



GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET



Meeting Date	12/04/2024	Department	City Clerk
Agenda Item	4.g)Approval of City Council Meeting Minutes from 11/19/2024 & 11/20/24		
Est. Cost	N/A		

Background Information

Please see the attached documentation.

Requested Action	"I move to approve the City Council meeting minutes from November 19, 2024 and November 20, 2024."
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 DRAFT MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, NOVEMBER 20, 2024**

1. ROLL CALL / PLEDGE OF ALLEGIANCE

City Council Present: Mayor Hart, Councilor Brown, Councilor Greenleaf, Councilor Cusick
Councilor Kimball, Councilor Babcock, Councilor Grant. Absent Councilor Dolley

City Employees Present: Kathy Cutler- City Clerk, Denise Brown-Finance Director, Melissa Lindley-
Economic Development Director, John Cameron-Public Works Director, Todd Pilsbury-Police Chief,
Dawn Thistle

Others Present: Jim Dinkle, Robert Abbey, Dorothy Washburne, Amy MacDonald, Nick Sabatine &
Matt Morrill

2. PUBLIC COMMENT *no public comment.*

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS

*Mayor Hart opened the public hearing at 6:03 pm. There being no comment, she closed
the public meeting at 6:03pm*

4. NEW BUSINESS:

- a) ~~Presentation of the Final Dearborn Park Design from Tom Farmer~~ Moved to This agenda item
was moved to the meeting on December 4.
- b) Update from Jim Dinkle, Executive Director of Kennebec Regional Development
Authority/First Park – Mr. Dinkle gave a brief update on First Park and offered a tour for
anyone interested
- c) Consideration of Appointments
Marc Cone appointed to First Park and Solid Waste & Recycling Committee. Motion made
Councilor Grant, Seconded by Councilor Brown, Vote unanimous.
Christian Fox appointed to Planning Board. Motion made by Councilor Babcock, Seconded by
Councilor Kimball, Vote unanimous.
Erin Reems appointed to Board of Appeals. Motion made by Councilor Greenleaf, Seconded
by Councilor Cusick, Vote unanimous.
- d) Certification of the November 5th, 2024 Election Results- Motion made by Councilor Brown
Seconded by Councilor Babcock, Vote unanimous
Discussion and possible action regarding the Downtown Sidewalk Design
- e) Consideration of approval of two Large Events for Gardiner Main Street: Tree Lighting on
December 6, 2024 and Parade of Lights on December 7, 2024
Motion made by Councilor Cusick, Seconded by Councilor Kimball, Vote unanimous

- f) Consideration of consent to spend the final ARPA funds in the amount of \$9,500.00 for Codification Services and Budget the remaining \$10,000 in FY26
Finance Director Brown will bring Council an updated on all ARPA funds. Motion made by Councilor Cusick, Seconded by Councilor Greenleaf, Vote unanimous
- g) Consideration of approval of the FY26 Library fees to the Partner Communities
Motion made by Councilor Greenleaf, Seconded by Councilor Kimball, Vote unanimous
- h) Discussion regarding removal of potentially contaminated soils from the former TW Dick Property
Economic Development Director to work with BF & Developer on testing and Option 3 (Hatch Hill Landfill Cover Material)
- i) Consideration of approval to use Unanticipated Revenue to fully fund the 2024 Property Tax Discount Program
Motion made by Councilor Brown, Seconded by Councilor Babcock, Vote unanimous
- j) Approval of the City Council meeting minutes from October 30, 2024 and November 6, 2024
Motion made by Councilor Babcock, Seconded by Councilor Greenleaf, Vote unanimous

5. DEPARTMENT HEAD REPORTS

Mayor thanks the department heard for their reports

6. INTERIM CITY MANAGER REPORT

- The City's health insurance rates are going up 9% in 2025. We had a 0% increase in 2021, 5% in 2022, 7% in 2023, and 8% in 2024. I do plan for a potential 10% so we will not go over budget.
- We just received a check for \$90,777 from David Coulombe for his share of 235 Water Street. We are still awaiting the \$10,000 from Terry Berry's estate. These funds will reimburse the SR account where we paid for the demolition of the building in the summer of 2023 for \$110K.
- We took delivery of a backhoe/loader and a Chevy 1-ton truck w/dump body. The City Council approved these purchases during the FY25 Budget process with first payments due in FY26. The cost of the 1-Ton truck was \$70,540 and the backhoe/loader was \$166,021. Both will be paid in six annual payments with an interest rate of 5.45%.
- We heard from Efficiency Maine that the City has been awarded the grant for 6-Level 2 Electronic Vehicle Chargers. City Council approved the application at the 10/16 meeting and we signed the application on 11/12 – receiving the award on 11/19.
- City Hall will be open from 8-4 Monday, Tuesday and Wednesday and closed on Thursday and Friday next week in observation of the Thanksgiving holiday.

7. COUNCIL REPORT/COMMITTEE UPDATES

- Chief Pilsbury to work on extended parking during business hours.
- John Cameron to put some sort of cover over the area that the tree stand is in Dearborn Park after the tree is taken down.
- Need to look into replenishing or fund raising towards the Fire Relief Fund.
- Melissa to assure there is public input in the Arcade Parking Lot.

8. EXECUTIVE SESSION

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

After a brief break Council entered into an Executive Session at 7:57pm on a Motion made by Councilor Greenleaf , Seconded by Councilor Cusick, Vote unanimous. Executive session ended at 8:20pm

9. ADJOURN- 8:20pm

Motion made by Councilor Babcock, Seconded by Councilor Brown, Vote unanimous



**CITY COUNCIL SPECIAL MEETING AGENDA
GARDINER CITY COUNCIL CHAMBERS
TUESDAY, NOVEMBER 19, 2024 @ 5:00 PM**

Gardiner City Council is conducting an Executive Session only.

1. ROLL CALL / PLEDGE OF ALLEGIANCE

City Council present- Mayor Hart, Councilor Brown, Councilor Greenleaf, Councilor Cusick, Councilor Kimball, Councilor Babcock, Councilor Dolley and Councilor Grant
Also present- Don Gerrish

2. EXECUTIVE SESSION - Pursuant to M.R.S.A. 405 § (6)(A): Discussion regarding City Manager vacancy.

Entered into an Executive session at 4:57pm on a Motion made by Councilor Greenleaf,
Seconded by Councilor Cusick, Vote unanimous
Exited the Executive Session at 5:25pm on a Motion made by Councilor Greenleaf,
Seconded by Councilor Cusick

3. ADJOURN-5:25pm