GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET

Meeting Date	07/01/2026	**Department**	City Clerk
Agenda Item	4.d)Consideration of accepting City Council meeting minutes for June 17, 2026		
Est. Cost			

Background Information

Included in the packet are the meeting minutes for June 17, 2026, including all motions, seconds and votes. Additionally, the minutes include suggestions and directives from council to the new City Manager, Thomas Hill.

Requested Action	"I move to accept the City Council meeting minutes for June 17, 2026."
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only

1st Reading _____ **Advertised** _____

2nd Reading _____ **Advertised** _____ **w/in 15 Days**

EFFECTIVE DATE

_____

Final to Dept _____ **Updated Book** _____ **Online** _____

GARDINER CITY COUNCIL MEETING AGENDA
GARDINER CITY COUNCIL CHAMBERS
JUNE 17, 2026
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
   City Councilors Present: Councilor Greenleaf, Councilor Cone, Councilor Cusick, Mayor Hart, Councilor Kimball, Councilor Babcock, Councilor Dolley and Councilor Holmes
   City Staff Present: John Cameron, Todd Pilsbury, Kathy Cutler, Denise Brown, Melissa Lindley, and Dawn Thistle
   Others Present: Tamara Whitmore
   Following the Pledge of Allegiance, a moment of silence was observed for the firefighters affected by the Searsport/Searsmont fire, honoring a second fallen firefighter.

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).**
   No public comment. No correspondence.

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 regarding the second read of the FY27 City of Gardiner Budget
      Mayor Hart opened the public hearing at 6:02 pm. There being no comment, she closed the public hearing at 6:02 pm.
   b) Public Hearing regarding an increase to the sewer rate
      Mayor Hart opened the public hearing at 6:02 pm. There being no comment, she closed the public hearing at 6:03 pm.

4. NEW BUSINESS
   a) Second Read and Possible Approval and Resolution of FY27 Budget Appropriations and Direct the Tax Levy of City Services to the City Manager

Finance Director Denise Brown presented the final general budget of $8,293,157. Councilor Cusick noted his opposition to the budget due to his stance against the final tax impact configuration despite the city's 0% portion increase.
Councilor Greenleaf moved to Approve and Resolve the FY27 Budget Appropriations and Direct the Tax Levy of City Services to the City Manager, second by Councilor Kimball, Affirmative vote from Councilor Cone, Councilor Greenleaf, Councilor Kimball, Mayor Hart, Councilor Dolley and Councilor Holmes, Opposed Councilor Cusick and Councilor Babcock

b) Consider Approval and Resolution to Establish FY27 Appropriations for the Enterprise Accounts and TIF Funds

Enterprise Budgets are Ambulance $2,543,079, Wastewater $2,217,803, TIF Fund $2,117,011. Councilor Holmes raised concerns over staff spending out of TIF funds without explicit, itemized council approval (citing instances like a $10,000 downtown planter project and business park maintenance). Finance Director Brown clarified that while big ticket items come to council, smaller purchases under purchasing policies have historically been executed under the omnibus budget figure.
Councilor Cusick moved to Approve and Resolve to Establish FY27 Appropriations for the Enterprise Accounts and TIF Funds, second by Councilor Babcock, Unanimous vote.

c) Consideration of FY27 Tax Due Dates, Setting the Interest Rate, and Authorizing the Tax Club Program

Tax due dates set for September 15, 2026 and March 15, 2027. Delinquent accounts will accrue interest at 7%. Council authorized the continuation of the tax club which allows 135-150 participating residents to split bills into 9 interest-free monthly installments.
Councilor Cusick moved to approve the FY27 Tax Due Dates, Set the Interest rate and Authorize the Tax Club Program, second by Councilor Babcock, Unanimous vote.

d) Consideration of Carry Forward Requests

Council approved the forward movement of unfinished project funds:
$1500 for three credit card processing machines.
$5664 E-code review software.
$46,000 remaining paving budget to be added to current years accounts.
Councilor Babcock moved to approve the Carry Forward Requests, second by Councilor Kimball, Unanimous vote.

e) Consideration of an increase to the sewer rate

Council approved a 5% increase effective for the July-September billing cycle (to appear on October bills). Base rate will increase from $148.82 to $156.26. High consumption rates increase from $13.51 to $13.81.
Councilor Holmes moved to approve the sewer rate increase, second by Councilor Cone, Unanimous vote.

f) Approval of the annual Delegation of Authority to the City Manager

Council approved the standard delegation of authority to City manager Thomas Hill for July 1, 2026 through June 30, 2027.
Councilor Dolley moved to approve the Delegation of Authority to the City Manager, second by Councilor Babcock, Unanimous vote

g) Consideration of accepting the City Council meeting minutes from 5/27/2026 and 6/3/2026
Councilor Kimball moved to accept the City Council meeting minutes from 5/27/2026 and 6/3/2026 with a correction to the name of a constituent typo, second by Councilor Cone, Unanimous vote.

h) Consideration of approval of a Special Event - Gardiner Worship Night at the Gardiner Waterfront on Sunday, August 2nd at 6 pm
Councilor Cone moved to approve the Special Event permit for Gardiner Worship Night at the Gardiner Waterfront on Sunday, August 2nd at 6 pm, second by Councilor Babcock, Unanimous vote.

i) Consideration of approval of a Special Event - Music in the Park at the Gardiner Common on July 5th and 19th, August 2nd, 16th and 30th from 6-7 pm
Councilor Cusick moved to approve the Special Event permit for Music in the Park at the Gardiner Common on July 5th and 19th, August 2nd, 16th and 30th from 6-7 pm, second by Councilor Greenleaf, Unanimous vote.

j) Consideration of approval of a Special Event - Strawberry Shortcake Social at the Gardiner Common on Sunday, July 5th from 2-4 pm
Councilor Holmes moved to approve the Special Event permit for Strawberry Shortcake Social at the Gardiner Common on Sunday, July 5th from 2-4 pm, second by Councilor Greenleaf, Unanimous vote.

5. DEPARTMENT HEAD REPORTS – **May- Councilor Cone requested that Fire/EMS reports explicitly include a percentage breakdown of calls by town alongside raw numbers.**

6. CITY MANAGER REPORT – **Thomas Hill reported on his first week touring facilities (Wastewater, Library, Public Works) and noted that he plans to optimize agenda informational flow and update procurement thresholds.**

7. COUNCIL REPORT/COMMITTEE UPDATES **Economic Development Director Melissa clarified that downtown window coverings were funded via her department's marketing budget to enhance vacant spaces. Council requested that projects using taxpayer money for storefront improvements give them a "head up" moving forward.**

Councilor Cone briefed the council on a federal OMB proposal that could heavily complicate local grant management, introducing strict E-verify mandates and allowing arbitrary funding claw backs.

City Manager Hill will draft a formal municipal comment letter to the federal OMB grant rules proposal. He will also work with DH's to review procurement policies, purchasing thresholds and develop a dedicated TIF Spending Policy. Hill will work with Finance Director Brown to place an item on a future council agenda to evaluate and potentially increase the sewer discount program for low income and disabled residents. He will schedule a workshop to review regional sewer rate formulas and structural calculations (minimums vs. variables)

Public Works Director John Cameron will assess pothole issues reported on Water St and Walnut St. and also provide a status update on the Harrison Avenue project.

8. EXECUTIVE SESSION – N/A **meeting adjourned at 6:52 pm on a motion by Councilor Greenleaf, second by Councilor Dolley, Unanimous vote.**
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.
  - ✓ 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

July 1, 2026	July 15, 2026
August 5, 2026	August 19, 2026
September 2, 2026	September 16, 2026
October 7, 2026	October 21, 2026
November 4, 2026	November 18, 2026
December 2, 2026	December 16, 2026

DRAFT