



GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date		Department	
Agenda Item			
Est. Cost			
Background Information			
Requested Action			
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 COUNCIL SPECIAL MEETING AGENDA
GARDINER PUBLIC LIBRARY
TUESDAY, DECEMBER 10, 2024 @ 6:00 PM - NOTES

1. ROLL CALL / PLEDGE OF ALLEGIANCE

City Council Present: Mayor Hart, Councilor Grant, Councilor Greenleaf, Councilor Cusick, Councilor Babcock, Councilor Brown and Councilor Dolley,

City Council Not Present: Councilor Kimball

2. EXECUTIVE SESSION

- a) Enter into Executive Session pursuant to 1 M.R.S.A. 405(6)(A): Regarding Personnel Matter –

At 6:00 Councilor Brown made a motion to enter an executive session, seconded by Councilor Cusick – unanimous vote.

Executive session ended at 6:28pm with a directive to the recruiting consultant.

3. Enter into Executive Session pursuant to 1 M.R.S.A. 405(6)(C): Regarding Real Estate Matter

At 6:29pm Councilor Grant made a motion to enter an executive session, seconded by Councilor Dolley – unanimous vote.

Executive session ended at 6:46pm with nothing to report.

4. NEW BUSINESS

- a) Discussion and approval to set date for Council Orientation for Saturday, January 11, 2024 from 8-3 in the City Council Chambers
- b) Discussion and approval to set date for Council Goal Setting for Saturday, February 8, 2024 or Saturday, February 15, 2024

Councilors discussed dates – some needed to check on availability – Mayor will work on schedule. Feb 15th did not work for a couple Councilors so we will explore meeting on Feb 8th

5. ADJOURN – 6:51pm on a motion made by Councilor Grant, seconded by Councilor Dolley – unanimous vote.



**GARDINER CITY COUNCIL MEETING AGENDA
GARDINER CITY COUNCIL CHAMBERS
WEDNESDAY, DECEMBER 18, 2024
6:00PM PUBLIC MEETING**

The public is welcome to attend. Public meetings will be live streamed at:

<https://www.gardinermaine.com/video-streaming/pages/live-meeting-video-streaming>

1. ROLL CALL / PLEDGE OF ALLEGIANCE

City Councilors in attendance: Mayor Hart, Councilor Brown, Councilor Greenleaf, Councilor Cusick, Councilor Kimball, Councilor Babcock, Councilor Dolley and Councilor Grant

City Staff in attendance: Interim City Manager Denise Brown, Chief Rick Sieberg, CEO Kris McNeill, Economic Development Melissa Lindley, Library Director Dawn Thistle, Chief Pilsbury, Public Works Director John Cameron, Assessor Curt Lebel and City Clerk Kathleen Cutler

Members of the public in attendance: Marc Cone, George Trask, Mark Warren, State Representative Micke Soboleski, Luke Takatsu, Darryl Brown Jr, Chuck Applebee, Melissa Chase, Heidi Warren

2. PUBLIC COMMENT (anything not on the Agenda) (ALL PUBLIC COMMENT MUST BE SENT VIA EMAIL TO DBROWN@GARDINERMAINE.COM, REGULAR MAIL: 6 CHURCH STREET GARDINER ME 04345 OR CALL 207-582-4200 DURING REGULAR BUSINESS HOURS. A REQUEST TO SPEAK IN PERSON DURING THE MEETING WILL ALSO BE RECOGNIZED).

- a) The mayor reviewed the rules for public participation which have been added to the end of each agenda
- b) Mark Warren spoke regarding a request to extend the in-town commercial zone to the property along the west side of Robinson Street. This will go to ORC.
- c) State Representative Mike Soboleski spoke, stating he is not in favor of the proposed School based health clinic and asked to send a request for an ordinance to recall School board members.

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS (ALL CORRESPONDENCE REGARDING THESE PUBLIC HEARINGS MUST BE SENT VIA EMAIL TO DBROWN@GARDINERMAINE.COM, REGULAR MAIL: 6 CHURCH STREET GARDINER ME 04345 OR CALL 207-582-4200 DURING REGULAR BUSINESS HOURS)

- a) Public Hearing on a Credit Enhancement Agreement between the City of Gardiner, Maine and P&M Realty, LLC – George Trask spoke stating he is not in favor of the 50% CEA.
- b) Public Hearing regarding changes to the Land Use Ordinance Section 17 Definitions regarding Bed & Breakfasts-no public comment and no correspondence.
- c) Public Hearing regarding changes to the Land Use Ordinance Section 10.24.6.5.7 regarding Theater House Signage- no public comment and no correspondence.

- d) Public Hearing regarding a Recreational Retail License Renewal for NPG, LLC- Wellness Connection- no public comment and no correspondence.
- e) Public Hearing regarding a Salvage Yard permit for Brown's Salvage- no one and no correspondence.

4. NEW BUSINESS

- a) Consideration of approval of a City Manager Contract- postponed
- b) Mayoral Proclamation- Motion made by Councilor Greenleaf, Seconded by Councilor Cusick Unanimous vote to recognize Gerard's Pizza for 60 years of selling pizza in Gardiner by the Caron family.
- c) Consideration of approving a Credit Enhancement Agreement with P&M Realty, LLC- No action taken. Council directed to send this back to Economic Development Committee for consideration/recommendation prior to coming back to Council to consider in January or February. Councilor Grant will get questions to Interim City Manager Brown for distribution to all Councilors and to melissa for the Economic Development Committee meeting.
- d) First Read regarding changes to the Land Use Ordinance Section 17 regarding Bed & Breakfasts- Motion to move to second read made by Councilor Cusick, Seconded by Councilor Greenleaf, Unanimous Vote.
- e) First Read regarding changes to the Land Use Ordinance Section 10.24.6.5.7 regarding Theatre Signage-Motion to move to second read made by Councilor Babcock, Seconded by Councilor Kimball, Unanimous vote.
- f) Approval of a Cannabis Manufacturing license renewal for Wellness Connection Motion to approve by Councilor Cusick, Seconded by Councilor Brown, Unanimous vote
- g) Approval of a Salvage Yard permit renewal for Brown's Salvage Motion to approve by Councilor Grant, Second by Councilor Brown, Unanimous vote
- h) Presentation from Hoyle Tanner regarding the Phase II WasteWater Upgrades Presentation explained the needs and the opportunity to maximize any potential grant opportunities. Hoyle Tanner to start design and assist City staff in applying for grants. This will go back to Council when any grant funding is known to determine the final scope of work.
- i) Approval of the City Council meeting minutes from December 4, 2024
- j) Motion to approve made by Councilor Brown, Second by Councilor Greenleaf, vote 7 in favor, Councilor Grant abstained. Motion passes.
- k) Discussion of proposed changes to the Land Use Ordinance regarding the Planning Board review process –**Added Agenda Item**- Council directed Kris to send this to the Planning Board
- l) Discussion of proposed changes to the Zoning on the Libby Hill Road area-**Added Agenda Item**- Council directed Kris to add this as a neighborhood meeting.

5. DEPARTMENT HEAD REPORTS

Mayor and City Council thank the Department Heads for their reports.

6. INTERIM CITY MANAGER REPORT

City Hall will be closing at noon on Tuesday, December 24 and Tuesday, December 31 for staff to enjoy the holiday

8. EXECUTIVE SESSION

- a) Enter Executive Session pursuant to 1 M.R.S.A. 405(6)(C): Regarding Real Estate Matter Motion to enter an executive session at 70:32pm made by Councilor Brown, Seconded by Councilor Babcock, Unanimous Vote. Council came out of Executive Session ended at 8:57pm.
- b) Enter Executive Session pursuant to 1 M.R.S.A. 405(6)(A): Regarding Personnel Matter Motion to enter an executive session at 9:00pm on a motion made by Councilor Greenleaf, Seconded by Councilor Cusick, Unanimous Vote. Council came out of the Executive Session ended at 9:07pm.

9. ADJOURN- meeting adjourned at 9:07pm on a motion made by Councilor Brown, Seconded by Councilor Grant, Unanimous Vote.

Proposed 2025 Meeting Regular Council Meetings

January 8, 2025
January 15, 2025
February 5, 2025
February 19, 2025
March 5, 2025
March 19, 2025
April 2, 2025
April 16, 2025
May 7, 2025
May 21, 2025
June 4, 2025
June 18, 2025
July 2, 2025
July 16, 2025
August 6, 2025
August 20, 2025
September 3, 2025
September 17, 2025
October 1, 2025
October 15, 2025
November 5, 2025
November 19, 2025
December 3, 2025
December 17, 2025