other options. This agenda item will be revisited.

**f) Consideration of closing Gardiner City Hall to the public on Election Day
(6/14/2022)**

Action: Councilor Frey moved to close Gardiner City Hall on Election Day (6/14/2022).

Councilor Cusick seconded.

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

g) Consideration to approve a new liquor license for Table Bar

Action: Councilor Cusick moved to approve a new liquor license for Table Bar located at 207 Water Street, Gardiner.

Councilor Gilg seconded.

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

h) Consideration to approve a new liquor license for Pub Depot

Action: Councilor Berry moved to approve a liquor license for the Pub Depot, LLC.

Councilor Cusick seconded.

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

i) Consideration of approving Bao & Beyond's new food truck and Victualer's license

Action: Councilor Cusick moved to approve Bao & Beyond's new food truck and Victualer's license.

Councilor Brown seconded.

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

j) Consideration to increase some of the City of Gardiner's fee schedule

Action: Councilor Cusick moved to increase some of the City of Gardiner's fee schedule as presented in the attached document.

Councilor Greenleaf seconded.

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

k) Consideration of waiving the costs for MSAD#11 applications for permits charged in the City Clerk's licensing fee schedule.

Action: Councilor Brown moved to waive the costs for any MSAD#11 licensing permits charged in the City Clerk's licensing fee schedule.

Councilor Greenleaf seconded.

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

l) Discussion of a possible new TIF (Tax Increment Financing) District

Council directed Economic Development Director Tracey Desjardins to bring to the Economic Committee.

m) Consideration of closing out the Gardiner Growth Initiative account

Action: Councilor Berry moved to end the Gardiner Growth Initiative program and return all remaining funds to Gardiner Main Street.

Councilor Greenleaf seconded.

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

n) Consideration of approving Bintliff's Corner Brew's Victualers license

Action: Councilor Cusick moved to approve the application for a Victualers license for Bintliff's Corner Brew's located at 153 Water Street.

Councilor Frey seconded.

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

o) Consideration of approving a Conflict of Interest Policy pertaining to ARPA funds

Action: Councilor Gilg moved to approve adopting a conflict of interest policy pertaining to ARPA funds as presented in the sample document.

Councilor Brown seconded.

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

p) Consideration of a request to buy back a tax acquired property

Action: Councilor Berry moved to approve a request to buy back 32 Cedar St., Gardiner, a tax acquired property. The previous owner must pay back all taxes owed in full.

Councilor Greenleaf seconded.

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

q) Consideration of the updated plan for minimizing the infestation of the brown-tail moth infestation

Action: Councilor Cusick moved to accept this brown-tail moth infestation plan to be implemented immediately.

Councilor Greenleaf seconded.

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

r) Consideration of the Gardiner Library Board of Trustees recommendation for a mask policy

Action: Councilor Berry moved to accept the Gardiner Public Library Board of Trustees to lift the mask mandate in all spaces at the public library except the Children's Room and the Archives Room where a mask mandate will remain in place.

Councilor Frey seconded.

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

s) Discussion of the February 2022 Department Head reports

No action.

t) Consideration of approving Gardiner City Council meetings of 12/15/2021, 01/05/2022 and 01/19/2022

Action: Councilor Greenleaf moved to accept the minutes of 12/15/2021, 01/05/2022 and those from 1/19/2022.

Councilor Cusick seconded.

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

u) Consideration for approving the Major Event for Gardiner Area High School Class of 2022

Action: Councilor Cusick moved to approve the Major Event on June 11, 2022 for Gardiner Area High School Class of 2022.

Councilor Greenleaf seconded.

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

v) Consideration to advise and consent the Mayor to appoint Vanessa Berry to the Solid Waste & Recycling Advisory Committee

Action: Councilor Brown moved to advise and consent the Mayor to appoint Vanessa Berry to the Solid Waste and Recycling Advisory Committee.

Councilor Gilg seconded.

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

6) CITY MANAGER REPORT

Acting City Manager Anne Davis stated City Assessor Curt Lebel will be coming to council on 4/20/2022.

Acting City Manager Davis stated Public Works Director Jerry Douglass will be joining council on 5/4/2022.

Acting City Manager Davis plans to apply for the federal congressional spending request,

Acting City Manager Davis stated there will be an RFP for auditing and for the new copiers.

Acting City Manager Davis stated there was no bids for 32 Cider St or 17 Mt. Vernon St, this property will go through a real estate agent and will be brought to the next council meeting.

7) CITY COUNCIL REPORT

Councilor Cusick asked Public Works Director Jerry Douglass if the water leak was found on Elm St.

Public Works Director Douglass explained the next steps.

Councilor Cusick asked Chief Toman if there were any complaints about kids playing under the bridge, this area is very dangerous for the children.

Chief Toman stated he will be in contact with DOT.

Councilor Berry thanked the department heads for all their work.

Councilor Greenleaf about Chief Toman if there has been any luck with hiring.

Chief Toman stated there has been two interviews but no offers.

Councilor Brown stated the Gardiner Days event will be held on June 18th and a picnic in the park. Councilor Brown stated there are three light posts that are down and wondering if they will be fixed before June 18th.

Public Works Director Jerry Douglass stated there is a supply chain issue, they have been ordered but it could be a while before they have them in.

Mayor Hart stated Mark Eyerman is retiring in July, Economic Development Director Tracey Desjardins is working with KVCOG to fill this position.

8) EXECUTIVE SESSION:

Action: Councilor Greenleaf motioned to move into executive session Per M.R.S. §405 (6) (c) : Discussion of an Economic Development issue.

Councilor Gilg seconded.

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

The City Council moved into executive session at 8:15 p.m.

a) Per M.R.S. §405 (6) (c) : Discussion of an Economic Development issue

The City Council exited at 8:25 p.m.

Action: Councilor Berry motioned to authorize Acting City Manager to enter into a purchase and sale agreement for a lot in Libby Hill Business Park.

Councilor Brown seconded.

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

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

Councilor Gilg seconded.

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

The City Council moved into executive session at 8:25 p.m.

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

The City Council exited at 8:29 p.m.

Action: Councilor Frey motioned to authorize the Mayor to sign the employment contract with the City Manager Candidate, Andrew Carlton.

Councilor Gilg seconded.

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

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

Councilor Gilg seconded.

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

The City Council moved into executive session at 8:30 p.m.

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

The City Council exited at 8:50 p.m. with nothing to report.

9) ADJOURN

Action: Councilor Cusick motioned to adjourn the meeting.

Councilor Gilg seconded.

Mayor Hart asked for any discussion. Seeing none, a roll call was conducted. Unanimous.
The City Council adjourned the meeting at 8:52 p.m.

Respectfully Submitted:



Alisha Ballard
City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, April 20, 2022
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 Gilg, Councilor Berry, and Councilor Frey, Councilor Greenleaf, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, City Assessor Curt Lebel and Matt Murphy.

2) PUBLIC COMMENT

Matt Murphy provided information before council and asked to be put on a future agenda.

Mayor Hart spoke briefly about Martha Ballard proclamation.

3) PETITIONS/PUBLIC HEARINGS

None.

4) NEW BUSINESS

a) Discussion of the revaluation process and associated costs with City Assessor Curt Lebel

City Assessor Curt Lebel gave a presentation.

b) Consideration of sending the project of editing and updating the City of Gardiner Code to the Ordinance Review Committee

Acting City Manager Anne Davis spoke briefly.

Action: Councilor Berry moved to ask the Ordinance Review Committee to work with city staff to update the City of Gardiner Code.

Councilor Frey seconded.

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

c) Consideration of extending the contract with the Gilbert Group to act as the real estate agent to sell Tax Acquired Property (TAP)

Acting City Manager Anne Davis spoke briefly.

Action: Councilor Cusick moved to allow Acting City Manager/City Manager to contract TAPs with the Gilbert Group at her/his discretion.

Councilor Greenleaf seconded.

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

d) An update on the current mask policy in all city buildings

Acting City Manager Anne Davis spoke briefly.

Councilor Greenleaf asked if the staff is okay with the current policy.

e) Consideration of Acceptance of Criminal Forfeiture Funds from District Attorney, In Rem

Acting City Manager Anne Davis spoke briefly.

Action: Councilor Berry moved to accept criminal forfeiture funds pursuant to 15 M.R.S.A. § 5824(3) and § 5826(6) in the amount of \$12,565.00 or such amount ordered by the court, in rem, on the grounds that the Gardiner Police Department did make a substantial contribution to the investigation of this or a related criminal case.

Councilor Cusick seconded.

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

f) Consideration of approving a Victualer's License renewal application for the Gardiner/Augusta Lions Club

Action: Councilor Cusick moved to approve the Victualer's License application for the Gardiner/Augusta Lions Club.

Councilor Greenleaf seconded.

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

g) Consideration of approving a Major Event application by Johnson Hall (Waterfront Concerts)

Action: Councilor Greenleaf moved to approve a Major Event application from Johnson Hall to resume hosting the Waterfront Concert series on the dates described in the application.

Councilor Frey seconded.

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

h) Consideration of renewing a Victualer's License application for NPG, LLC dba Wellness Connection of Maine

Action: Councilor Cusick moved to approve renewing a Victualer's License for NPG, LLC dba Wellness Connection of Maine.

Councilor Greenleaf seconded.

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

i) Consideration of approving an Entertainment/Special Amusement application from the Blind Pig Pub

Action: Councilor Cusick moved to approve an Entertainment/Special Amusement application from the Blind Pig Pub.

Councilor Frey seconded.

Mayor Hart asked for any discussion.

Mayor Hart asked if there was a way to regulate the sound.

Acting City Manager Anne Davis spoke briefly

Action: Council agreed to move agenda item to council meeting on May 4th.

All those in favor. Unanimous.

j) Consideration of approving an Outside Consumption Permit application from the Blind Pig Pub

Action: Councilor Berry moved to approve an Outside Consumption Permit application from the Blind Pig Pub.

Councilor Greenleaf seconded.

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

k) Discussion of Department Heads' March 2022 reports

Acting City Manager Anne Davis spoke briefly.

l) Discussion of the FY23 Budget schedule

Acting City Manager Anne Davis spoke briefly.

m) Consideration of renewing a Victualer's License application for Dunkin Donuts

Action: Councilor Cusick moved to renew a Victualer's License application for Dunkin Donuts that is located at 35 Bridge Street, Gardiner.

Councilor Greenleaf seconded.

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

n) Discussion of the Financial Reports through March 2022

Mayor Hart spoke briefly.

5) CITY MANAGER REPORT

None.

6) CITY COUNCIL REPORT

None.

7) ADJOURN

Action: Councilor Berry motioned to adjourn the meeting.

Councilor Greenleaf seconded.

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

The City Council adjourned the meeting at 7:32 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, May 4, 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, Denise Brown, Phyllis Gardiner, Robert Johnston, Library Director Justin Hoenke, Kate Carnes, Waste Water Douglass Clark, Fire Chief Rick Sieberg, Economic Development Director Tracey Desjardins, Debby Willis, Michael Miclou, Brandi Kennerson, Phil Kennerson, Patrick Wright, and Jessica Lowell.

2. PUBLIC COMMENT

None

3. PETITIONS/PUBLIC HEARINGS

a) Public Hearing on the proposed amendments to the Land Use Ordinance dealing with Marijuana Retail Sales establishments

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

b) Public Hearing on the proposed amendments to the Land Use Ordinance dealing with Marijuana products manufacturing

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 6:03 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:04 p.m.

c) Public Hearing on the proposed amendments to the Land Use Ordinance dealing with signs in the Planned Industrial Commercial (PIC) Zone

Mayor Hart opened the public hearing at 6:04 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:04 p.m.

4. NEW BUSINESS

a) Consideration of a request of additional funding from Johnson Hall Performing Arts Center

Michael Miclon and Robert Johnston spoke briefly.

Mayor Hart spoke briefly.

Councilor Berry asked if it would be okay with their timeline if they move it to the May 15th meeting.

Councilor Cusick stated they should follow what they have done in the past.

Mayor Hart tabled this agenda item to May 11, 2022.

Patrick Wright spoke briefly.

Cam Fisher spoke briefly.

Kate Carnes spoke briefly.

Phyllis Gardiner spoke briefly.

b) Consideration of a First Read on the proposed amendments to the Land Use Ordinance dealing with Marijuana Retail Sales establishments.

Chair of the planning board Debby Willis spoke briefly.

Action: Councilor Berry moved to send these proposed Land Use Ordinance amendments dealing with Marijuana Retail Sales Establishments to a Second Read on May 18, 2022.

Councilor Cusick seconded.

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

e) Consideration of a First Read on the proposed amendments to the Land Use Ordinance dealing with Marijuana products manufacturing

Chair of the planning board Debby Willis spoke briefly.

Code Enforcement Officer spoke briefly.

Action: Councilor Cusick moved to send these proposed Land Use Ordinance amendments to the City's Marijuana Products Manufacturing to a Second Read on 5/18/22.

Councilor Greenleaf seconded.

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

d) Consideration of a First Read on the proposed amendments to the Land Use Ordinance dealing with signs in the Planned Industrial Commercial (PIC) Zone

Chair of the planning board Debby Willis spoke briefly.

Councilor Berry asked if this includes the upcoming sales.

Economic Development Director Tracey Desjardins spoke briefly.

Action: Councilor Greenleaf moved to send the proposed Land Use Ordinance amendments dealing with Directory Signs in the Planned Industrial Commercial (PIC) Zone to a Second Read on May 18, 2022.

Councilor Frey seconded.

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

e) Consideration of making Juneteenth a municipal holiday beginning June 2022

Acting City Manager Anne Davis spoke briefly.

Councilor Berry mentioned it would make sense to move this to 2023.

Action: Councilor Berry moved to make Juneteenth (6/19) a municipal holiday beginning 6/2023 with the holiday celebrated on 6/2023. Furthermore, I move to adjust the Employee Handbook and all Union contracts to reflect this additional holiday.

Councilor Greenleaf seconded.

Mayor Hart asked for any discussion. None. All those in favor. 7 vote yes. Councilor Brown Obtained.

f) Consideration of approving an Entertainment/Special Amusement application from the Blind Pig Tavern

Brandi Kennerson spoke briefly.

Councilor Greenleaf thanked Brandi for coming in.

Action: Councilor Cusick moved to approve an Entertainment/Special Amusement application from the Blind Pig Tavern.

Councilor Berry seconded.

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

g) Consideration of approving a Major Event application from 70.3 MAINE Ironman

Councilor Berry asked if there was going to be any additional cost.

Chief Toman spoke briefly in regard to the event and cost.

Councilor Berry asked if we are going to be reimbursed.

Action: Councilor Gilg moved to approve a Major Event application from 70.3 MAINE Ironman.

Councilor Brown seconded.

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

h) Consideration of approving a Major Event application from Gardiner Main Street

Action: Councilor Greenleaf moved to approve a Major Event application from Gardiner Main Street. I further move that Gardiner City Council waive any clerk fees attached to this application.

Councilor Frey seconded.

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

i) Consideration of approving a proposal to close a funding gap for Brunswick Hill

Acting City Manager Anne Davis and Denise Brown spoke briefly.

Action: Councilor Berry moved to authorize funding the Brunswick Hill Project using \$79,000 from the Libby Hill TIF; \$21,000 from the Downtown TIF and \$25,000 from contingency and \$79,000 in paving, \$56 sidewalk balance.

Councilor Gilg seconded.

Mayor Hart asked for any discussion.

Mayor Hart asked is the state was paying for any of it.

Public works director Jerry Douglass stated that are, and explained the cost split is 60/40.

All those in favor. Unanimous.

5. FY2023 BUDGET OVERVIEW

a) Discussion of the proposed Fiscal Year municipal budget - overall budget

Denise Brown and Acting City Manager Anne Davis gave a presentation.

6. CITY MANAGER REPORT

Acting City Manager Anne Davis stated Jessie Thompson and Branden Melanson has been promoted.

Acting City Manager Anne Davis stated there has been good news about phase one upgrade at the wastewater treatment plant.

Acting City Manager Anne Davis stated she has been busy with RFP's out.

Acting City Manager Anne Davis stated the City has received three bids for the facility study, they will be brought before council at a later date.

Acting City Manager Anne Davis stated the children's room at the library is now open, but requiring masks.

Acting City Manager Anne Davis stated summit gas lost their gas, there is a supply problem, and lots of businesses was affected by this.

7. CITY COUNCIL REPORT

Councilor Gilg stated he participated in the cleanup and there were lots of questions about trash receptacles at the waterfront.

Councilor Berry asked if they are going to supply dog baggies for waste.

Councilor Frey asked if there was an update for Brown tail moth.

Acting City Manager Davis stated they will start soon.

Councilor Greenleaf thanked who picked up the wreaths.

Mayor Hart 'Hear' 'Hear'

Mayor Hart stated Representative Harnett was responsible for helping restore the revenue sharing. He has scheduled an event honoring Anne Davis on Monday May 9th at the state house.

Mayor Hart stated elks would like an ordinance for signage being sent to the ordinance review. Council agreed to send to ordinance review.

8. ADJOURN

Action: Councilor Berry motioned to adjourn the meeting at 7:56 p.m.

Councilor Gilg 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



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, May 11, 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 White, Councilor Gilg, and Councilor Frey, Councilor Greenleaf, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: Acting City Manager Anne Davis, City Clerk Alisha Ballard, Fire Chief Rick Sieberg, Police Chief James Toman, Waste Water Director Douglass Clark, Joseph Owen, Ruth Ballard, Glen Ballard, Library Director Justin Hoenke, Economic Development Director Tracey Desjardins, Thom Harnett, Dan Hearn, Phyllis Gardiner, Robert Johnston, Daniel Burnes, and Jessica Lowell.

2) PUBLIC COMMENT

None.

3) PETITIONS/PUBLIC HEARINGS/PUBLIC PRESENTATIONS

a) Public Hearing on a request to pledge \$150,000 over three years to the Johnson Hall Performing Arts Center using Downtown TIF money

Mayor Hart opened the public hearing at 6:09 p.m. and asked for any comments from the public.

Logan Johnston voiced his support for the pledge.

Dan Hearn spoke briefly.

Representative Thomas Hartnett spoke briefly.

Mayor Hart closed the public hearing at 6:15 p.m.

4) NEW BUSINESS

a) Mayoral Proclamation – Martha Ballard Month

Action: Councilor Gilg moved to proclaim June 2022 as Martha Ballard Month in Gardiner.

Councilor Cusick seconded.

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

b) Consideration of a request from the Johnson Hall Performing Arts Center to pledge \$150,000 of funding over 3 years using Downtown TIF funds

Action: Councilor Cusick moved to approve the request from the Johnson Hall Performing Arts Center to pledge \$150,000 of funding over 3 years using TIF funds.

Councilor Brown seconded.

Mayor Hart asked for any discussion.

Acting City Manager Anne Davis let councilors know that she provided them with documentation for the budget.

All those in favor. Unanimous.

c) Consideration of approval for a Major Event – Gardiner Waterfront Park Classic Cruisin’

Action: Councilor Frey moved to approve the Major Event for Gardiner Waterfront Park Classic Cruisin’ and all dates listed.

Councilor Greenleaf seconded.

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

5) FY2023 BUDGET OVERVIEW

a) Discussion of the proposed Fiscal Year municipal budget – General Fund budgets and revenues with council directives. The FY23 Budget may be accessed at:
https://www.gardinermaine.com/sites/g/files/vyhlf611/f/uploads/proposed_budget.pdf

Denise Brown presented a slide show.

Acting City Manager Anne Davis presented a slide show.

Police Chief James Toman presented a slide show.

Fire Chief Rick Sieberg presented a slide show.

Public Works Director Jerry Douglass presented a slide show.

Library Director Justin Hoenke presented a slide show.

Economic Development Director Tracey Desjardins presented a slide show.

Denise Brown spoke briefly.

6) CITY MANAGER REPORT

Acting City Manager Anne Davis stated next Wednesday May 18th Councilor Brown, Councilor Gilg and Councilor Greenleaf will be having a tour of the waste water treatment plant.

Acting City Manager Anne Davis stated there was a fire in Northern Ave in Farmingdale.

Acting City Manager Anne Davis stated Andrew Carlton is due to start Monday June 6th and her retirement party is now set to Friday June 3rd.

Acting City Manager Anne Davis thanked everyone and Representative Thom Harnett for a beautiful legislature proclamation.

Acting City Manager Anne Davis stated to council they will receive a letter to invite them to hear about the school budget, the date is May 23rd at 5:30.

7) CITY COUNCIL REPORT

Councilor Greenleaf thanked department heads for all their work.

Councilor Frey echoed Councilor Greenleaf.

Councilor Cusick asked Public Works Director Jerry Douglass about street sweeping.

Public Works Director Jerry Douglass stated the sweeper is currently under repair, it is difficult to get parts.

Mayor Hart asked Public Works Director Jerry Douglass about the sidewalk West Street being ripped up, she asked if this was going to be replaced.

Public Works Director Jerry Douglass stated they should be putting it back as it was.

Councilor Cusick stated some of the roads should be shimmed.

Mayor Hart echoed Councilor Greenleaf.

8) EXECUTIVE SESSION:

Action: Councilor Gilg motioned to move into executive session Per 1 M.R.S. §405 (6)(f): Discussions of information contained in records made

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 8:16 p.m.

a.) Per 1 M.R.S. §405 (6)(f): Discussions of information contained in records made

Action: Council gave Acting City Manager Anne Davis Direction.

9) ADJOURN

Action: Councilor Cusick motioned to adjourn the meeting.

Councilor Gilg seconded.

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

The City Council adjourned the meeting at 8:33 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, June 22, 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 Gilg, Councilor Frey, Councilor Greenleaf, Councilor Berry, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: City Manager Andrew Carlton, City Clerk Alisha Ballard, Finance Director Denise Brown, Library Director Justin Hoenke, Wastewater Director Doug Clark, Fire Chief Rick Sieberg, Angelia Christopher, Jessica Lowell, Joselyn s. Walsh, and Jon Pottle.

Mayor Hart asked council to take 4.k out of order.

4.k) Eagle Scout recognition for Lukas Purington

Mayor Hart read aloud the proclamation for Lukas Purington.

Action: Councilor Cusick moved to approve this proclamation as presented.

Councilor Berry seconded.

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

2) PUBLIC COMMENT

Jocelyn Walsh who lives on Harrison Avenue painted the butterfly that is hanging downtown on Water Street. She would like to know if she is able to keep them up downtown.

Mayor Hart stated she would want to work with the City Manager to come up with a plan and then come before council.

Jocelyn asked if she was able to keep the butterfly in downtown or if she needs to remove it.

Mayor Hart stated they can stay up and to schedule a meeting with the City Manager.

3) PETITIONS/PUBLIC HEARINGS/PUBLIC PRESENTATIONS

a) Public Hearing on a Sewer Rate increase of 4% in Fiscal Year 2023

Mayor Hart opened the public hearing at 6:09 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:10 p.m.

4) NEW BUSINESS

a) Second Read and Possible Approval and Resolution of FY23 Budget Appropriations and Direct the Tax Levy of City Services to the City Manager

Action: Councilor Gilg moved to approve the second and final read of the FY23 General Fund Budget and to authorize the City Manager to enter into any and all contracts necessary to implement this budget pursuant to the City's purchasing policy.'

Councilor Brown seconded.

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

b) Consider Approval and Resolution to Establish FY23 Appropriations for the Enterprise Accounts and TIF Funds

Action: Councilor Cusick moved to approve the FY23 Ambulance, Wastewater, and TIF Budgets and to authorize the City Manager to enter into any and all contracts necessary to implement these budgets pursuant to the City's purchasing policy.

Councilor Greenleaf seconded.

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

c) Consideration of FY23 Tax Due Dates, Setting the Interest Rate, and Authorizing the Tax Club Program

Action: Councilor Greenleaf moved to approve the tax due dates of September 15, 2022 and March 15, 2023 with a 4% interest rate on delinquent accounts, and allow residents to participate in the Property Tax Club Payment Plan for FY23, and to also authorize the acceptance of prepayments for taxes not yet committed, with 0% interest accrued.

Councilor Frey seconded.

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

d) Consideration of Carryforward Requests

Action: Councilor Cusick moved to approve the City Manager's list of recommended carry-forward items from FY22 to FY23.

Councilor Greenleaf seconded.

Mayor Hart asked for any discussion.

Councilor Berry asked if these are the funds that go back into the Fund balance.

Finance director Denise Brown explained that these were items that was budgeted in this fiscal year and was not able to happen, so they are requesting they carry-forward to the new tax year.

Councilor Berry asked when in her time frame will she have a number.

Finance Director Denise Brown stated there is a lot of entries to close and would be looking at the end of August.

All those in favor. Unanimous.

e) Consideration of approving a Maine Municipal Association Workers' Compensation Safety Incentive Program

Fire Chief Rick Sieberg spoke briefly.

Councilor Brown asked if there was an expense to the City.

Fire Chief Sieberg stated no.

Action: Councilor Brown moved to approve the resolve regarding the City of Gardiner participating in the MMA Worker's Compensation Safety Incentive Program.

Councilor Gilg seconded.

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

f) Approval of Council Minutes

Action: Councilor Greenleaf moved to approve the 2/2/2022 and 6/1/2022 City Council minutes as presented.

Councilor Gilg seconded.

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

g) Consideration of accepting the June 14, 2022 Election results and thank the Election Staff for a well-run election

Action: Councilor Frey moved to accept the election results as presented. I would also like to thank the election staff and all the volunteers that helped to make this a well-run election.

Councilor Greenleaf seconded.

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

h) Advise and Consent to the City Manager to hire Denise Brown as Gardiner's Finance and Human Resources Director

Action: Councilor Gilg moved to advise and consent to the hiring of Denise Brown as our new Finance/HR Director.

Councilor Cusick seconded.

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

i) Consideration of a Victualer's License to sell food for Hannaford Bros. Co. LLC

Action: Councilor Cusick moved to approve the applications for a Victualer's License to sell food to Hannaford.

Councilor Frey seconded.

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

j) Discussion of Department Heads' May updates

Mayor Hart stated these updates are very helpful and thanked the department heads.

Councilor Greenleaf thanked the department heads for these updates.

k) Eagle Scout recognition for Lukas Purington

Mayor Hart read aloud the proclamation for Lukas Purington.

Action: Councilor Cusick moved to approve this proclamation as presented.

Councilor Berry seconded.

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

5) CITY MANAGER REPORT

City Manager Andrew Carlton spoke briefly about his written report.

6) CITY COUNCIL REPORT

Councilor Cusick welcomed Andrew.

Councilor Cusick stated there is a water issue on Washington ave, will provide information to City Manager.

Councilor Berry welcomed Andrew.

Councilor Berry stated people have come to him about turning Water Street into a two way, he would like to start having this conversation before they put lots of money into the sidewalks.

Councilor Berry stated people are complaining about people not stopping at the bottom of Church Street. He would like to talk about ideas to help this issue.

Councilor Berry stated someone is calling people to make donates to the fire department.

Fire Chief Rick Sieberg stated one of the fire fighters set up with a company to call businesses to get donates so we can get fire prevention for kids.

Councilor Berry asked what the value is for what they put together.

Fire Chief Rick Sieberg stated there is no cost to the City and they do all of the work.

Councilor Berry stated some of these companies who call can be rude.

Fire Chief Sieberg stated they are low staff and wouldn't be able to make the calls themselves.

Councilor Frey stated people have reached out to him for updates on paving and other projects.

Councilor Greenleaf welcomed Andy and Denise. Thanked Councilor Brown, Sheryl Clark and Geri Doyle for the activities this past Saturday.

Mayor Hart 'Here, Here'

Councilor Brown talked about the Growing Gardiner briefly. She thanked Chief Sieberg for putting the fire truck out for kids, Library Director Justin Hoenke and staff for their hard work and the plant sales and Public Works Director Jerry Douglass and staff they went all out to make sure down town looked great for the festival.

Councilor Brown stated there will be a Public Meeting on Monday June 27 at 5:30 located at Christ Church to talk about Kingsbury Street and Dennis Street which is going to be torn up in August.

Councilor Brown welcomed Andrew and thanked the staff for being at the meeting.

Mayor Hart thanked Kathy, Sheryl and Geri for the festival.

Mayor Hart stated Johnson Hall had a great first concert, followed by fireworks.

Mayor Hart mentioned that the City is looking great, there was a group who planted new trees at the common.

Mayor Hart congratulated the Gardiner Area High school Soft Ball team who won the states. She mentioned Gardiner also had track athletes who came in first place as well. Lots of great things happening even with the High school graduation, lots of things to celebrate.

Mayor Hart stated the Heart and Soul would like to schedule a meeting; all agreed to meet on Wednesday June 29 at 4 p.m.

7) EXECUTIVE SESSION:

Action: Councilor Cusick motioned to move into executive session, Pursuant to 1 M.R.S.A §405(6)(A): Discuss Contract Negotiations for Copier Services, Pursuant to 1 M.R.S.A. 405(6)(C)- Acquisition or Disposition of real property, and Pursuant to 1 M.R.S.A. 405(6)(E)- Consultations with legal counsel.

Councilor Gilg seconded.

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

The City Council moved into executive session at 6:35 p.m.

The City Council exited executive session at 7:58 p.m.

a) Pursuant to 1 M.R.S.A §405(6)(A): Discuss Contract Negotiations for Copier Services

Moved into executive at 6:27 p.m. and exited 6:42 p.m.

Motion made by Councilor Cusick to give City Manager Andrew Carlton direction.

Councilor Gilg seconded.

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

b) Pursuant to 1 M.R.S.A. 405(6)(C)- Acquisition or Disposition of real property

Moved into executive at 6:43 p.m. and exited 7:05 p.m.

Motion made by Councilor Greenleaf to give City Manager Andrew Carlton direction.

Councilor Cusick seconded.

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

Councilor Berry left the meeting at 7:05 p.m.

c) Pursuant to 1 M.R.S.A. 405(6)(E)- Consultations with legal counsel

Moved into executive at 7:06 p.m. and exited 7:58 p.m.

Motion made by Councilor Greenleaf to give City Manager Andrew Carlton direction.

Councilor Cusick seconded.

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

8) ADJOURN

Action: Councilor Greenleaf motioned to adjourn the meeting.

Councilor Gilg seconded.

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

The City Council adjourned the meeting at 7:59 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, July 6, 2022
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 Cusick, Councilor Frey, Councilor Greenleaf, Councilor Berry, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: City Manager Andrew Carlton, City Clerk Alisha Ballard, Finance Director Denise Brown, Economic Development Director Tracey Desjardins, Jessica Lowell, and Nancy Rines.

2) PUBLIC COMMENT

None.

3) PETITIONS/PUBLIC HEARINGS/PUBLIC PRESENTATIONS

a) Public Hearing on a Sewer Rate increase of 4% in Fiscal Year 2023

Mayor Hart opened the public hearing at 6:02 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:03 p.m.

b) Public Hearing to consider the approval for a License for a Medical Marijuana Manufacturing Facility for Flying Fish LLC

Mayor Hart opened the public hearing at 6:04 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:04 p.m.

4) NEW BUSINESS

a) First read on sewer rate increases of 4% in Fiscal Year 2023

City Manager Andrew Carlton spoke briefly.

Finance Director Denise Brown gave an overview.

Mayor Hart asked if we should approve this budget and then revisit next year.

Finance Director Denise Brown stated she believes this would be the best practice.

City Manager Andrew Carlton stated he agrees with this practice.

Action: Councilor Berry moved to approve passage of the First Reading of proposed rate increase schedule of 4% for FY 2023.

Councilor Greenleaf seconded.

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

b) Consideration of Awarding Bid for McKay Park Reconstruction Project

Economic Development Director Tracey Desjardins spoke briefly.

Action: Councilor Cusick moved to award the bid for McKay Park Reconstruction to Berube Lawn and Landscape for 119,000, approve the use of \$19,000 City ARPA funding to supplement the fund of the , and direct the City Manager to enter into a contract.

Councilor Berry seconded.

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

Mayor Hart stopped to thanked Commissioner Nancy Rines who was at this meeting.

c) Consideration of Awarding Bid for Planning Services

Economic Development Director Tracey Desjardins spoke briefly.

Action: Councilor Cusick moved to award the bid for City Planning Services to KVCOG at the proposed rate and direct the City Manager to enter into a contract.

Councilor Brown seconded.

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

d) Approval of Solid Waste Committee Members

Action: Councilor Berry moved to approve the appointments for the Solid Waste Committee.

Councilor Frey seconded.

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

e) Consideration of approving a License for a Medical Marijuana Manufacturing Facility for Flying Fish LLC

Action: Councilor Cusick moved to approval the License for a Medical Marijuana Manufacturing Facility for Flying Fish LLC for one year as long as they hold a state license.

Councilor Frey seconded.

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

f) Consideration of approving a Victualers license to Ainslie's Market

Action: Councilor Rines moved to approve the Victualers license renewal to Ainslie's Market.

Councilor Brown seconded.

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

g) Consideration of approving a Victualers license to Hermon Masonic Lodge

Action: Councilor Greenleaf moved to approve the Victualers license to Hermon Masonic Lodge.

Councilor Rines seconded.

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

h) Consideration of approving a Victualers license to Spoke Collaborative

Action: Councilor Cusick moved to approve the Victualers license to Spoke Collaborative.

Councilor Frey seconded.

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

i) Consideration of approving a Victualers license to Cumberland Farms

Action: Councilor Greenleaf moved to approve the Victualers license to Cumberland Farms.

Councilor Brown seconded.

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

j) Approval of Council Minutes

Action: Councilor Greenleaf moved to approve the 3/8/2022, 3/22/2022 and 6/22/2022 council minutes as presented.

Councilor Cusick seconded.

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

5) CITY MANAGER REPORT

City Manager Andrew stated he has been meeting with people individually.

City Manager Andrew Carlton stated there is a lot going on in the city currently and they are working on projects.

City Manager Andrew Carlton stated he is glad to have Finance Director Denise Brown back, he is learning a lot from her. He has been meeting with the department heads weekly to learn more about the departments.

6) CITY COUNCIL REPORT

Mayor Hart reminded everyone that Councilor Gilg District 2 has resigned as councilor, he moved out of town.

Councilor Cusick thanked public works for paving. He asked about getting a timeline for Brunswick hill paving.

Councilor Berry asked to have public bathrooms to be put as an agenda item.

City Manager Andrew Carlton stated that he and Public Works Director have spoken about the public bathrooms.

Councilor Frey stated he also heard about the public bathrooms and would like to be on the loop.

Councilor Greenleaf stated he also heard about the bathrooms. Councilor Greenleaf thanked Andrew Carlton for being with us for the past month. Councilor Greenleaf stated Robert Abbey could not be with us tonight they have received \$25,000 for the fountain project.

Councilor Brown thanked for attending the neighborhood meeting.

Mayor Hart thanked City Staff for all that they do.

7) EXECUTIVE SESSION:

Action: Councilor Cusick motioned to move into executive session, Pursuant to 1 M.R.S.A. § 405(6)(C)- Acquisition or Disposition of real property and Pursuant to 1 M.R.S.A. § 405(6)(C)- Acquisition or Disposition of real 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 6:50 p.m.

a) Pursuant to 1 M.R.S.A. § 405(6)(C)- Acquisition or Disposition of real property

No action.

b) Pursuant to 1 M.R.S.A. § 405(6)(C)- Acquisition or Disposition of real property

No action.

8) ADJOURN

Action: Councilor Greenleaf motioned to adjourn the meeting.

Councilor Frey seconded.

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

The City Council adjourned the meeting at 6:54 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk



COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, July 20, 2022
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 Cusick, Councilor Gilg, Councilor Berry, Councilor Rees, and Councilor Frey, Councilor Greenleaf, Councilor Brown and Councilor Rines.

City Council Absent: None.

Also present: City Manager Andrew Carlton, City Clerk Alisha Ballard, Zach Wondberg, Wright Pierce, CHA, Ted Marshall, Fire Chief Rick Sieberg, Public Works Director Jerry Douglass and Gardiner Area High School Track Team and family.

2) PUBLIC COMMENT

Zach Wondberg spoke briefly in regard to proposing a new ordinance for gun control in the city.

3) PETITIONS/PUBLIC HEARINGS

a. Public Notice for Cobbossee Aerie #4330 F.O.E Liquor/Bottle Club (51-100 seats)

Mayor Hart opened the public hearing at 6:02 p.m. and asked for any comments from the public. Mayor Hart closed the public hearing at 6:02 p.m.

4) NEW BUSINESS

a. Special Recognition of the Gardiner Area High School Softball Team

Tabled this until next council meeting.

b. Special Recognition of the Gardiner Area High School Track Team

Mayor Hart read aloud the proclamation.

Action: Councilor Frey moved to accept the proclamation for Gardiner Area High School Track Team.

Councilor Rines seconded.

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

c. Second read on sewer rate increases of 4% in Fiscal Year 2023

Action: Councilor Cusick moved to approve passage of the Second Reading of proposed rate increase schedule of 4% on July 1, 2022.

Councilor Greenleaf seconded.

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

d. Resolution regarding IMPACT 2032 from the united way

Action: Councilor Greenleaf moved to approve to sign the IMPACT agreement.

Councilor Frey seconded.

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

e. Presentations from respondents to the RFP for Facility Studies

Wright Pierce gave a presentation.

CHA gave a presentation.

f. 2021 Kennebec County Hazard Mitigation Plan

Action: Councilor Berry moved to approve the adoption of the Kennebec County Hazard Mitigation Plan.

Councilor Cusick seconded.

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

g. Consideration of approval for Cobbossee Aerie #4330 F.O.E Victualers, Games of Chance, Liquor/Bottle Club(51-100 seats) and Outside Consumption Permit

Action: Councilor Cusick moved to approve the Victualers, Games of Chance, Liquor/Bottle Club (51-100 seats) and Outside Consumption Permit for Cobbossee Aerie #4330 F.O.E located at 21 Eagle Drive.

Councilor Frey seconded.

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

h. Accept a donation of property from a resident and establish a committee for the placement in the city of the donated property

Action: Councilor Greenleaf moved to accept the donation and direct the City Manager to bring placement of the Sculpture to the Age Friendly Committee.

Councilor Rines seconded.

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

i. Discussion regarding District #2 process

Action: Councilor Greenleaf moved to have application by August 10, 2022 and come before council August 17, 2022.

Councilor Berry seconded.

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

j. June Department Head reports

City Manager Andrew Carlton spoke briefly.

Jeff from Wright Pierce gave an update on Brunswick Hill.

Public Works Director Jerry Douglass spoke briefly.

5) CITY MANAGER REPORT

City Manager Andrew Carlton spoke briefly about his written report.

City Manager Andrew Carlton stated that Economic Development Director Tracey Desjardins had a meeting with KVCOG, she will be coming before council at the next meeting to apply for a grant.

City Manager Andrew Carlton stated he met with Chief Jim Toman and Chief Sieberg met with the construction folks with Johnson Hall about road closures.

City Manager Andrew Carlton was approached by some businesses about electronic signs, he was asked about this going before ordinance review.

Councilor agreed to move this matter to ordinance review.

6) CITY COUNCIL REPORT

Councilor Greenleaf thanked Wastewater Director Douglass Clark for fixing a problem while he was on vacation. He stated there are trees that sit at the old armory makes it hard to see when trying to pull out of the road.

Mayor Hart stated that on July 31st IRONMAN is coming to town and needs volunteers.

Mayor Hart congratulated Gardiner Chiropractor who was a finalist for a reward.

7) 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 7:37 p.m.

Respectfully Submitted:



Alisha Ballard

City Clerk