



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	10/11/2023	Department	City Manager ▼
Agenda Item	4a. Approval of City Council Meeting Minutes		
Est. Cost	N/A		

Background Information

Please see the attached minutes of the September 20, 2023 City Council Meeting.

Requested Action	' I move to approve the city council meeting minutes from September 20, 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 _____



**COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, September 20, 2023**

1. **ROLL CALL**- City Council present: Mayor Hart, Councilor Cusick, Councilor Grant, Councilor West, Councilor Berry, Councilor Greenleaf, Councilor Brown, Councilor Frey. City Staff: Andrew Carlton- City Manager, Hailee Lovely- Deputy City Clerk, Todd Pilsbury- Chief of Police, John Cameron- Public Works Director, Doug Clark- Superintendent of Wastewater, Melissa Lindley- Economic Development Director, Kris McNeill- Code Enforcement Officer, Rick Sieberg- Fire Chief, Dawn Thistle.
Others Present: Malina Dumas, Robert Abbey, Dorothy Washburn, Jill Avery, Henry Avery, Melody Bishop, Terence Rightley, Jessica Lowell, and Ed DuGay.
2. **PUBLIC COMMENT**: There were no comments.
3. **PETITIONS / PUBLIC HEARINGS**
 - a) Public Hearing regarding a Liquor License Renewal for Canton Village.
Mayor Hart opened the public hearing at 6:06pm. There being no comment she closed the public hearing at 6:06pm.
 - b) Public Hearing regarding a Liquor License renewal for Cobbossee Aerie.
Mayor Hart opened the public hearing at 6:07pm. There being no comment she closed the public hearing at 6:07pm.
 - c) Public Hearing regarding a Cannabis License for Gardiner 4Twenty.
Malina Dumas is here on behalf of the new owners. Because the business is changing ownership, this will be considered a new license.
Mayor Hart opened the public hearing at 6:07pm. There being no comments she closed the public hearing at 6:09pm.
 - d) Public Hearing regarding a change to the LUO in section 7.6.3 to allow Parking Lots in (PR) Professional Residential.
Mayor Hart opened the public hearing at 6:09. There being no comment she closed the public hearing at 6:09.
 - e) Public Hearing regarding amendments to General Assistance Ordinance Appendices.
Mayor Hart opened the public hearing at 6:10. There being no comment she closed the public hearing at 6:10.

4. NEW BUSINESS

- a) Approval of City Council Meeting Minutes from September 6, 2023
Action: Councilor Brown moved to approve the City Council minutes with amendments from September 6, 2023. Councilor Cusick seconded the motion. No further discussion. Unanimously approved.
- b) Approval of a Liquor License Renewal for Canton Village
Action: Councilor Cusick moved to approve the Liquor license renewal for Canton Village. Councilor Greenleaf seconded the motion. No further discussion. Unanimously approved.
- c) Approval of a Liquor License Renewal for Cobbossee Aerie
Action: Councilor Greenleaf moved to approve the Liquor license renewal for Cobbossee Aerie. Councilor West seconded the motion. No further discussion. Unanimously approved.
- d) Approval of a Cannabis License for Gardiner 4Twenty.
Action: Councilor West moved to approve the Cannabis license for Gardiner 4Twenty. Councilor Cusick seconded the motion. No further discussion. Seven Councilors in favor- Councilor Berry abstained. Application approved.
- e) First read regarding a change to the LUO in section 7.6.3 to allow Parking Lots in (PR)Professional Residential. *This was already sent to Ordinance Review and Planning Board. The Planning Board disapproves. Councilor Grant requests City manager Carlton's opinion. City Manager Carleton recommends making this change.*
Action: Councilor Cusick moves to allow Parking Lots in (PR)Professional Residential. Councilor West seconded the motion. No further discussion. Unanimously approved.
- f) Request to send Theater Signage in TD/HD to ORC
Kris McNeill – The sign sizes that are currently allowed in Traditional Downtown are small. He would like to explore the options for bigger signs for theaters and opera houses.
Action: This will be sent to the Historic Preservation Committee and Planning Board.
- g) Request to send building requirements in the Cobbossee Corridor to ORC
Council agreed to send this to Ordinance Review Committee to explore options.
- h) Action regarding the General Assistance Ordinance Appendices
Changes were made at the State level to allow amounts of assistance.
Action: Councilor West Moves to approve the updates to the General Assistance and Ordinance Appendices. Councilor Cusick seconded the motion. No further discussion. Unanimously approved.

- i) Action regarding the placement of the Sunflower Sculpture
Dorothy Washburn- Looked around for good placement but realized most options were not what she was envisioning. She ended up with McKay Park for the best placement. Robert Abbey- The Sunflower Sculpture is a gift to the city, and they would like it to be placed next spring. Dorothy would like to inquire about name plate signs for the sculptures that are currently around the city to give the artists credit for their work.
Action: Councilor Berry moved to approve the placement of the Sunflower Sculpture at McKay Park. Councilor Grant seconded the motion. No further discussion. Unanimously approved.
- j) Department Head Reports
Thank you to the Department heads for the reports.
Councilor Grant asks if the damage done to the waterfront boardwalk was related to this spring's flood, or if it is ongoing maintenance. Director of Public Works- John Cameron explained that it's regular maintenance and they will be replacing rotten boards.
- k) Mayoral Appointment to the Downtown Sidewalk Committee
Action: Councilor Brown moves to approve the Mayoral Appointment of Clare Marron to the Downtown Sidewalk Committee. Councilor Grant seconded the motion. No further discussion. Unanimously approved.
- l) Mayoral Proclamation for Henry Avery for achieving the Rank of Eagle Scout
Congratulations on your achievement of attaining this rank of Eagle Scout.
Action: Councilor Greenleaf moves to approve the Mayoral Proclamation for Henry Avery for achieving the rank of Eagle Scout. Councilor Frey seconded the motion. No further discussion. Unanimously approved.

5. CITY MANAGER REPORT

Happy Wednesday. City Manager Carlton reports that he received the facility study report late this afternoon and is postponing the meeting to another date so that he has time to review the material. Due to the risk for potential accidents, two parking spots have been removed at the bottom of Church St. Public Works has a new staff member- welcome to Gardiner Kaleb Bouchard. With his hire, Public Works is now fully staffed. Congratulations to Doug Clark- Director of Wastewater. The recent inspection at the Wastewater facility was fantastic and inspectors praised Director Clark for the way the facility looks and operates. Congratulations to Public Safety Officer Alonzo Connor for his promotion to Sergeant.

6. CITY COUNCIL REPORT

Mayor Hart- Congratulations to Officer Connor on his promotion. She offered a reminder of meetings that are coming up. There will be a public workshop on Climate Resiliency at the Library on September 27, 2023 at 6pm. library. Swine and Stein is October 7, 2023. The school requested an extended invitation to their workshop on October 5, 2023, for the Mental Health Committee. Thanks Doug Clark and John Cameron for all the hard work on Church St.

Councilor Grant- Would like to call out a project on Riverview drive. Recent construction has caused pieces of cement history to be dug up. The City has so much infrastructure. Need to make it a priority to talk about the issues with sidewalks.

Councilor Brown- Nothing to report.

Councilor Greenleaf- Nothing to report.

Councilor Frey- Nothing to report.

Councilor Berry- Nothing to report.

Councilor Cusick- Nothing to report.

Councilor West- Nothing to report.

7. EXECUTIVE SESSION-

- a) Enter into Executive Session pursuant to 1 M.R.S.A § 405(6)C-Consideration of the Acquisition or Disposition of Real Property; Councilor West moved to Enter into executive session pursuant to 1 M.R.S.A A § 405(6)C-Consideration of the Acquisition or Disposition of Real Property at 6:48. Councilor Cusick seconded the motion.

Council discussed this matter and came out of Executive Session at 7:09pm.

Councilor Berry moved to direct the City Manager to sign a Purchase and Sales agreement as proposed on Lot 12 in the Libby Hill Business park with the amendments as follows: The purchaser must within two years build a building with a minimum of 3,000 square feet and an assessed value of no less than \$300,000.00 or be assessed a Payment in Lieu of Taxes on the \$300,000.00 assessed value Seconded by Councilor Brown. No further discussion.

Unanimously Approved.

Councilor Berry left the meeting at 7:11pm

- b) Enter into Executive Session at 7:12 pm pursuant to 1 M.R.S.A § 405(6)C-Consideration of the Acquisition or Disposition of Real Property

Motion made by Councilor Grant. Seconded by Councilor West. No further discussion.

Unanimously Approved.

Out at 7:25pm

8. ADJOURN- Councilor West moved to adjourn at 7:26pm. Councilor Cusick seconded the motion.

Unanimously approved.

2023 MEETING DATES

10/11/23

10/18/23

11/1/23

11/15/23

12/6/23

12/20/23

DRAFT