



**COUNCIL MEETING MINUTES
GARDINER CITY COUNCIL
WEDNESDAY, MARCH 5, 2025**

1. ROLL CALL / PLEDGE OF ALLEGIANCE

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

City Employees Present: Denise Brown-Finance Director, Alyssa Jones- Deputy City Clerk, Kris McNeill- Code Enforcement officer, Melissa Lindley -Economic Development Director.

Others Present: Delia Lunsford, Debby Willis, Robert Elliott, Dana Pelletier, Luke Takatsu, Matt Morrill.

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

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS

a) Public Hearing regarding CDBG Grant Application for Arcade Improvements

Mayor Hart opened the public hearing at 6:02pm. There being no comment, she closed it at 6:03pm.

b) Public Hearing regarding Three Bridge, LLC dba A1 Diner Liquor License Renewal

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

c) Public Hearing regarding Gardiner Elks Lodge Liquor License Renewal

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

d) Public Hearing regarding changes to City Code: Chapter 13 Quarrying

Mayor Hart opened the public hearing at 6:04pm. There being no comment, she closed it at 6:04pm.

4. NEW BUSINESS

a) Consideration to apply for CDBG Downtown Revitalization Grant for Arcade Improvements
Melissa~ is looking for permission to apply for the CDBG Downtown Revitalization Grant, just one avenue we could go down for funding.

Action: Councilor Babcock moved to approve the City Manager to submit an application for the CDBG Downtown Revitalization Program Grant for improvements to the Arcade parking lot. Councilor Grant seconded the motion. Councilor Cone noted that the project sounds exciting and that he would be supporting it. No further Discussion. Of the Members present, unanimously approved.

b) Consideration of approval of a Liquor License Renewal for Three Bridge, LLC dba A1 Diner

Action: Councilor Greenleaf moved to approve a Liquor License Renewal for Three Bridge,

LLC dba A1 Diner. Councilor Cone Seconded the motion. No Further Discussion. Of the Members present, unanimously approved.

- c) Consideration of approval of a Liquor License Renewal for Gardiner Elks Lodge
Action: Councilor Grant moved to approve a Liquor License Renewal for Gardiner Elks Lodge. Councilor Babcock Seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- d) First Read regarding changes to the City Code: Chapter 13 Quarrying
Debby Willis, chair of the Ordinance Review Committee and Kris McNeill CEO noted that the Ordinance Review Committee took this on and put a lot of thought into the city code for quarrying, resulting in limited hours and better communication allowing members of the public to be notified when quarrying took place.
Action: Councilor Greenleaf moved to approve the first read regarding changes to the City Code: Chapter 13 in regard to Quarrying. Councilor Cusick Seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- e) Consideration of approval of Large Event for Ritual Market
Action: Councilor Babcock moved to approve a Large Event for Ritual Market Councilor Cusick Seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- f) Consideration of approval of a License Agreement regarding the 1 Summer Street property
Melissa~ One of the last steps to moving the dirt, is allowing Matt Morrill and his excavator on the site while it is still under city owner ship.
Action: Councilor Cusick moved that the council authorize the city manager or his designee to execute and deliver the License Agreement regarding property at 1 Summer Street in substantial form as presented and to take such other necessary and appropriate actions to implement this vote. Councilor Cone Seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- g) Consideration of approval of a CEA between the City of Gardiner and P&M Realty, LLC
Action: Councilor Cusick moved to approve a CEA between the City of Gardiner and P&M Realty, LLC. Councilor Greenleaf Seconded the motion. Discussion~ *Multiple people responded both verbally and in writing.* Of the members present five votes in the affirmative and one vote in opposition.
- h) Consideration to add a meeting on May 14th for budget discussion.
Finance Director Brown~ when preparing the budget schedule we realized we needed to add an additional meeting. We would like to add a meeting on May 14th.
Action: Councilor Grant moved to add May 14th 2025 to the City Council meeting schedule. Councilor Babcock Seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- i) Consideration of approval of the 2025 Goals Gardiner City Council
Action: Councilor Cusick moved to approve the 2025 Goals Gardiner City Council has presented. Councilor Greenleaf Seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- j) Consideration of request by 183 West Hill Road for street name to Garden Road (private road serving 2 homes)
Action: Councilor Greenleaf moved to approve the request by 183 West Hill Road for

street name to Garden Road. Councilor Babcock Seconded the motion. No Further Discussion. Of the Members present, unanimously approved.

- k) Consideration of approval of the City Council meeting minutes from January 15, 2025, and February 12, 2025

Action: Councilor Grant moved to approve the City Council meeting minutes from January 15, 2025, and February 12, 2025. Councilor Cone Seconded the motion. No Further Discussion. Of the Members present, unanimously approved.

5. DEPARTMENT HEAD REPORTS – N/A

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

General

I met with Tamara Whitmore from Gardiner Main Street. She shared an overview of their operations, transformational Four Point Approach, strategies for 2025, and the value the organization brings to the City of Gardiner.

Central Maine Power Co's Tree Care Crews will be conducting tree work this year. They will be pruning and removing trees, brush, and other vegetation within public rights-of-way to ensure safe and reliable electricity service.

MDOT Commissioner Bruce Van Note, in a recently received correspondence, provided an update on the proposed conversion of the Lower Road rail corridor from milepost 29.45 in Brunswick to milepost 63.04 in Augusta to an interim trial. The Railroad Use Advisory Council recommended that MDOT pursue interim conversion to trail. The Commissioner concurred with recommendation and submitted legislation to the standing Committee on Transportation for approval of the interim trial. The proposed legislation is titled Legislative Document (LD) 29.

Budget

The Finance Director and I have been holding one-on-one meetings with Department Heads to review their budget requests.

Police Department

Chief Pilsbury has submitted an MMA Law Enforcement Grant application to assist with becoming Maine Law Enforcement Accreditation Program (MLEAP) certified. MLEAP is a voluntary process where police agencies in Maine prove their compliance with Maine Law Enforcement professionals to assist agencies in the efficient and effective delivery of service and the protection of individual rights. The request is for funds to offset the expense of engaging a consultant (Dirigo Safety) to assist with and expedite the certification process.

Wastewater Department

Gardiner's newly appointed Wastewater Director is settling into his new position. His initiation began last week with a review of the department's proposed budget.

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart ~ I would like to thank the council, the committee's, city staff and our businesses, for working together through the credit enhancement issue today. The way we all work together to come to resolution is really remarkable and important to celebrate given what's going on at the state level today, so thank you all. I have tremendous respect for all of you. I have also received a letter from the Elks thanking us for being a part of Share the Warmth winter coat drive. There were boxes at both city hall and the library. I would like to give a shout out to Buildings and Grounds and Public Works. If you look around, they have plowed all the sidewalks. Many thanks to them. It looks great.

Councilor Grant~ Thank you for working out the issue with the school children. Rachel was concerned. Great to see everyone working together. On April 2nd I will be traveling so I will miss that meeting. I would like to give a brief update on the LD 29 public hearing I attended at 1:00pm the other day. I did not represent you as the city, as we all agreed in the letter that was sent. I went as a member of the Rail Use Advisory Council, Tamara Whitmore from Gardiner Main Street was also there to testify and I thank her for that. It was well attended. There was one Gardiner citizen there who was concerned about the tracks being torn up. It was explained to be an interim trail meaning to preserve the rail bed if trains are economically feasible again, then it will be there to use. Next steps, the committee will go into work session.

Councilor Babcock~ nothing to report at this time. I also got the report about Rachel Sugerman. She was patient and it was a great example of the school and city working together.

Councilor Cusick~ The Legion and the Elks are planning The Memorial Day Parade for May 26th at 10am. Any councilors are certainly welcome to join the mayor and I as we walk down Brunswick Ave. There is usually a good turnout, Hope to see a lot of people come out for this year too. Also, Mayor, I will not be here at the March 19th meeting as I will be traveling.

Councilor Greenleaf ~ I think we all received this message from Rachel Sugerman. She is in the former EJP office building on Water Street. It has been resolved with MSAD 11 and the city to have the student dropped off at the door as the bus goes by there every day.

Councilor Cone~ Monday there is a meeting of the climate assessment group. We are planning to have a public meeting April 17th 5:30pm- 8:00pm. It will be quick. The party will have maps on the wall and hope to get people engaged and understand what the flood risks are for the communities, especially for the downtown. There will be refreshments. We hope to bring out a massive crowd and the meeting will be at Johnson Hall. Melissa oversees the posters that will go up to entice the residents to come to the meeting. I have been in contact with Craig Nelson from First Park to set up a meeting and get a better understanding of what's going on. The budget meeting for First Park is at the Waterville City Council Chambers on March 20th @5:00pm.

8. ADJOURN

Action: Councilor Cone moved to adjourn at 7:03PM. Councilor Greenleaf seconded the motion. No Further Discussion. Unanimously approved.

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