



**GARDINER CITY COUNCIL  
AGENDA ITEM INFORMATION SHEET**



Meeting Date	05/10/2023	Department	City Manager
Agenda Item	4h. Approval of Council Minutes		
Est. Cost			

<b>Background Information</b>	Please see the minutes from the April 19, 2023 regular meeting of the City Council		
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<b>Requested Action</b>	"I move to approve the minutes from the April 19, 2023 regular meeting of the Gardiner City Council."
<b>City Manager and/or Finance Review</b>	City Manager Approves this action
<b>Council Vote/ Action Taken</b>	
<b>Departmental Follow-Up</b>	

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



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

The meeting was called to order by Mayor Hart at 6pm.

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

City Council Present: Mayor Hart, Councilor Greenleaf, Councilor Cusick, Councilor Berry, Councilor Brown, City Council absent- Councilor West, Councilor Frey

Also present: Andrew Carlton- City Manager, Denise Brown- Finance Manager, Melissa Lindley- Economic Development and Public Information Officer, Todd Pilsbury- Chief of Police, Rick Sieberg- Fire Chief, John Cameron- Director of Public Works, Dawn Thistle- Library Director, Jessica Lowell- Kennebec Journal, Tamara Whitmore- Gardiner Main St., Scott Williams, and Halie Landry.

**2. PUBLIC COMMENT-** None at this time.

**3. PETITIONS / PUBLIC HEARINGS**

- a. Public Hearing on a Second Read of a Zoning Change Zoning Change on Cobbossee Avenue City Tax Map 022, Lots 023,023A, 025, 026, 027, 028, 028A, 029, 031 from High Density Residential to Planned Development.

**Mayor Hart opened the public hearing at 6:10pm, there being no comment, she closed the public hearing at 6:10pm.**

- b. Public Hearing on a Liquor License renewal for The Depot.

**Mayor Hart opened the public hearing at 6:10pm, there being no comment, she closed the public hearing at 6:10pm.**

**4. NEW BUSINESS**

- a. Approval of Council Minutes of April 5, 2023

**Councilor Cusick moved to approve the meeting minutes from April 5, 2023 as presented.**

**Councilor Brown seconded the motion. No further discussion. All members present, in favor.**

- b. Advise and consent to the Hiring of John Cameron as Public Works Director-

**John has been serving as the deputy public works director and is now ready to take over as director. Councilor Greenleaf offered a first motion to accept John Cameron as Public Works Director. Councilor Cusick seconded the motion. No further discussion. All in favor.**

- c. Second read of a Zoning Change on Cobbossee Avenue City Tax Map 022, Lots 023,023A, 025, 026, 027, 028, 028A, 029, 031 from High Density Residential to Planned Development- -

**Councilor Berry made a motion to accept the Zoning change to Tax Map 022, Lots 023, 023A, 025, 026, 027, 028, 028A, 029, and 031 to Planned Development. Councilor Greenleaf seconded the motion. No further discussion. All in favor.**

- d. Approval of a Large Event on the Common, October 7, 2023 - Gardiner Parent Teacher Association – Octoberfest-  
**City Manager Carlton reports that this is a great event, however it is scheduled for the same day as Swine and Stein. Both events require a lot of city services. He will reach out to see if there is an alternative day that would allow this event to be held safely and productively.**
- e. Approval of a Large Event: Ritual Market at the Waterfront on July 23, 2023  
**This will be an established 70+ booth market and will bring approximately 500-600 people. Councilor Cusick offers a first motion to approve the large event- Ritual Market. Seconded by Councilor Brown. No further discussion. All in favor.**
- f. Approval of a Liquor License renewal for the Depot-  
**Councilor Berry offers a motion to approve the Liquor License for the Depot. Seconded by Councilor Cusick. No further discussion. All in favor.**
- g. Approval of an outdoor Liquor License renewal for The Blind Pig-  
**Councilor Greenleaf offered a motion to approve the outdoor liquor license renewal for the Blind Pig. Seconded by Councilor Brown. No further discussion. All in favor.**
- h. Appointment of a Gardiner Resident to fill a vacancy in District 4 of the Gardiner City Council--  
**The applicants are Gay Grant and Scott Williams. Ms. Grant was unable to attend the meeting. After Mr. Williams spoke to his intentions to be City Councilor, Council members voted. Councilor Berry offered a motion to appoint Gay Grant to the vacancy for the District 4 seat. Councilor Cusick seconds the motion. No further discussion. All in favor. Council members thanked Mr. Williams for his interest and encouraged him to run for the June Council seat election.**
- i. Advise and consent to change the May 3, 2023 meeting to May 10, 2023-  
**Councilor Cusick moves to change the date to May 10<sup>th</sup>. Seconded by Councilor Greenleaf. No further discussion. All in favor.**
- j. Advise and consent to the use of Ambulance (Enterprise Account) Fund balance to pay down Ambulance Department Debt.  
**This revenue is coming from the work with other towns, and the enterprise account can be used to pay down some debt. Paying off this loan, will allow them to order new vehicles, earlier. Councilor Cusick moves to approve using the fund balance to pay down existing capital debt. Seconded by Councilor Greenleaf. No further discussion. All in favor.**
- k. Department Head Reports-  
**Councilors thanked department heads for all the work.**
- l. Overview of the proposed FY24 City of Gardiner Budget-  
**City Manager Carlton thanks Finance Director Denise Brown for her work on this budget. This budget will be reviewed at the 5/10, 5/17, 6/7 and 6/21 City Council meetings**

## 5. CITY MANAGER REPORT-

City Manager Carlton reports that he and Melissa Lindley have been out and around downtown. He reports that Buildings and Grounds is doing a good job, and the City looks nice. He is attending a closing for a property in Libby Hill business park, and they are working on the RFP for 235 Water St.

## 6. CITY COUNCIL REPORT -



Councilor Cusick congratulates John Cameron on his promotion to Public Works Director and thanks Denise Brown for her work on the budget. He is concerned about the School Board's effect on the budget and how a tax increase will affect the citizens.

Councilor Berry states he has the same concerns, and it commends City Departments on getting the City cleaned up after winter. Councilor Greenleaf thanks city employees for helping to clean up the wreaths at the cemetery after winter was over. Councilor Brown thanks staff for all their work on the budget and the work to clean up the city.

Mayor Hart congratulates John Cameron and Gay Grant on their promotions and appointments. She thanks Scott Williams for expressing interest in the District 4 position and encourages him to run for a council seat later this year. DOT will be holding a meeting for business to discuss a project that will be happening in the city next summer. Gardiner is looking great and she is thankful to city employees.

## 7. EXECUTIVE SESSION

- a. Enter into Executive Session pursuant to 1 M.R.S.A. §405(6)(C) - Discussion of the acquisition or disposition of real property- **Councilor Cusick moved to enter into Executive Session at 7:12pm. Seconded by Councilor Brown. All in favor.**

### 2023 MEETING DATES

4/19/23  
5/10/23  
5/17/23  
6/7/23  
6/21/23  
7/5/23  
7/19/23  
8/2/23  
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