



GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date	12/03/2025	Department	City Clerk
Agenda Item	4.f)Consideration of accepting the City Council meeting minutes from 11/3/25, 11/5/25 & 11/19/25		
Est. Cost			

Background Information

Requested Action	"I move to approve the City Council meeting minutes for 11/3/25, 11/5/25 & 11/19/25."
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 _____



CITY COUNCIL SPECIAL MEETING AGENDA

GARDINER PUBLIC LIBRARY

MONDAY, NOVEMBER 3, 2025 @ 6:00 PM

Meeting opened at 5:45 PM

Gardiner City Council is conducting an Executive Session only.

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.

2. EXECUTIVE SESSION

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

Action: Councilor Greenleaf moved to enter executive Session at 5:45 PM.

Councilor Kimball Seconded the motion. Unanimously approved. Closed Executive Session at 8:36 PM.

3. ADJOURN

Action: Councilor Greenleaf moved to adjourn at 8:37 PM. Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved.



**GARDINER CITY COUNCIL DRAFT MEETING MINUTES
NOVEMBER 5, 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: Tamara Whitmore- Gardiner Main Street Director, Kim Gleason, Elijah Piernecki.

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

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS

- a) Public Hearing regarding Cobbossee Aerie #4330 F.O.E Victualers, Games of Chance, Liquor/Bottle Club (51-100 seats), and Outside Consumption Permit

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 Liquor License for Bateau Brewing LLC to add wine sales.

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

- c) Public Hearing regarding a License renewal for Cannabis Culture

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

4. NEW BUSINESS

- a) Consideration of approval regarding Cobbossee Aerie #4330 F.O.E Victualers, Games of Chance, Liquor/Bottle Club (51-100 seats), and Outside Consumption Permit

Councilor Cusick moved to approve the Cobbossee Aerie #4330 F.O.E Victualers, Games of Chance, Liquor/Bottle Club (51-100 seats), and Outside Consumption Permit. Second by Councilor Cone. No Further Discussion. Unanimously approved.

- b) Consideration of approval regarding a Liquor License for Bateau Brewing LLC to add wine sales

Councilor Babcock moved to approve a Liquor License for Bateau Brewing LLC to add wine sales. Second by Councilor Dolley. No Further Discussion. Unanimously approved.

- c) Consideration of approval regarding a license renewal for Cannabis Culture

Councilor Cone moved to approve the license renewal for Cannabis Culture. Second by Councilor Cusick. No Further Discussion. Seven in favor. One opposed.

- d) Consideration of a Special Event permit for Caroling in the Park

Councilor Babcock moved to approve the Special Event permit for Caroling in the Park on November 29th from 8-12. Second by Councilor Grant. No Further Discussion.

Unanimously approved.

- e) Consideration of a Special Event permit for Celebration of Lights-Luminaria

Councilor Greenleaf moved to approve the Special Event permit for Celebration of Lights-Luminaria on December 13th, 2025. Second by Councilor Cone. No Further Discussion.

Unanimously approved.

- f) Consideration of a Special Event permit for Magic Mutt Holiday Strutt

~Tamara Whitmore Gardiner Main Street, in the past we have successfully had Barks in the Park events, where we raised money for the dog park. This event is a compromise to not have animals in the parade of lights. There is an online form for registrations including a liability form stating that the City of Gardiner and Gardiner Main Street are not liable. We also could ask owners and pets to leave if needed. We have no idea how many people we will get but are excited to host this event. The waterfront will be picked up after the event by Gardiner Main Street. Strut will begin at 3:30PM and they ask that those participating be there at 3PM.

Councilor Cone~ thank you for explaining and bringing that information to light.

Councilor Grant moved to approve the Special Event permit for Magic Mutt Holiday Strut on November 15th, 2025. Second by Councilor Kimball. No Further Discussion.

Unanimously approved.

- g) Discussion regarding adding Dispensary back into the use chart in the Land Use Ordinance

Discussion Kris McNeil Code enforcement Officer ~ when we first wrote our Marijuana/Cannabis ordinance, dispensaries were in there as a type of retail establishment. Instead of saying caregiver vs dispensary we went with rentals, we took dispensaries out. The laws have now changed. A cannabis cultivator can be a dispensary, meaning rather than one caregiver where they are limited on how many plants they grow, its unlimited caregivers with an unlimited amount of how many plants grown. We need to account for that use in the use chart now so I'm asking that we send this to ORC to look at further.

Councilor Greenleaf ~ I would like to see it go to ORC and see this talked about further.

Council Vigorously head nodding to send this to ORC.

- h) Consideration of a Sewer Abatement

Denise~ this is a typical abatement request for a swimming pool. The owners have not reported the reading on a regular basis so per our ordinance they would get half the abatement requested.

Councilor Cusick moved to approve the sewer abatement for 29 Alexandria Drive in the amount of \$194.55. Second by Councilor Greenleaf. No Further Discussion. Unanimously approved.

- i) Consideration of accepting Tax Acquired Property (TAP) Bids

Marston Road - Map 013-Lot 007 City owned. No outstanding tax/sewer owed. \$2,000 offer from Regina Lucchese (Abutter)

Office of the Mayor & City Council | 6 Church Street | Gardiner, ME 04345

207-582-4200 | 207-582-6895 (fax)

www.GardinerMaine.com

Pierce Street - Map 029-Lot 037-A City owned. No outstanding tax/sewer owed. \$5,000 offer from Lynne McGraw (Abutter)

Riverside Road - Map 010- Lot 024 A, City owned. No outstanding tax/sewer owed. \$5,000 offer from Robert Johnson and \$15,000 offer from Josh Gray

Brunswick Ave - Map 015 Lot 013, TAP. Total tax owed \$1,109.26. \$20,500 offer from David & Janine Bouchard (Nearby Neighbor)

Weeks Road - Map 2 Lot 8A, TAP. Total tax owed \$3,317.17. \$10,000 offer from Steve McGee (Abutter)

728 River Ave - Map 040 Lot 048, TAP. Total tax owed \$1,358.23. \$3,500 offer from Jessica Pancake (Abutter)

Councilor Greenleaf moved to accept the following bids for Tax Acquired Properties, Marston Road Map 013-Lot 007 city owned for \$2,000. Pierce Street Map 029-Lot 037A city owned for \$5,000. Riverside Road Map 010-Lot 024 city owned \$15,000. Brunswick Ave Map 015-Lot 013 tax acquired for \$20,500. Weeks Road Map 2- Lot 8A tax acquired for \$10,000. 728 River Ave Map 040- Lot 048 tax acquired for \$3,500. Second by Councilor Kimball. No Further Discussion. Unanimously approved.

- j) Consideration of accepting the City Council meeting minutes from 10/14/25, 10/15/2025, and 10/22/25

Councilor Cone moved to approve the City Council meeting minutes from 10/14/25, 10/15/25 & 10/22/25 with one change to 10/14/25 as Councilor Dolley was not in attendance. Second by Councilor Babcock. No Further Discussion. Unanimously approved.

- k) Consideration of a Special Event permit for Tree Lighting

Councilor Grant moved to approve the Special Event permit for the 2025 Tree Lighting on Saturday November 29th, 2025 4-5PM. Second by Councilor Kimball. No Further Discussion. Unanimously approved.

- l) Consideration of a Special Event permit for Parade of Lights

Councilor Babcock moved to approve the Special Event permit for the 2025 Parade of Lights on Saturday December 6th, 2025. Second by Councilor Dolley. No Further Discussion. Unanimously approved.

5. DEPARTMENT HEAD REPORTS – **No Reports at this time.**

6. INTERIM CITY MANAGER REPORT **Denise's Report~**

- Code Enforcement Officer Kris McNeill called up to discuss Internally Lit Signs.
~Council directed CEO to send this to ORC for review.
- Due to the reduction in SNAP funding, some staff have requested that the City send more financial support to Chrysalis Place and Tiger Food Pantry. Should you agree, I would recommend we include Faith Food Pantry, as they were the only ones specifically listed in Gardiner as a food assistance program on Channel 8 News and their website yesterday. At the end of September, we gave Chrysalis Place \$5,000, Tiger Food Pantry \$1,000, and Faith Food Pantry \$2,500 through our annual appropriations. We currently have just over \$23,630 in available trust fund proceeds that could be used towards this endeavor. However, we have no way of knowing the full extent of the

SNAP benefit loss. If we were to give each of them \$750/month for November, December, and January (\$6,750) we would still have approximately \$18,500 by fiscal year end with the added interest income.

~Mayor/Council directed staff to create a committee to research other organization's needs (Backpack programs, heat, etc.) and come up with a plan. Angie Christopher and Kathy Cutler will work with Councilor Greenleaf and Councilor Grant.

- The City received notice from the Maine Municipal Employees Health Trust on Monday that the City's Health Insurance costs will increase 9% in January. We budgeted 10% so we have adequately budgeted for the increase. This will cost the employees an additional \$19,500 and the City \$57,500 for a total of \$77K more annually.
- The November 19 City Council meeting will be a special executive meeting only.

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart~ I do want to congratulate my colleagues here who were reelected. Thank you for stepping up and running again. And councilor Grant thank you for your time on council. ~We had a really great meeting on the 25th to revisit our Heart and Soul visioning process. We had about 70 people there, we were almost at capacity. Lots of buzz and excitement from people. Many thanks to Melissa, Angie and all those who helped put that together. We had the people from Heart and Soul join us. They came from Vermont. Which brings me to, the Downtown trick or treat event had a great turn out and the people from Vermont thought that the fire and police officers on duty were in costume. Thank you to the city staff who helped close down the street and keep it safe for the children. At any one time I think I counted three cruisers on Halloween night helping as well. ~I had outreach from a resident yesterday about some graffiti that is popping up. There is some under the railroad bridge going to the waterfront, and a couple of other places I can get Denise a list. They encourage the city to get on that fast, so it doesn't encourage more activity. ~There is an Arcade parking lot input meeting on the 18th of November at 6 pm at the library ~Also, there is a ribbon cutting at Miss Sugarman's School for Extraordinary Children at 9am. ~That's all I have tonight, thank again for the elections it's like a reunion going to see everyone.

Councilor Cone~ We had a good turnout for the resilience meeting on the 17th, The presentation by our consultant, I thought was very well done. As I noted at the meeting, I think that company has done a really nice job for us. We should have a final report in December. Everyone will be able to look at the report and provide any final comments before it becomes finalized.

Councilor Greenleaf~ First I would like to thank all the people who are involved in the election, we have no idea the time you put into that. Thank you city staff for your great work, and a special thanks to Kathy for leading it all. Ambulance Advisory committee will be meeting on Monday, so I don't have an update from that, but I would like to say that I have been reading that a lot of other communities have been struggling with the ambulance service and the costs involved with that. We are so fortunate to have our partner towns that participate and understand the cost that goes into all those services. I think it's important to keep that in mind

because Gardiner could not do it alone. Lastly, I would like to thank McCalister Real Estate for helping us get these properties sold for the city.

Councilor Cusick~ I went and voted yesterday, and the staff was great, they put a lot of time into it, and it was very well run as always. Congratulations to the four councilors who were elected.

Councilor Kimball~ I agree with both Councilor Greenleaf and Cusick. Yesterday was a great day. I wasn't able to work this year because I was on the ballot, but there was a great turnout.

Councilor Babcock~ hear hear on everything to do with the elections and all the work that goes into that. We had a city parks meeting last week, we had an update on the Dearborn Park, just waiting for benches. We also talked about the gardens at the waterfront and taking it off Gardiner Main Streets shoulders. They would like to still help but not manage all of it. The smoking at the waterfront and the amount of cigarette butts that are found was talked about, more signage might be helpful. Lastly, we talked a little bit about Quimby field and how we can work better with others to come up with a plan.

Councilor Dolley~ I don't have much to add, but this has been a positive meeting, good news and good events happening. Thank you Gardiner Main Street for doing your part and bringing events to the city.

Councilor Grant~ Hear hear on the election I think it speaks very well of our staff and our volunteers and the process in general. I congratulate our district representatives who were reelected and Ken Holmes who will be replacing me in January.

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 6:52PM. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.
Action: Councilor Grant moved to close the executive session at 7:25PM. Councilor Dolley seconded the motion. No Further Discussion. Unanimously approved.
- b) Executive Session pursuant to 1 M.R.S.A. 405(6)(A): Regarding Personnel Matter
Action: Councilor Greenleaf moved to enter into executive session at 7:29PM. Councilor Cone seconded the motion. No Further Discussion. Unanimously approved. Close at 7:48PM.

9. ADJOURN

Action: Councilor Greenleaf moved to adjourn at 7:49 PM. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.

Upcoming Meeting Dates

November 19, 2025 **Executive Session Only**
December 3, 2025
December 17, 2025



**CITY COUNCIL DRAFT MEETING MINUTES
WEDNESDAY, NOVEMBER 19, 2025 @ 6:00 PM**

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: Fred Thompson, DJ Peterson, Jarron Conti, Chis McLaughlin.

2. PUBLIC HEARING

- a) Public Hearing regarding DBA, Victualers, & Liquor License application for Smoke That LLC / DBA Buck's Naked Gardiner

Mayor Hart opened the public hearing at 6:01pm.

Comment~ DJ Peterson the owner of Buck's naked BBQ Gardiner is very excited to be here, just wanted to say thank you and look forward to opening. Mayor closed the hearing at 6:02pm.

3. NEW BUSINESS

- a) Consideration of approval regarding DBA, Victualers, & Liquor License application for Smoke That LLC / DBA Buck's Naked Gardiner

Councilor Cusick moved to approve Smoke That LLC/ DBA Buck's Naked Gardiner Victualers, Liquor/Bottle Club License (51-100 seats) and DBA permits. Second by Councilor Babcock. No Further Discussion. Unanimously approved.

- b) Mayoral Proclamation – Wreaths Across America

Wreaths Across America started in Gardiner back in 2013, it was noted that Wreaths across America has great support coming from Gardiner, not only with sponsors but with Volunteers as well.

Action: Councilor Greenleaf moved to approve the Mayoral Proclamation for Wreaths Across America. Second by Councilor Cone. No Further Discussion. Unanimously approved. Councilor Greenleaf ~ I would like to thank Fred for being her and also Jim Keenen who passed last year for bringing Wreaths Across America to Gardiner.

4. EXECUTIVE SESSION

- a) Executive Session pursuant to 1 M.R.S.A. 405(6)(A): Regarding Personnel Matter

Action: Councilor Grant moved to enter into executive session at 6:10PM. Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved.

Office of the Mayor & City Council | 6 Church Street | Gardiner, ME 04345
207-582-4200 | 207-582-6895 (fax)

www.GardinerMaine.com

Action~ Councilor Dolley left the meeting at 8:11PM Council came out of executive session at 8:31PM.

5. ADJOURN

Action: Councilor Kimball moved to adjourn at 8:31PM. Councilor Babcock seconded the motion. No Further Discussion. Of the members present unanimously approved.

Upcoming Meeting Dates

December 3, 2025

December 17, 2025