**COUNCIL MEETING MINUTES**

**GARDINER CITY COUNCIL**

**GARDINER CITY COUNCIL CHAMBERS**

**WEDNESDAY, January 24, 2024**

1. **ROLL CALL / PLEDGE OF ALLEGIANCE:**

**City Council Present:** Mayor Hart, Councilor Grant, Councilor Dolley, Councilor Babcock, Councilor Berry, Councilor Cusick, Councilor Greenleaf, Councilor Brown.

**City Employees Present:** Andrew Carlton- City Manager, Kris McNeill- Code Enforcement Officer, Kathy Cutler- City Clerk, Denise Brown-Finance Director, Rick Sieberg-Fire Chief.

**Others Present:** Jessica Lowell.

1. **PUBLIC COMMENT** (anything not on the Agenda): Chrysalis Place sent a letter of thanks for the donation made for the purchase of their new truck.
2. **PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS:**
3. Public Hearing regarding a change to the Land Use Ordinance 7.8.5.4-First floor retail in the Cobbossee Corridor

*Kris McNeill- Code enforcement Officer commented that they had an ordinance that was put on the books a while ago that specified that two random corners within the city, Winter St and Water St, Bridge St, and Summer St. These two specific corners you cannot have residential on the first floor. Now that the TW Dick lot is for sale, they are looking for more opportunities and to strike the ordinance from the Land Use Ordinance.*

1. Public Hearing on a Liquor License for Lisa’s Legit

*There were no comments.*

1. Public Hearing regarding a Medical Cannabis License Renewal for MEDCO

*There were no comments.*

1. **NEW BUSINESS:**
	1. First read regarding a change to the Land Use Ordinance 7.8.5.4-First Floor Retail in the Cobbossee Corridor

*Councilor Dolley asked about the structure of this, is it an example of spot zoning, and applying a special requirement for them? Kris McNeill- It may but we are getting rid of the Ordinance anyway. Councilor Grant- The whole Cobbossee corridor was designed, and all the ordinance followed a development plant, including the trail. I suspect this had to do with why those sights were restricted. I don’t think this effect will change anything that we want it to do in this corridor.*

**Action: Councilor Cusick moved to approve a first regarding a change to the Land Use Ordinance 7.8.5.4- First Floor Retail in the Cobbossee Corridor. Councilor Greenleaf seconded the motion. No further discussion. Unanimously approved.**

* 1. Consent to send “standing water in basements” to the Ordinance Review Committee

*Kris McNeill- From the last flood a lot of the properties downtown got inundated with 8+ feet of water, not everyone acted quickly. Just one basement with mold can affect all of them. We should look at if we can have any ordinances in place to encourage the owners to get their basements cleaned and aired out as quickly as possible.*

*Councilor Dolley asked how we would know if someone had water in their basements? Kris McNeill- We would be aware; we usually go door to door checking on everyone.*

**Action: Consent Granted.**

* 1. Approval of a Victualers License for Lisa’s Legit

**Action: Councilor Grant moved to approve the Victualers License for Lisas Legit. Councilor Babcock seconded the motion. No further discussion. Unanimously approved.**

* 1. Approval of a Liquor License for Lisa’s Legit

**Action: Councilor Greenleaf moved to approve a Liquor License for Lisas Legit. Councilor Brown seconded the motion. No further discussion. Unanimously approved.**

* 1. Approval of a Medical Cannabis License Renewal for MEDCO

**Action: Councilor Cusick moved to approve a Medical Cannabis License Renewal for MEDCO. Councilor Babcock seconded the motion. No further discussion. Unanimously approved.**

* 1. Establish a Council Sub-Committee for Budget Review

**Action: Councilor Greenleaf moved to establish a Council Sub-Committee for Budget Review. Councilor Cusick seconded the motion. No further discussion. Unanimously approved. Councilor Berry, Councilor Grant, and Mayor Hart volunteered to serve on the committee.**

* 1. Discussion regarding Ambulance Uncollectables and changes to the Ambulance funding

Formula

*City Manager- we have a new auditing firm; the ambulance enterprise account had a significant uncollectable balance. We are tasked to find a way to pay that balance down. Chief Sieberg- The idea of dealing with the old uncollectable balance was to freeze it. Denise Brown, the finance director broke it down in two options to pay it back. Total uncollected debt would be $292,860.00 to pay it all at once or in 5 years it would be 58k a year. There was also a discussion surrounding a new formula moving forward to not have this problem happen again. All of the partner towns are on board. City Manager Carlton said that this was a discussion item only and we will take action on the uncollectable fees at the next regular meeting.*

**Action: No action necessary**

1. **EXECUTIVE SESSION**
	1. Motion to enter into Executive Session Pursuant 1 M.R.S.A. 405(6)(A)-Personnel Matter

**Action: Councilor Cusick motioned to enter into Executive Session Pursuant 1 M.R.S.A. 405(6)(A)-Personnel Matter at 6:40pm. Councilor Greenleaf seconded the motion. No further discussion. Unanimously approved. Out at 7:09.**

1. **ADJOURN**

**Action: Councilor Greenleaf moved to adjourn the meeting at 7:10pm. Councilor Brown seconded the motion. No further discussion. Unanimously approved.**