



**COUNCIL DRAFT MEETING MINUTES  
GARDINER CITY COUNCIL  
WEDNESDAY, FEBRUARY 12, 2025**

**1. ROLL CALL / PLEDGE OF ALLEGIANCE 6:02pm**

**City Council Present:** Mayor Hart, Councilor Cone, Councilor Greenleaf, Councilor Cusick, Councilor Kimball, Councilor Babcock, Councilor Grant. Councilor Dolley was unable to attend.

**City Employees Present:** Kathy Cutler- City Clerk, Todd Pilsbury- Police Chief, Alyssa Jones- Deputy City Clerk, Denise Brown-Finance Director, Dawn Thistle- Head Librarian, Rick Sieberg- Fire Chief, John Cameron- Public Works Director, Kris McNeill- Code Enforcement officer.

**Others Present:** Robert Abbey, Stephen Landry, Zachary Wanberg, Matt Morrill, Alex Gulachen-Shi, Nate Treacy.

**2. PUBLIC COMMENT (anything not on the agenda).**

~Zach Wanberg, I live at 62 Church Street and have a couple comments regarding the crosswalks. At the beginning of Water Street over by US. Cellular and The Bench. I know that's the stander way DOT sets up those crosswalks, but it is very dangerous crossing there with the tracking almost never stopping. Although we appreciate all that DOT does, Gardiner residents know Gardiner best and this crosswalk is very dangerous. I would love to see it become safer.

Secondly the crosswalk on the corner across from dominos, at the bottom of church street is very icy. Thank you to public works for all they do just want to make a couple of comments about a few spots I have seen problems in!

**3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS**

- a) Public Hearing regarding changes to the Land Use Ordinance Section 6.5.4 Bonding Roads. **Mayor Hart opened the public hearing at 6:17pm. There being no comment, she closed it at 6:17pm.**
- b) Public Hearing regarding Offsite Cannabis Sales. **Mayor Hart opened the public hearing at 6:17pm. There being no comment, she closed it at 6:17pm.**
- c) Public Hearing regarding changes to the Land Use Ordinance-LD2003. **Mayor Hart opened the public hearing at 6:17pm. There being no comment, she closed it at 6:17pm.**
- d) Public Hearing regarding changes to City Code-Fireworks. **Mayor Hart opened the public hearing at 6:17pm. There being no comment, she closed it at 6:17pm.**

**4. NEW BUSINESS**

- a) Second Read regarding changes to the Land Use Ordinance Section 6.5.4 Bonding Roads  
**Action: Councilor Cusick moved to approve the changes made to Land Use Ordinance Section 6.5.4 Bonding Roads. Councilor Greenleaf Seconded the motion. No Further Discussion. All members present unanimously approved.**

- b) Second Read regarding Offsite Cannabis Sales  
**Action: Councilor Cusick moved to approve Offsite Cannabis Sales. Councilor Kimball Seconded the motion. No Further Discussion. All members present unanimously approved.**
- c) Second Read regarding changes to the Land Use Ordinance-LD2003  
**Action: Councilor Grant moved to approve the Land Use Ordinance-LD2003. Councilor Babcock Seconded the motion. No Further Discussion. All members present unanimously approved.**
- d) Second Read regarding changes to City Code-Fireworks  
**Action: Councilor Greenleaf moved to approve the changes to City Code-Fireworks. Councilor Grant Seconded the motion. No Further Discussion. All members present unanimously approved.**
- e) Approval of a Victualers License for Gerards Pizza  
**Action: Councilor Cusick moved to approve the Victualers License for Gerards Pizza. Councilor Greenleaf Seconded the motion. No Further Discussion. All members present unanimously approved.**
- f) Consideration of Acceptance of the City Parks Committee's recommendations for the Dearborn Park Project.  
**Action: Councilor Grant moved to accept the City Parks Committee's recommendations to remove the ash trees located in Dearborn Park as part of the improvement project. Councilor Cone Seconded the motion. No Further Discussion. All members present unanimously approved.**
- g) Consideration of approval of Boundary Line Agreement on 1 Summer Street~  
**Action: Councilor Grant moved to approve that the City Manager sign the Boundary Line Agreement on 1 Summer Street. Councilor Babcock Seconded the motion. No Further Discussion. All members present unanimously approved.**
- h) Update and possible action regarding disposal of soils from former TW Dick Brownfields Property. This has been a very lengthy process, we have finally at the last hour have been working back and forth with the City Manager in Augusta to come to an agreement to handle this soil. We have an attentive agreement for them to receive the soil at \$50 a ton, plus the \$25 per ton state fee. We have also been told that we can use the brownfields assessment money to pay for the \$25 per ton state fee. At 21,000 tons and the \$50 per ton we are at \$105,000. So, we are asking the council to approve us to use the proceeds of the sale of 90,000 and the remanding 115,000 with some special revenue funds that we have set aside.  
**Action: Councilor Cusick made a motion that we take and spend 105 000 dollars to have the dirt removed from the TW Dick Brownfield Property and hauled to the hatch Hill dump in the City of Augusta we will take 90,000 of the proceeds of the sale of the lot and 115,000 out of the Tax acquired properties special review fund. Councilor Cone Seconded the motion. No Further Discussion. All members present unanimously approved.**
- i) Discussion regarding the light patterns at the Pearl Harbor Remembrance Bridge  
**Discussion~ Steve Landry the state traffic engineer and Curtis Thompson the traffic operations engineer at Maine DOT came to speak with the council about some issues**

Office of the Mayor & City Council | 6 Church Street | Gardiner, ME 04345  
207-582-4200 | 207-582-6895 (fax)  
www.GardinerMaine.com

regarding the traffic pattern at the Pearl Harbor Remembrance Bridge. Six months ago, a new traffic pattern was put into place, a left turn yellow flashing light coming from Randolph. These flashing yellow lights were a new addition to the state three years ago. Curtis noted that in preparation they did a whole preliminary evaluation, when doing these evaluations on safety they like to look at a much larger data set one to three years is preferred, but because this only changed six months ago the data set is not large. With in the last six months the crash rate is about a .5 which means a crash everyone month. Before looking at the intersection it was a .8 so it has gone down. DOT would like to keep monitoring this intersection to see how it continues to do, they believe it is too soon to just take it out. Councilor Greenleaf ~ Thank you both for being here, I have had multiple calls about this, during commuter time is when there are problems, is there a potential to have the yellow light not flashing during commuter time? Response ~ *Is it possible yes, generally it results in a negative away because people tend to anticipate what will happen and get use to different patterns. Before changing it there definitely needs to be some in-depth research. We would not want it to affect in a bad way after it way removed.* Second question ~ Coming from the bridge into Gardiner if you want to go straight there is not straight it is a 90 degree turn or an angle, lots of people are not sure which lane to be in is there a way the signs could change? Response~ *It is possible to get custom signs made we are still in a period where those can be switched within this contract.* Councilor Grant~ Some of this is education for the public some language for of website and or a video would be helpful for those that want to learn more about it. Response ~ *we will work on getting you some handouts and some language for the website. There is a video in the works with DOT.*

Mayor Hart opened the Discussion to the public at 6:32PM

Zach Walburg of 62 Church Street thanked both guys for being her and had some notes in his phone that he read, few being that the light should be removed, and that Gardiner's intersection is unique with multiple blind turns. It feels relics to leave the lights like this. We appreciate the work DOT does in Gardiner but as a resident of Gardiner I feel as though the yellow light should be removed. Response ~ I appreciate the comments made as of right now we have seen less crashes at this time and would love to revisit the data. This spring we will be back to repaint and make the lane markings clearer.

- j) Consideration of request to extend established PILOT build-out timeline requirements at the time of re-sale of any undeveloped properties in the Libby Hill Business Park.  
**Denis Wheellock, the cities broker, had a discussion with the council regarding multiple options for an extension on Lot 19 of the business park. No Action made. There will be Further discussion on this at a later meeting.**
- k) Consideration of submitting a Letter of Support regarding the Recommendations of the Lower Road Rail Use Advisory Council.  
**Councilor Grant~** Maine DOT has a process that was put in place by the legislature to assess any unused rail corridor in the state for use as alternative transportation. This has been a project for a long time that the city has supported the idea of taking the unused corridor between Gardiner down to Brunswick its thirty-three miles as an interim trail. This rail use advisory council had representatives all along this stretch. I represented the city at your

request, and the recommendation was to turn that section of rail bend into an interim trail for pedestrian and bicycle use. Our legislators presented a bill called LD 29 to implement a recommendation from the rail use advisory council. Here we have a letter in front of us that I put together to send to the legislature to show our continued support.

**Action: Councilor Greenleaf moved to approve the city manager to submitting a Letter of Support regarding the Recommendations of the Lower Road Rail Use Advisory Council Councilor Babcock Seconded the motion. No Further Discussion. All members present unanimously approved.**

- l) Consideration of submitting a Letter of Support regarding Maine DOT's request for CDS

**Action: Councilor Grant moved to approve the city manager submitting a Letter of Support regarding Maine DOT's request for CDS funding for the Sidewalk Project.**

**Councilor Kimball Seconded the motion. No Further Discussion. All members present unanimously approved.**

- m) Confirm the appointment of Wastewater Superintendent Stephen Aievoli ~

Stephen Aievoli has 25-years ' experience in the wastewater industry, and was previously the superintendent in Lisbon for 7 years. He is looking forward to the big change and being in Gardiner.

**Action: Councilor Grant moved to confirm the appointment of Wastewater Superintendent Stephen Aievoli. Councilor Greenleaf Seconded the motion. No Further Discussion. All members present unanimously approved.**

- n) Approval of the yearly Delegation of Authority to the City Manager~ This was approved in July, need signatures from the counselors.

- o) Dedication of the Annual Report ~ Berry

**Action: Councilor Cusick moved to approve the Annual Report. Councilor Greenleaf Seconded the motion. No Further Discussion. All members present unanimously approved.**

- p) Consideration of Appointment of Councilor Cusick to Budget Committee

**Action: Councilor Babcock moved to appoint Councilor Cusick to the Budget Committee. Councilor Kimball Seconded the motion. No Further Discussion. All members present unanimously approved.**

- q) Consideration of approval of the City Council meeting minutes from January 8, 2025

**Action: Councilor Babcock moved to approve the City Council meeting minutes from January 8, 2025. Councilor Greenleaf Seconded the motion. No Further Discussion. All members present unanimously approved.**

- r) Mayoral Proclamation for Gardiner Rotary's 100 Year Anniversary

**Action: Councilor Greenleaf moved to approve the Mayoral Proclamation for Gardiner Rotary's 100-year Anniversary. Councilor Kimball Seconded the motion. No Further Discussion. All members present unanimously approved.**

5. DEPARTMENT HEAD REPORTS – For January, thank you for getting those into us, its nice to stay up on what is going on in the city!

6. CITY MANAGER REPORT **Robert Peabody City Manager Report~**

Office of the Mayor & City Council | 6 Church Street | Gardiner, ME 04345  
207-582-4200 | 207-582-6895 (fax)  
[www.GardinerMaine.com](http://www.GardinerMaine.com)

**General** ~ I held two Department Head meetings. Additionally, there were individual meetings with each Department Head. I attended the Council Goal setting workshop and the Ambulance Committee budget review meeting. I did ride along tours with the Public Works Director and Police Chief. I toured the Wastewater Treatment plant as well.

**Budget** ~ I have emailed the County Administrator and Commissioner Pietroski to invite them to either the March 5<sup>th</sup> or 19<sup>th</sup> meeting. I have requested an overview of their proposed budget and the factors driving the projected increase.

New week the Finance Director will be assisting the Department Heads in entering their budgets into TRIO. The following week, she and I will be meeting with one-on-one on to discuss their respective requests.

## 7. COUNCIL REPORT/COMMITTEE UPDATES

**Mayor Hart** ~ I would like to echo what everyone has said, the public being here makes for better decisions. Congratulations to Stephen and our new city manager. Thank you to public safety the police and rescues for rescuing me and my husband last week. We really have amazing folks who are very prompt, professional, and compassionate. The city looks great with the snow and the road have been clear and been taken care of. Everyone stays safe and thank you for participating in the goal setting.

**Councilor Grant** ~ would like to say a public thank you Maine DOT for letting us participate in this congressionally director spending proposal, most projects are an 80-20 slip and for them to come in with a 10% match is extraordinary and the fact that they are committing this much energy in to it is amazing.

**Councilor Babcock** ~ I appreciate all the public comments.

**Councilor Kimball** ~ I agree with Tim, the goal setting meeting on Saturday was my very first one and listening. I am also excited to be on the City Parks Committee.

**Councilor Cusick** ~ Welcome Stephen and Congratulation to the new Wastewater superintendent. Goal setting was good on Saturday and very informative.

**Councilor Greenleaf** ~ Would like to thank the gentleman from DOT tonight I appreciate them coming in and talking with us. I also appreciate the public comment we have had tonight, its nice to have the residence come to talk with us.

**Councilor Cone** ~ Resilience Committee meet the big thing is to plan for a public comment section. The solid waste committee meet still discussing what to do with hatch hill, Davis from scrap dogs came to talk to the committee and Judy will be presenting something to the committee in the future. I would like to make the city aware of the funding on the environmental side of things at the national leave and to be aware of grants that could be wrapped up into that.

## 8. ADJOURN

**Action: Councilor Cusick moved to Adjourn at 8:03PM. Councilor Greenleaf Seconded the motion. No Further Discussion. Unanimously approved. Councilor Babcock Abstained.**

**Upcoming Meeting Dates**

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