



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 MINUTES
AUGUST 6, 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: Denise Brown- Finance Director/ Interim City Manager, Alyssa Landes- Deputy City Clerk, Kris McNiell ~ Code Enforcement officer, Kathleen Cutler ~ City Clerk.

Others Present: Jay Simanski, Raffaele Alberto, James Graham, Aaron Mattson.

2. PUBLIC COMMENT (anything not on the agenda)

Public Comment ~ Raffaele Alberto, I live on School Street. Monday morning, I wrote an email to Denise in which I got a response before 7:30 in the morning. Thank you! We have a business in Gardiner who are doing a wonderful job keeping up with their outdoor seating area, it has lovely flowers and is clean. I think it is important to say something nice to him, from you all "the city," to acknowledge their hard work. We want people to come to Gardiner and one great way to do that is by having places that look nice. If there was a way the city could help attract new business in Gardiner and give them some assistance and encouragement to make their place look nice, I think that would be great. Just a suggestion. Thank you for letting me share.

Correspondence ~ The Council received a letter from the Dresden Ave neighborhood with concern of the Merrill Memorial Manor. City Staff will follow up. Neighbors will be invited to a future meeting to discuss findings.

Councilor Cusick ~ I would agree that the Manor is in desperate need of something.

No further correspondence, No further comments.

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS

- a) Public Hearing regarding changes to the LUO - sections 7 and 17 - Cannabis Social Clubs

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

- b) Public Hearing regarding possible density requirement changes in Residential Growth (RG)

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

- c) Public Hearing regarding possible zoning change to properties in the Libby Hill Rd Area.

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

- d) Public Hearing regarding a credit enhancement agreement between the City of Gardiner and G & M Real Estate, LLC

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

4. NEW BUSINESS

- a) First Read regarding changes to the Land Use Ordinance - sections 7 and 17- regarding Cannabis Social Clubs
Councilor Cone moved to approve the first read for changes to the LUO - sections 7 and 17 - regarding Cannabis Social Clubs and move it to second read. Councilor Dolley seconded the motion. No Further Discussion. Unanimously approved.
Councilor Grant ~I would like to thank ORC for taking this on, social clubs are not yet legal in Maine, but we are trying to take an upfront stance and not allow them in Gardiner.
- b) First Read regarding possible density requirement changes in Residential Growth (RG)
Councilor Grant moved to approve the first read for changes to the LUO - sections 7 regarding density requirements in Residential Growth and move it to second read. Councilor Cusick seconded the motion. No Further Discussion. Unanimously approved.
- c) First Read regarding possible Zoning Change to the Libby Hill Rd area
Councilor Cusick moved to approve the possible Zoning Change to the Libby Hill Road area and move it to second read. Councilor Greenleaf seconded the motion. No Further Discussion. Unanimously approved.
- d) Consideration of a credit enhancement agreement between the City of Gardiner and G & M Real Estate, LLC
Councilor Grant moved to approve the Credit Enhancement Agreement between the City of Gardiner and G & M Real Estate, LLC. Councilor Greenleaf seconded the motion. No Further Discussion. Unanimously approved.
- e) Update and possible action regarding disposal of soils from 1 Summer Street
Councilor Grant moved to approve the use of \$38,100 from the Tax Acquired Property special revenue account to pay Hatch Hill Landfill for the overage of contaminated soil removed from the 1 Summer Street project. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved. Thank you, Mastway Development, for covering half the cost.
- f) Consideration of request by 1087 River Rd for a private road name to Aspen Lane
Councilor Dolley moved to approve Map 005 Lot 011 to be changed to Aspen Lane. Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved.
- g) Acceptance of Forfeiture funds from the District Attorney's Office
Councilor Babcock moved to approve the transfer to the Gardiner Police Department of the forfeited funds. Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved.
- h) Re-Consideration of FY26 Tax Due Dates, Setting the Interest Rate, & Authorizing the Tax Club Program

Councilor Greenleaf moved to approve the emergency order 2026-06, setting the tax due dates of September 22, 2025 and March 16, 2026 with a 7.5% interest rate on delinquent accounts as of September 23, 2025 and March 17, 2026, and allow residents to participate in the Property Tax Club Payment Plan for FY26, and to also authorize the acceptance of prepayments for taxes not yet committed, with 0% interest accrued. Councilor Cone seconded the motion. No Further Discussion. Unanimously approved.

- i) Consideration of a large event – Worship on the Waterfront

Councilor Cusick moved to approve the large event Worship on the Waterfront on 08/10/2025. Councilor Cone seconded the motion. No Further Discussion. Unanimously approved.

- j) Consideration of a request to petition the State of Maine to increase the number of agency liquor stores from four to five on behalf of Ainslie's Market

Councilor Grant moved to approve the request to petition the State of Maine to increase the number of Agency Liquor stores from 4 to 5. Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved.

- k) Consideration of accepting the City Council meeting minutes from 7/16/2025

Councilor Cusick moved to approve the City Council meeting minutes for 07/16/2025.

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

5. DEPARTMENT HEAD REPORTS ~ Nothing at this time.

6. INTERIM CITY MANAGER REPORT

Ordinance Review Committee will be working on the comprehensive plan, and while doing that they will look into the lighted signs as The Eagles have made it known that they would like one on Brunswick Ave. The community was a fan of those types of signs in the past, although that could change. ORC would like to wait to assist council on this matter until the comp plan is done.

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart ~ I would like to congratulate and thank the many volunteers in the city; the gardens look great. Thank you to those that volunteered for the Iron Man. It brings so many people here and it's for a great cause. The wheat paste murals are up you can see lots of smiling faces around Gardiner. Artwalk is on the 15th, and the summer concerts continue Friday night at the waterfront. People are still concerned about the condition of the walk through the stairs. Denise~ I had a request for the crew to clean up the arcade lot. I did not say the stairway, but we will make that happen.

Councilor Cone ~ Only thing I would like to share, is that I continue to follow the federal budget, and all that continues to go on at the higher level and how it could potential effect the city someday.

Councilor Greenleaf ~ I know John isn't here tonight but when you turn right on to Bridge Street, the bushes and various weeds are growing like crazy, and I was wondering if that is something the crew can trim back as it is making it hard for people to see when driving. Thank you.

Councilor Cusick ~ looks like the Aug 20th meeting I will be absent. I have to be up north for work. I also had a constituent come to me about how everything looks in the city. He was pleased at how hard volunteers and public works has been working.

Councilor Kimball ~ We had a city parks committee meeting, and we went for a walk on the Historic Pathway in Gardiner. It was interesting. There is no parks meeting this month.

Councilor Babcock ~ A constituent on Maple Street is very happy about the sidewalk being ripped up. She has been waiting and is very happy.

Councilor Dolley ~ Lincoln Ave paving looks great. We are very careful about what has to be paved.

Councilor Grant ~ I would like to agree with Councilor Greenleaf, plants on the edges of roads are overgrown and it would be great if they got some attention. I wanted to come back full circle with John Wolfram. Thank you, Councilor Cone, for bringing a moment of silence up for him.

8. EXECUTIVE SESSION ~ Nothing at this time.

9. ADJOURN

Action: Councilor Greenleaf moved to adjourn at 6:49 PM. Councilor Cusick seconded the motion. No Further Discussion. Unanimously approved.

Upcoming Meeting Dates

August 20, 2025	November 5, 2025
September 3, 2025	November 19, 2025
September 17, 2025	December 3, 2025
October 1, 2025	December 17, 2025
October 15, 2025	