



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 _____



GARDINER CITY COUNCIL MEETING AGENDA
GARDINER CITY COUNCIL CHAMBERS
June 4, 2025 @ 6:00PM

1. ROLL CALL / PLEDGE OF ALLEGIANCE

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

City Employees Present: Robert Peabody- City Manager, Denise Brown- Finance Director, Kathy Culter- City Clerk, Alyssa Jones- Deputy City Clerk, John Cameron – Public Work Director, Melissa Lindley -Economic Development Director, Todd Pilsbury- Chief of Police, Rick Sieburg- Fire Chief, Kris McNiell ~ Code Enforcement officer, Stephen Aievoli- Wastewater Superintendent, Dawn Thistle- Head Librarian.

Others Present: Jay Simanski, George Trask, Martha & Robert Harvey Webster, Debby Willis, Kathy Brown, Mark Warren.

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

George Trask ~ introduced himself and had more of a personal matter regarding his feelings toward the city manager, all are welcome to speak publicly and therefore it is in the public record, but all personal matters will be dealt with through executive session.

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS

- a) Public Hearing regarding a Hazard Mitigation Grant for the Harrison Avenue - Cobbossee Stream bank stabilization

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

- b) Public Hearing regarding a victualers license renewal for Rotary Club

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

- c) Public Hearing regarding a liquor license renewal for Table Bar

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

- d) Public Hearing regarding a victualers license renewal for Dominos

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

- e) Public Hearing regarding a possible Zone change for Map 034 Lots 073, 074 and 076/Robinson St.

Mayor Hart opened the public hearing at 6:04pm. Comments~ Mark Warren, spoke with council as to why he would like the zone extended 200 ft and changed from in town

residential to in town commercial. Bob and Martha Harvey Webster -We are against the zone change. Eight recent store fronts are vacant. Gardiner doesn't need more commercial space. Current area is high residential. Dawn Thistle helped them go down and look at the old plans, land use conversion. We looked at potential use, permit or pass through. Some of the possible uses are grow facilities Dollar Store, gas station ~ Debbie Willis spoke and said the Planning Board didn't want to approve this when it was proposed. Selling the land, this is what is prepared for this lot have a plan first. It is a lot of vacant space, what could go there. It wasn't presented as a project but to make more money on the sale of the land.

No correspondence

Mayor Hart closed the hearing at 6:16pm.

- f) Public Hearing regarding a New Cannabis Cultivation License for Jing Kang Yao- JK's Gardening.

Mayor Hart opened the public hearing at 6:16 pm. There being no comment, she closed the hearing at 6:16pm.

- g) Public Hearing regarding a New Cannabis Cultivation License for Bikang Huang.

Mayor Hart opened the public hearing at 6:16 pm. She closed the hearing at 6:18pm.

Comments ~ George Trask, voiced opposition to this license, noting that it wouldn't be making the city better to have these businesses.

4. NEW BUSINESS

- a) Consideration to apply for a Hazard Mitigation Grant for the Harrison Avenue - Cobbossee Stream bank stabilization

Action: Councilor Cusick moved to approve the City Manager to submit an application for a Hazard Mitigation Grant for the Harrison Avenue - Cobbossee Stream bank stabilization and use up to \$150,000 in Tax Increment Finance funds towards the 25% local match.

Councilor Grant seconded the motion. No Further Discussion. Unanimously approved.

- b) Consideration regarding a victualers license renewal for Rotary Club

Action: Councilor Greenleaf moved to approve a Victualer's License for Gardiner Rotary Club. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.

- c) Consideration of approval of a Liquor License for Table Bar

Action: Councilor Dolley moved to approve the Liquor License for Table Bar. Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved.

- d) Consideration regarding a victualers license renewal for Dominos

Action: Councilor Cusick moved to approve a Victualer's License for Dominos. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.

- e) Second Read of Zoning change for Map 034 Lots 073, 074, and 076/Robinson St.

Councilor Grant moved to approve the Zoning change to City Tax Map 034 Lots 073,074, and 076 from High Density Residential to Intown Commercial. Councilor Greenleaf seconded the motion. Unanimously opposed.

- f) Consideration of approving a New Cannabis Cultivation License for Jing Kang Yao- JK's Gardening

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Councilor Greenleaf moved to approve the Cannabis Cultivation license for JK's Gardening. Councilor Grant seconded the motion. No Further Discussion. Unanimously opposed.

- g) Consideration of approving a New Cannabis Cultivation License for Bikang Huang
Councilor Cusick moved to approve the Cannabis Cultivation license for Bikang Huang. Councilor Kimball seconded the motion. No Further Discussion. Unanimously opposed. Councilor Greenleaf would like to thank the Chief for the letter he sent.
- h) Highland Terrace Crosswalk Request ~ **No action taken.**
- i) Zoning review request for The Fraternal Order of Eagles ~ **Vigorous head nodding to send this to Ordinance Review Committee.**
- j) Consideration of a Graduation Block Party at the Waterfront on June 14, 2025 (Updated)
Councilor Cusick moved to approve the large event permit for MSAD 11 Graduation Block Party on June 14th 2025. Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved. ~ Chief everything all good? Yes we had a follow-up meeting to dictate what the school will do vs the city. Councilor Cone thanked the Chief for following up, said this is a great activity.
- k) Discussion of the FY26 Proposed Budget with public input and set dates for the First and Second Reads

Discussion~ Denise Finance Director. Four options. Councilor Greenleaf ~ thank you for giving us those numbers. Councilor Cone ~ Councilor Dolley~ asked for details about the options and how duties would be split. The Finance Director said GA would need to be moved as it takes up a lot of time. The Planning Coordinator would take some of the duties from the Economic Development Director, which would allow Melissa to focus more on building relationships with businesses. Council said they are not ready to hire more people only to have to lay them off next year. We don't have a crystal ball to see where things will be next year. Councilor Greenleaf asked what the cost would be to the budget for option c.

Councilor Cusick moved to approve and incorporate Option C, seconded by Councilor Babcock, 7 votes in the affirmative, one vote opposed.

Councilor Grant moved to approve posting the public hearing for the budget, seconded by Councilor Dolley, Unanimous Vote

Consideration of accepting the City Council meeting minutes from May 14, 2025, and May 21, 2025

Councilor Grant moved to approve the City Council meeting minutes for May 14th, 2025, and May 21st, 2025. Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved.

- l) Consideration of Comprehensive Plan Committee Appointments
Mayor Hart named the following people to this committee. Christian Fox, Thatcher Larrabee, Jay Simanski, Deby Willis, Andrew Love, Cathy Galgano, Pam Mitchell.
Councilor Cone moved to appoint the candidates that Mayor Hart presented to the Comprehensive Plan Committee. Councilor Greenleaf seconded the motion. Unanimously approved.

5. DEPARTMENT HEAD REPORTS – N/A

6. CITY MANAGER REPORT

General

The Maine Department of Transportation (MDOT) intersection paving at Gardiner-Randolph work continues.

Harrison Avenue Project

With Council's approval of the City's share of the mitigation costs, we will be submitting the required paperwork to Maine Emergency Management Agency for the mitigation portion of the repairs. Staff are working with Weston & Sampson to prepare the necessary documentation.

Arcade Parking Lot

I have nothing new to report.

Dearborn Park

The Park is now a construction site with Public Works portion of the project being completed. Todd Berube will be moving his equipment today or tomorrow.

Wastewater Phase 2

The Wastewater Superintendent has provided a summary update for the status of the funding applications and project design:

- The Northern Borders Regional Commission (NBRC) application was submitted; Award notifications will go out later in June 2025.
- Congressionally Directed Spending (CDS) applications were submitted, anticipating knowing more in the next few months.
 - The Preliminary Engineering Report has been sent to USDA Rural Development for comment. Pending comments from USDA RD, the application for USDA funding should be submitted later this week. It could take several months to receive notification if approved for funding.
 - The engineering team at Hoyle & Tanner have moved into the final design for the project. Their electrical and mechanical engineering consultants have started on their design as well.
 - 50% design anticipated August 2025
 - 95% design anticipated December 2025
 - Construction anticipated July 2026

Public Works Department

The paving company plans on starting in the business park on Wednesday the 4th. They're going to be jumping around a little bit, paving some in the business park and then going over to Orchard St. and then to West Hill Terrace.

Legal Representation

As has been reported in the press, Eaton Peabody will cease to exist by the end of this month. The City will continue to work with the staff attorneys we have been using for the near future and will have the opportunity to continue to do so, just not under the Eaton Peabody umbrella. Being represented by a firm with in-house expertise in the varied needs of a municipality is beneficial. It would be my recommendation that the City consider a request for proposals for legal counsel. I look forward to the Council's and Department Heads' thoughts on this recommendation.

The mayor stated that she had received complaints from the business community about the paving staging, taking up 25 parking spots in the city and leaving a mess.

John Cameron Public Works Director ~ there are not many spaces to park that much equipment in the city, they were supposed to be done a week ago, but hopefully this week they will be done, and they will be held responsible to clean up their mess. Will take note to not let them do that again.

Mayor Hart ~ In regard to the legal representation, I know we have lost our comprehension team so I would say lets get RFP's out so we can have some coverage. *Everyone in agreement, those will be sent out soon.*

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart~ I do have a question on the DOT letter, there is mention that the municipality may require the contractor to obtain a satisfactory bond pursuant to the statute, to cover the cost of any damage that might occur as a result of the over limit loads. Can we make sure that we request that bond? *City Manager Peabody~ yes. I share everyone's thanks for that process I know Denise started in November, thank you!*

Councilor Grant ~ I have nothing to add, except I appreciate the request that was put into Maine DOT about Costello Road. I'm sure the residents appreciate that as well. I echo Councilor Cusick's concern, I understand that sometimes the choice is no choice, but we might have some problems with that. Hopefully it is well marked. Thank you all for your work on the budget.

Councilor Dolley~ yes, it's nice to be at the end of budget season, this must have been a very challenging budget knowing there are cuts on both state and federal levels along with all the continued uncertainty ahead. I'm going to come back to streetlights, the resident that I have heard from has been trying to get his street light issue resolved for approximately five months now. ~ John~ as of three weeks ago I thought all streetlights were working, I will give him a call and personally follow up.

Councilor Babcock~ Hear hear to what all the previous councilors have said. Thank you for all your heard work and for keeping the city looking good. We are heading into summer, and it looks wonderful.

Councilor Kimball~ Thank you to all the department heads. I appreciate all your work. To follow up on the crosswalk for Highland Ave, I got my first piece of mail from a constituent, and they are very adamant on the crosswalk being done. Thank you.

Councilor Cusick~ I read the letter that we received back from DOT about the detour on River Rd. I guess I have a question for John. When you and Andy looked at that, that was the best option was to send cars up a dirt road with no striping? *John Cameron, Public Works Director~ it's tough to say yes, but that's what happened. Back when Andy was here DOT presented us with a detour option of the dirt road vs what we brought to them with the other option being a 5-8-mile detour. They didn't like that option, so needless to say it was signed.* Cusick~ In the future it would be nice if we looked at these types of things more carefully. Lastly, I would like to thank everyone who participated in the Memorial Day parade. Chief your staff was great, blocking everything off. Thank you to all.

Councilor Greenleaf~ Hear hear to what Councilor Cone just said, but I also look forward to getting an estimate on the crosswalk for Highland Ave. I have had a lot of messages about that and it is a very busy area and a lot of people walk there.

Councilor Cone~ Thank you to the department heads and Denise for all the work on budget. Thank you to Mayor Hart for the speech you gave at the end of the Memorial Day parade it was lovely.

8. EXECUTIVE SESSION

- a) Executive Session pursuant to 1 M.R.S.A. 405(6)(C): Regarding Real Estate Matter
Action: Councilor Cusick moved to enter into executive session at 7:28PM. Councilor Kimball seconded the motion. Unanimously approved. Exited Session At 7:46PM with nothing to report.
- b) Executive Session pursuant to 1 M.R.S.A. 405(6)(A): Regarding Personnel Matter
Action: Councilor Cusick moved to enter into executive session at 7:47PM. Councilor Kimball seconded the motion. Unanimously approved. Exited Session At 8:09PM with nothing to report.

9. ADJOURN

Action: Councilor Kimball moved to adjourn at 8:09 PM. Councilor Cone seconded the motion. No Further Discussion. Unanimously approved.

Upcoming Meeting Dates

June 11, 2025	September 17, 2025
June 18, 2025	October 1, 2025
July 2, 2025	October 15, 2025
July 16, 2025	November 5, 2025
August 6, 2025	November 19, 2025
August 20, 2025	December 3, 2025

September 3, 2025	December 17, 2025
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**GARDINER CITY COUNCIL MEETING AGENDA
GARDINER CITY COUNCIL CHAMBERS
June 11, 2025
6:00PM PUBLIC MEETING**

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

<https://www.gardinermaine.gov/livestream>

1. ROLL CALL / PLEDGE OF ALLEGIANCE

In attendance: Councilor Cone, Councilor Greenleaf, Councilor Cusick, Mayor Hart, Councilor Kimball, Councilor Babcock, Councilor Dolley.

Absent: Councilor Grant

2. PUBLIC COMMENT (anything not on the Agenda) (ALL PUBLIC COMMENT MUST BE SENT VIA EMAIL TO RPEABODY@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).

Anne Cough introduced herself and spoke about her work coordinating flag placement for Memorial Day at Oak Grove, Old St. Joseph's, Cannard, and Plaisted Cemeteries. On Thursday May 22nd, the volunteers met up in Oak Grove. Beatrice Clark, Pam Dorner, Anita Folckemer, Pat Greenleaf, Jeff Hanley, Sally Hanley, Cynthia Hartofelis, George Hopkins, Tricia Hopkins, Kerry Hughes, George Hunt, Danny Jamison, Johnna Jamison, Katie Labbe, Wesley Labbe, Vicki Lawry and Judy MacDonald assisted in this event.

Earlier in the week, Kathryn Alexander and I marked out the sections in Oak Grove. This aids the crew in knowing where to begin and end in their area. Also, Vicki and Anne put flags out in the park around the two war monuments. John Cameron, Mike and Mike from Public Works Department delivered the flags. More flags were ordered, have arrived and are being placed.

If you see any of the flag helpers, why not thank them? All of these residents gave time to Remember, Honor and recognize the veterans who served our country, and we deeply appreciate their help.

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS (ALL CORRESPONDENCE REGARDING THESE PUBLIC HEARINGS MUST BE SENT VIA EMAIL TO RPEABODY@GARDINERMAINE.COM, REGULAR MAIL: 6 CHURCH STREET GARDINER ME 04345 OR CALL 207-582-4200 DURING REGULAR BUSINESS HOURS)

a) Public Hearing regarding the first read of the FY26 City of Gardiner Budget

Mayor Hart opened the Public Hearing at 6:04pm. There being no comment, the Mayor closed the Public Hearing at 6:04pm

4. NEW BUSINESS

- a) First read of the FY26 City of Gardiner Budget
Motion to move the FY26 City of Gardiner Budget to a Second read made by Councilor Babcock, seconded by Councilor Cone , Unanimously moved to Second read
- b) Consideration of accepting Robert Peabody's Resignation
Mayor Hart read City Manager Peabody's resignation letter. Motion to accept the resignation of City Manager Peabody made by Councilor Cusick, seconded by Councilor Greenleaf, Unanimous vote to accept.
- c) Consideration of appointment of Denise Brown to Interim City Manager
Motion to appoint Finance Director Denise Brown as Interim City Manager made Councilor Cusick, seconded by Councilor Kimball, Unanimous vote to approve. City Clerk Cutler will swear Denise in as ICM.

5. CITY MANAGER REPORT No meeting on July 2, 2025

6. COUNCIL REPORT/COMMITTEE UPDATES Councilor Cusick asked if Interim City Manager Brown can ask the Water District to get the hole paved at the top of Church Street. Interim City Manager Brown said she will check with Zach Lovely.

7. ADJOURN Meeting adjourned at 6:13

After adjournment Councilor Cone asked Interim City Manager Brown to look into getting the monuments cleaned at the Common. She will check with PW Director.