



**GARDINER CITY COUNCIL DRAFT MEETING MINUTES
OCTOBER 1, 2025 @ 6:00PM**

1. ROLL CALL / PLEDGE OF ALLEGIANCE

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

City Employees Present: Denise Brown- Finance Director & Interim City Manager, Kathleen Cutler- City Clerk, Alyssa Landes- Deputy City Clerk, Melissa Lindley- Economic Development Director. Kris McNeill- Code Enforcement Officer.

Others Present: Todd Casperen, Bonnie Caspersen

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

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS

- a) Public Hearing regarding amendments to Section 7, Section 10, and Section 17 of the LUO, and Section 5.13 of the City Code pertaining to Short Term Rentals

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

- b) Public Hearing regarding a Victualers License renewal for Ainslie's Market

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 DBA and Victualers License for The Cat's Familiar & Kitty Coven

Mayor Hart opened the public hearing at 6:03pm. After comment, she closed the hearing at 6:05pm.

Comment~ Bonnie Caspersen, I would like to open a Cat café in downtown Gardiner, one side will be Maine made gifts for sale, a little bit of consignment, as well as take-out comfort food no dining inside. On the other side, which will be totally separate I will be fostering 4- 6 cats they will be available for adoption I am trying to partner with humane society right now. People will also be able to sign up and visit the cats.

4. NEW BUSINESS

- a) Second Read and possible approval regarding amendments to Section 7, Section 10, and Section 17 of the LUO, and Section 5.13 of the City Code pertaining to Short Term Rentals.

Councilor Greenleaf moved to approve the amendments to Section 7, Section 10, and Section 17 of the LUO, and Section 5.13 of the City Code pertaining to Short Term Rentals. Second by Councilor Cusick. No Further Discussion. Unanimously approved.

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~Mayor Hart would like to thank ORC for working on this, she noted they have been working on this for months.

- b) Consideration of approval regarding a Victualers License renewal for Ainslie's Market
Councilor Grant moved to approve a Victualers License Renewal for Ainslie's Market. Second by Councilor Kimball. No Further Discussion. Unanimously approved.
- c) Consideration of approval regarding a Victualers License for The Cat's Familiar & Kitty Coven
Councilor Cusick moved to approve a Victualers License for The Cat's Familiar & Kitty Coven. Second by Councilor Kimball. No Further Discussion. Unanimously approved.
- d) Consideration of approval regarding an Outside Consumption Permit for a Johnson Hall Haunted Walk
Councilor Babcock moved to approve an outside consumption permit for Johnson Hall Haunted Walk on October 23rd and 24th. Second by Councilor Cone. No Further Discussion. Unanimously approved.
- e) Consideration of accepting the City Council meeting minutes from 9/17/2025
Councilor Cone moved to approve the City Council Meeting Minutes from 09/17/2025. Second by Councilor Babcock. No Further Discussion. Unanimously approved.

5. DEPARTMENT HEAD REPORTS – N/A

6. INTERIM CITY MANAGER REPORT

Denise's Report~

- **Reminder that the deadline to apply for the Sewer and Property Tax Discount Programs is October 15th. You can call 582-4200 or come into City Hall.**
- **Election work has started, and absentee ballots will be available Monday.**
- **Summer St will be temporarily closed from Oct. 6 until mid-December for site safety and better maneuverability as the new 32-unit housing complex is being constructed. As the structure grows, the operating space reduces. There is no access to Bridge Street from Summer Street. Notices were hand delivered to the businesses and residents and a notice has been put on the City's website.**
~Councilor Greenleaf is concerned with traffic backup due to turning traffic into Hannaford from Bridge Street, backup of traffic on Highland Avenue, snow plowing Bridge Street in December, and road repairs on Summer.
~ Denise will work with Lajoie Brothers to discuss these concerns and see if the cones can come down on Bridge Street and re-open Summer Street closer to Thanksgiving.
- **Route 24 is slated to open at the end of this week and the PW Director is meeting with DOT tomorrow morning for a condition assessment of Riverside Road to determine what needs to be done to put it back to its previous conditions - which I assume will include grading of the road and filling the potholes.**
- **This week the police department returned to the 12-hour schedule instead of the 24-hour schedule they have tried for the last year. This was determined to be a safer shift, and we will have more overlap and police presence.**

- We held our annual Employee Appreciation on September 18, recognizing years of service, promotions, and new employees. Thank you to the Mayor and City Councilors who came.

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart ~ Thank you all for your hard work and the appreciation picnic it was a lovely time.

Councilor Cone ~ nothing currently.

Councilor Greenleaf ~ I said that I wanted to about the bridge street construction. I would like to thank the city for the cookout and the gathering. The Employee Appreciation Day was very well attended and the employees really appreciated it, thank you for including us.

Councilor Cusick ~ I would like to reiterate what rusty said, that was a fun time at the application and very nicely done.

Councilor Kimball ~ It was a fun time, and I appreciate the city doing that for us.

Councilor Babcock~ I appreciate all the work you all do and that you were able to have a celebration. I have nothing to report.

Councilor Dolley~ nothing currently.

Councilor Grant~ thank you to the councilor who could go and represent the council. Thank you to the city for inviting us all. Thank you to the Interim City Manager and Public Works Director for following up on route 24, it is bad, and you are right on top of it.

8. EXECUTIVE SESSION

- Executive Session pursuant to 1 M.R.S.A. 405(6)(C): Regarding Real Estate Matter
Councilor Cusick moved to enter executive Session at 6:21PM. Councilor Kimball Seconded the motion. Unanimously approved. Closed Executive Session at 6:29 PM.
- Executive Session pursuant to 1 M.R.S.A. 405(6)(A): Regarding Personnel Matter
Councilor Greenleaf moved to enter executive Session at 6:30PM. Councilor Cone Seconded the motion. Unanimously approved. Closed Executive Session at 7:33 PM.

9. ADJOURN

Action: Councilor Greenleaf moved to adjourn at 7:34 PM. Councilor Cone seconded the motion. No Further Discussion. Unanimously approved.

Upcoming Meeting Dates

October 15, 2025
November 5, 2025
November 19, 2025
December 3, 2025
December 17, 2025

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