



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 _____



**COUNCIL DRAFT MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, APRIL 2, 2025**

1. ROLL CALL / PLEDGE OF ALLEGIANCE

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

City Employees Present: Alyssa Jones- Deputy City Clerk, Melissa Lindley -Economic Development Director, Angelia Christopher- Planning and Development Assistant.

Others Present: Lawrence Tenney.

2. PUBLIC COMMENT (anything not on the agenda) No correspondence.

Lawrence Tenney~ on behalf of the Gardiner Eagles, I'm one of the trustees at the Eagles we would like to speak to everyone about the possibility of putting up an electric sign that would allow people to know what we have going on for events. We understand we are in a zone that currently doesn't allow for that. I would love to have it considered. Council Listened to Lawrence's remarks and will get back to him in regarding the zone not allowing them at this time.

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS

a) Public Hearing regarding changes to the City Code- Chapter 5.14 Sidewalk Display

Mayor Hart opened the public hearing at 6:06pm. There being no comment, she closed the meeting at 6:07pm.

b) Public Hearing regarding changes to the City Code- Chapter 17.8 Water St. Flood Response

Mayor Hart opened the public hearing at 6:07pm. There being no comment, she closed the meeting at 6:08pm.

c) Public Hearing regarding changes to the LUO: Section 11 Roads, Traffic Access, and Parking Standard

Mayor Hart opened the public hearing at 6:08pm. There being no comment, she closed the meeting at 6:10pm.

4. NEW BUSINESS

a) First Read regarding changes to City Code: Chapter 5.14 Sidewalk Display

Action: Councilor Greenleaf moved to approve the first read regarding changes to the City Code: Chapter 5.14 regarding Sidewalk Display. Councilor Kimball seconded the motion. No Further Discussion. Of the Members present, unanimously approved. Councilor Greenleaf noted that ORC went back and forth on this a lot and spent a lot of time on this change.

b) First Read regarding changes to City Code: Chapter 17.8 Water St. Flood Response

Action: Councilor Babcock moved to send the first read regarding changes to the City Code: Chapter 17.8 Water St. Flood Response to second read. Councilor Dolley seconded

the motion. Discussion ~ a few council members talked about the 48-hour time period in which you would have to clean up after a flood, it was mentioned that insurance should look at it first. Most insurance companies will want you to take photos and inventory of the items damaged, the code is written in a way to preserve our historic buildings and eliminate further damage with mold and waste sitting around. Of the Members present, unanimously approved.

- c) First Read regarding changes to the LUO: Section 11 Roads, Traffic Access, and Parking Standard. Background ~ this was changed after John Cameron (public work director) looked at the requirements in the land use ordinance section 11 they were out of date.
Action: Councilor Dolley moved to advance to a second read changes to the LUO: Section 11 Roads, Traffic Access, and Parking Standard. Councilor Kimball seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- d) Consideration and approval: Affordable Housing Tax Increment Financing District Annual Reports-Iron Heights Apartments Affordable Housing District~ every year... add Tiff...
Action: Councilor Cone moved to approve an Affordable Housing Tax Increment Financing District Annual Reports-Iron Heights Apartments Affordable Housing District. Councilor Cusick seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- e) Consideration and approval: Affordable Housing Tax Increment Financing District Annual Reports-Summer Street Affordable Housing District
Action: Councilor Cusick moved to approve an Affordable Housing Tax Increment Financing District Annual Reports-Summer Street Affordable Housing District. Councilor Cone seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- f) Consideration of Appointments –Ken Holmes to the Water District Trustees re-appointment and Cathy Galgano to historic preservation.
Action: Councilor Greenleaf Moved to Appoint Ken Holmes to the Water District Trustees and Cathy Galgano to Historic Preservation. Councilor Cusick seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- g) Update and Discussion regarding Sidewalk Removal Project
Robert Peabody ~ John Cameron and I went out and looked at the sidewalks that were on the original list from the sidewalk committee to see what had been done and what hadn't. What you have here is a status update as of the 2nd of April.
Councilor Babcock~ "Is the plan to remove those existing sidewalks this year"? City Manager Peabody responded ~ not necessarily this year but as we go along and do improvements to road, we have been taking them out, currently I'm not aware of John having a program to do that this year, if it is the wish of council we can make it a priority this year. The Wish of council would be to rank the sidewalks most dangerous to least and make it a priority to take care of those ones first. This will be discussed at a further meeting.
- h) Consideration of sending changes regarding Cannabis Social Clubs to the Ordinance Review Committee~ **Vigorous head hooding to send it to Ordinance Review Committee.**

- i) Consideration of a sewer abatement at 597 River Ave
Action: Councilor Greenleaf Moved to abatement the sewer account at 597 River Ave in the amount of \$725.20. Councilor Kimball seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- j) Consideration and Approval of City of Gardiner named in support of the Maine Rural Historic Tax Credit Improvement Act
Melissa~ This is a movement to bring people back into a historic area. Asking that Gardiner be listed in a letter as a supporting community.
Action: Councilor Babcock Moved to approve the City of Gardiner to be named as a municipality in support of the Maine Rural Historic Tax Credit Improvement Act. Councilor Cone seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- k) Food waste curbside pickup coming to Gardiner
Judy Dorsey Chair of the Solid Waste and Recycling Committee~ spoke about Scrap Dogs coming to Gardiner. Scrap dogs will be offering curbside food scrap pick up starting now, if you would like to find more information take a look at their website. www.scrapdogscompost.com
- l) Consideration of approval of the City Council meeting minutes from March 19, 2025
Action: Councilor Greenleaf Moved to approve of the City Council meeting minutes from March 19, 2025. Councilor Dolley second the motion. No Further Discussion. Of the Members present, unanimously approved.

5. DEPARTMENT HEAD REPORTS – N/A

6. CITY MANAGER REPORT

General

I have had the opportunity to meet one on one with all the Councilors excepting one. I look forward to meeting with the remaining Councilor at his convenience.

The Facilities Committee will be meeting April 16th at 4:00pm.

City Website

Melissa Lindley has completed her work on the City's website. She will be providing an oversight of the changes.

Wastewater Phase 2

The City received notification from the Northern Border Regional Commission (NBRC) that we have been invited to submit a Catalyst Program Spring 2025 application for the Wastewater Phase 2 Project. Applications are due no later than April 18th. Staff will be coordinating with our engineers, Hoyle Tanner, in preparing our submittal. Additionally, Senator Collins has opened requests for FY 26 Congressional Directed Spending (CDS) funding. That application is due April 14th and will involve Hoyle Tanner as well.

Committee

I attended the Parks and Public Spaces Committee, Recycling Committee, and the Budget Committee meetings.

County Administrator

The Mayor and staff met today on-site with County Administrator, Scott Ferguson and County Commissioner, Pietroski. They were given a tour of City Hall and participated in a discussion of City and County budgeting.

Melissa Lindley presented the new website that is up and running, please take a look at www.gardinermaine.gov you can watch the council meeting on the website and see her presentation.

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart~ The mayor got a note a read it aloud to summarize the note, “a homeowner in Gardiner that loves to sit at the waterfront and see the sturgeon jump, would love to say that when the City is in needed of replacing the fence at the waterfront they would love it to be something that doesn’t take away from the view.” You will see a lot of trucks around town they are laying fiber. ORC has been looking at data and battery centers. Gardiner main street had their annual meeting Monday night it was packed very good turnout. Johnson Hall has been doing free concerts on Sundays, only two more for this season. Boy and Girls club is doing there easter bucket fundraiser on the 12th of April. FEMA has frozen their money for now until they review things, not sure where that leaves us for the Harrison Ave project. We just don’t know what will happen.

Councilor Dolley~ Those were the points, basically, another point that was made was it would be nice to have a little budget to work with. We can go through buildings and grounds, there are some things that would be simple to do like signage in the parks and around sculptures. Maybe go through an exercise and identify what needs a sign and get a bid on it and what would cost. Just wanted to mention that I see around town is john’s team doing a great job, in the past it was taken some time to get all the roads cleaned up but its looking amazing. We had one discussion about asphalt that needed to be patched and on the next warm day I saw them out there fixing it. Just seems like things are being responded to and are proactively getting done!

Councilor Babcock~ We had our City Parks Committee meeting last Tuesday, and I’ll let Councilor Dolley fill in anything I miss as I forgot my notes. We got an update on the work that is going to be done at Dearborn Park. It looks like that will start this spring and finish by August. We talked a little bit about Solider Field and some things we would want to do and or be able to do for that area. Gardiner Main Street talked about getting volunteers to help with Gardens. It’s a really large committee we talk about a lot of things, it would be good to narrow it down to one or two projects.

Councilor Kimball~ Here here to what Councilor Greenleaf said about the staff, they are amazing. I also need to get on the email list for the city parks committee.

Councilor Cusick~ I attended the budget meeting yesterday with the Mayor, Denise, the City Manager and Councilor Grant. We worked diligently for 5 hours on the budget. I think the department heads and Denise have presented a fair budget for the city. I look forward to them presenting it for the rest of the council. They have done a really good job.

Councilor Greenleaf~ I would like to continue to thank the staff. Melissa is a perfect example tonight of all the hats they wear.

Councilor Cone~ The first park meeting met two weeks ago and they approved a budget to move forward, they are trying to get more business into first park. They also had some inquiries of a data center coming into the park. Judy spoke about Scrap Dogs, we met last Monday and need to get back into where recycling needs to go. The finance committee for MSAD 11 met last night, the budget continues to shrink. I think respectfully they are working hard. At one point they were at 1.30 increase but ow at .70 cents .

8. ADJOURN

Action: Councilor Cusick moved to adjourn at 7:20PM. Councilor Greenleaf seconded the motion. No Further Discussion. Of the members present, unanimously approved.

Upcoming Meeting Dates

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