



**GARDINER CITY COUNCIL MEETING AGENDA
GARDINER CITY COUNCIL CHAMBERS
WEDNESDAY, DECEMBER 18, 2024
6:00PM PUBLIC MEETING**

The public is welcome to attend. Public meetings will be live streamed at:

<https://www.gardinermaine.com/video-streaming/pages/live-meeting-video-streaming>

1. ROLL CALL / PLEDGE OF ALLEGIANCE
2. PUBLIC COMMENT (anything not on the Agenda) (**ALL PUBLIC COMMENT MUST BE SENT VIA EMAIL TO DBROWN@GARDINERMAINE.COM, REGULAR MAIL: 6 CHURCH STREET GARDINER ME 04345 OR CALL 207-582-4200 DURING REGULAR BUSINESS HOURS. A REQUEST TO SPEAK IN PERSON DURING THE MEETING WILL ALSO BE RECOGNIZED**).
3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS (ALL CORRESPONDENCE REGARDING THESE PUBLIC HEARINGS MUST BE SENT VIA EMAIL TO DBROWN@GARDINERMAINE.COM, REGULAR MAIL: 6 CHURCH STREET GARDINER ME 04345 OR CALL 207-582-4200 DURING REGULAR BUSINESS HOURS)
 - a) Public Hearing on a Credit Enhancement Agreement between the City of Gardiner, Maine and P&M Realty, LLC
 - b) Public Hearing regarding changes to the Land Use Ordinance Section 17 Definitions regarding Bed & Breakfasts
 - c) Public Hearing regarding changes to the Land Use Ordinance Section 10.24.6.5.7 regarding Theater House Signage
 - d) ~~Public Hearing regarding changes to the Land Use Ordinance Section 6.5.4 regarding Bonding Roads~~ **This is being delayed for a later meeting**
 - e) Public Hearing regarding a Recreational Retail License Renewal for NPG, LLC- Wellness Connection
 - f) Public Hearing regarding a Salvage Yard permit for Brown's Salvage
4. NEW BUSINESS
 - a) ~~Consideration of approval of a City Manager Contract~~ **Removed**
 - b) Mayoral Proclamation
 - c) Consideration of approving a Credit Enhancement Agreement with P&M Realty, LLC
 - d) First Read regarding changes to the Land Use Ordinance Section 17 regarding Bed & Breakfasts
 - e) First Read regarding changes to the Land Use Ordinance Section 10.24.6.5.7 regarding Theatre Signage

- ~~f) First Read regarding changes to the Land Use Ordinance Section 6.5.4 regarding Bonding Roads~~ **This is being delayed for a later meeting**
- g) Approval of a Cannabis Manufacturing license renewal for Wellness Connection
- h) Approval of a Salvage Yard permit renewal for Brown's Salvage
- i) Presentation from Hoyle Tanner regarding the Phase II WasteWater Upgrades
- j) Approval of the City Council meeting minutes from December 4, 2024
- k) Discussion of proposed changes to the Land Use Ordinance regarding the Planning Board review process **Added Agenda Item**
- l) Discussion of proposed changes to the Zoning on the Libby Hill Road area **Added Agenda Item**

5. DEPARTMENT HEAD REPORTS

6. INTERIM CITY MANAGER REPORT

7. COUNCIL REPORT/COMMITTEE UPDATES

8. EXECUTIVE SESSION

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

9. ADJOURN

Public participation expectations

- Verbally clarify for the public:
 - That their input is encouraged regardless of what others say
 - What topics are appropriate at what times in the meeting
 - How long they should expect to speak for
 - That public input is not a time for discussion with Council members. Don't expect an immediate response.
 - Public comments should not be more than 4 minutes and should not be repetitive.
- Provide Guidelines for Speakers on the back of every Council Meeting Agenda.
- Council members should show gratitude and validation of public comments and ask clarifying questions but not respond or engage in discussion with the public during a Council Meeting.

Upcoming Meeting Dates

January 8, 2025
January 15, 2025
February 5, 2025
February 19, 2025
March 5, 2025
March 19, 2025
April 2, 2025
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