



GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET



Meeting Date	08/02/2023	Department	City Clerk
Agenda Item	4a. Agenda Item approval of Council Minutes		
Est. Cost			

Background Information	
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Requested Action	" I move to approve the City Council meeting minutes from 07/19/2023 "
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 _____



CITY OF
Gardiner
COUNCIL MEETING MINUTES *Moving Forward*
GARDINER CITY COUNCIL
WEDNESDAY, July 19, 2023

1. ROLL CALL / PLEDGE OF ALLEGIANCE-

-City Council Present: Mayor Hart, Councilor West, Andrew Carleton- City Manager, Councilor Cusick, Councilor Berry, Councilor Grant, Councilor Frey, Councilor Greenleaf, -Councilor Brown, Councilor Frey
-Also Present: Todd Pilsbury- Chief of Police, Melissa Lindley Economic Development Director, Doug Clark- Director of Wastewater, Dawn Thistle- Library Director, Denise Brown- Finance Manager, Rick Sieberg- Fire Chief, Kris McNeill- Code Enforcement Officer, Kathy Cutler- City Clerk/Tax Collector, Joyce McCaslin, Hailee Lovely- Deputy Clerk, Angelia Christopher, George Trask, Jen Boudreau, Susan Montel, Mike Miclon, Ashlyn Poulin, Yana Montell, Roland Kennerson and Brandi Kennerson.

2. **PUBLIC COMMENT** – George Trask – Inquired about the use of Dearborn park for The Blind Pig, “Pig in the park”. For use of the mini park, there is a one-time fee that is issued with the permit fee. This will be addressed on a future agenda. Mrs. Trask also inquired about the Gardiner Green Project, in which Mayor Hart told him that this is an open case in front of Planning Board, and for information he is more than welcome to sit in on their public hearing and address the board.
- a) City Manager Carleton received an email from a resident regarding changing Church Street to one-way traffic. City Manager Carleton stated that this is being researched, but he has questions about the safety of the public, and will need to continue to look into it.
 - b) City Manager Carleton received an email regarding jake brake issues on 295 exits 49-51. He stated that this is being looked into on several levels.

3. PETITIONS / PUBLIC HEARINGS ;

- a. Public hearing regarding a Liquor license renewal for the Gardiner Sportsman’s Club- Mayor Hart opened the public hearing, there being no comment, she closed the public hearing.
- b. Public hearing regarding a Liquor License renewal for Sebago Lake Distillery - Mayor Hart opened the public hearing, there being no comment she closed the hearing at.
- c. Public hearing regarding a Cannabis License renewal for Tru Blooms Wellness/Eric MacMaster- Mayor Hart opened the public hearing, there being no comment she closed the hearing at.
- d. Public hearing regarding a Cannabis License Renewal for Oasis Botanicals/ Jacob Foster- Mayor Hart opened the public hearing, and there being no comment she closed the hearing.
- e. Public hearing regarding a Cannabis License Renewal for Sunrise LLC/Eric Wu Mayor Hart opened the public hearing at there being no comment she closed it at.
- f. Public hearing regarding Changes to the City Code regarding City Fees.

Mayor Hart opened the public hearing, there being no comment she closed the public hearing.

4. NEW BUSINESS

- a) Approval of Council Minutes from 6/14

Action: Councilor Cusick moved to approve the City Council minutes from 6/14. Councilor West seconded the motion. No further discussion. All in favor.

- b) Approval of a liquor license renewal for the Gardiner Sportsman's Club

Action: Councilor Frye moved to approve the renewal of a liquor license for the Gardiner Sportsman's club. Councilor Greenleaf seconded the motion. All in favor.

- c) Approval of a liquor license renewal for Sebago lake Distillery

Action: Councilor berry moved to approve the renewal of a liquor license for Sebago Lake Distillery. Councilor Cusick seconded the motion. All in favor.

- d) Approval of a cannabis license renewal for Tru Blooms Wellness/Eric MacMaster

Action: Councilor Cusick moved to approve the renewal of a cannabis license for Tru Bloom/ Eric Macmaster. Councilor West seconded the motion. All in favor.

- e) Approval of a cannabis license for Oasis Botanicals/Jacob Foster-

Action: Councilor Cusick moved to approve a cannabis license for Oasis Botanicals. Councilor Frye seconded the motion. Councilor Greenleaf asked about the future build on Oasis. Kris McNeill explained the process. All in favor.

- f) Approval of a cannabis license for Sunrise/Eric Xu-

Action: Councilor West moved to approve the Cannabis license for Sunrise/Eric Xu. Councilor Cusick seconded the motion. All in favor.

- g) Approval of a Victualers License for Cumberland Farms-

Action: Councilor Greenleaf moved to approve the Victualers license for Cumberland Farms. Councilor Brown seconded the motion. All in favor

- h) Approval of a Victualers License for Wellness Connection LLC-

Action: Councilor Cusick moved to approve the Victualers license for Wellness Connection LLC. Councilor Frye seconded the motion. All in favor.

- i) Approval of a Food Truck License for Wicked Thai-

Action: Councilor Frye moved to approve the Food Truck License for Wicked Thai. Councilor Greenleaf seconded the motion. All in favor.



j) Approval of a Food Truck License for Backyard Dogs-

Councilor West moved to approve the Food Truck license for Backyard Dogs. Councilor Greenleaf seconded the motion. All in favor.

k) Approval of the Delegation of Authority- yearly item. Part of charter,

Action: Councilor Greenleaf moved to approve the Delegation of Authority. Councilor brown seconded the motion. All in favor.

l) First Read of changes to the City Code regarding City Fees- Joyce McCaslin has been working on updating the City Code. This change consists of taking all fees out of the Code, and into a Fee Schedule which would allow that information to be more consistent. There was a question regarding comparison to other municipalities.

Action: Councilor West moved to approve the First read of changes to the city code regarding City fees. Councilor Cusick seconded the motion. Second read to take place on August 2nd. No further discussion. All in favor.

m) Presentation from Melissa Lindley (Economic Development Director) and Jessie Cyr (KVCOG) regarding Community Resilience- This project was originally brought to Council by the former Economic Development Director. Melissa Lindley informed Council that the City needs to enroll to access available grant funding which include green space, energy efficient programs, solar panels, etc. The next steps will include municipal resolution and a community workshop.

n) Approval of a Credit Enhancement Agreement extension for Johnson Hall- Mike Miulon is here on behalf of Johnson Hall. The current agreement is set to expire soon. Construction is ongoing and taking longer than expected. Councilor Berry asks if this has any negative effect on the city. Mike Miulon states there is not any negative effects.

Action: Councilor Brown moved to approve the Credit Enhancement Agreement extension for Johnson Hall. Councilor Grant seconded the motion. No further discussion. All in favor.

o) Consent to enter into a ten-year lease purchase agreement for a combination Sweeper/Vac Truck for \$270,000.00- George Trask asked how long this new truck will be in service. City Manager Andrew Carleton said the truck has a 15-year life span or more. This truck is more compact, and comes with a warrantee. The first payment is not set to come out until FY25.

Action: Councilor Greenleaf moved to approve the consent to enter into a ten-year lease purchase agreement for a combination Sweeper/ Vac truck for \$270,000. Councilor Brown seconded the motion. No further discussion. All in favor.

p) Approval to send Outdoor Fireplaces to the Ordinance Review Committee-

Action: Councilor Frye moves to send the Approval of the Outdoor Fireplaces to the Ordinance Review Committee. Councilor west seconded the motion. No further discussion. All in favor. Councilor Frye added that this is an echoing concern, and that it is a justifiable issue to look into

q) Approval to send Parking Lots in PR to Planning Board for Review- This was reviewed at ORC, and they agreed to send it to Planning Board.

Action: Councilor Cusick moved to approve sending Parking Lots in PR to Planning Board for review and recommendation. Councilor Berry seconded the motion. No further discussion. All in favor.

r) Department Head Reports-

Mayor Hart and City council want to thank all the department heads for their hard work.

s) Mayoral Proclamation for two GAHS track champions.

Mayor hart presented proclamations to two 2023 Gardiner Area High School track stars- Ashlyn Poulin and Yana Montell. She established August 4th as Ashlyn Poulin and Yana Montell day here in the City.

Action: Councilor Brown moves to accept the proclamation for the two GAHS track champions. Councilor Grant seconded the motion. No further discussion. All in favor.

Mayor Hart added that there will be a celebration on August 4th, where the athletes will parade down Water St with trucks and lights following to end at Gardiner's Waterfront Park to celebrate before the Concert.

t) Approval of an Event on July 22, 2023 entitled 'Pig in the Park' for The Blind Pig-

Action: Councilor Cusick moves to approve the event on July 22, 2023 entitled Pig in the Park. Councilor Berry seconded the motion. No further discussion. All in Favor.

4. CITY MANAGER REPORT-

City Manager Carlton reports that the Harrison disaster declaration was signed, and there is a meeting with FEMA Friday. This will be to make the area safe, further negotiation will need to be done to put the damaged area back as it was. There is no timeline for work to start as of right now. There will be a neighborhood meeting scheduled. The fountain project is underway at the Gardiner Common. During the initial construction process, it was discovered that two trees had extensive rot and had to come down for safety reasons. After the trees were taken down, the massive trunk pieces, over 53" across) were salvaged due to their historic importance to the City. A light pole was recently hit and knocked down, downtown. An insurance claim was submitted for replacement of the pole. The demo of 235 Water St. is nearing completion and the building is down. The new Gardiner Current app is live in the app store and working well. This will replace Nixel.

6. CITY COUNCIL REPORT

Councilor West: Nothing to report at this time.

Councilor Cusick: Nothing to report at this time.

Councilor Berry: Is CMP going to cover the cost regarding the light pole being hit? And should dig safe be included in getting it covered? City Manager Carleton said there is a process to be followed and they will try.

Councilor Frey: Nothing to report at this time.

Councilor Greenleaf- Thank you Andy and City staff department heads for updates. The side walk from Elm street to downtown is overgrown with bushes. The well-used side walk from West hill Rd to the Middle school is awful, very over grown, cannot even walk comfortably on it. The new trees on the common look fabulous. Is there an update on the building study? City Manager Carleton will meet with architects to get updates, and forward them to City Council members.

Councilor Brown: Thank you to the City staff and City manager the app is wonderful.

Councilor Grant: Has a volunteer to help up keep the sidewalks in south Gardiner. Sidewalks are an issue and citizens are taking initiative to help.

Mayor Hart: Rededication to McKay park this week. The blind Pig is holding their 'Pig in the park'. Ritual market is on Sunday at the Waterfront with 70 vendors. August 4th is the day the two GAHS track stars will be celebrated. Thank you city staff.

EXECUTIVE SESSION

Action: Councilor Greenleaf moves to approve the motion to go into executive session at 7:13pm. Councilor Brown seconded the motion. No further discussion. 7 Councilors in favor, 1 Councilor abstained from voting. Motion approved.

a) Enter into Executive Session 1 M.R.S.A. 405(6)(C)-Discussion of the acquisition or disposition of real property.

Action: Motion made by Councilor Greenleaf. Seconded by Councilor Brown. All Council members present voted to approve. (Councilor Berry abstained and was not in session)

b) 1 M.R.S.A. 405(6)(C)-Discussion of the acquisition or disposition of real property.

Action: Motion made by Councilor Greenleaf. Seconded by Councilor Brown. All Council members present voted to approve. (Councilor Berry abstained and was not in session)

c) 1 M.R.S.A. 405(6)(C)-Discussion of the acquisition or disposition of real property.

Action: Motion made by Councilor Greenleaf. Seconded by Councilor Brown. All Council members present voted to approve. (Councilor Berry abstained and was not in session)

d) 1 M.R.S.A. 405(6)(C)-Discussion of the acquisition or disposition of real property

Action: Motion made by Councilor Greenleaf. Seconded by Councilor Brown. All Council members present voted to approve. (Councilor Berry existed the meeting at 7:42pm.)

8. **ADJOURN:** Councilor Frey moved to adjourn at 804PM. Second by Councilor Grant. Unanimously Approved 7-0

2023 MEETING DATES

8/16/23

9/6/23

9/20/23

10/4/23

10/18/23

11/1/23

11/15/23

12/6/23

12/20/23