



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	

<i>City Clerk Use Only</i>	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



**GARDINER CITY COUNCIL DRAFT MEETING MINUTES
AUGUST 20, 2025 @ 6:00PM**

1. ROLL CALL / PLEDGE OF ALLEGIANCE

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

City Employees Present: Denise Brown- Finance Director & Interim City Manager, Kathleen Cutler- City Clerk, John Cameron- Public Work Director, Todd Pilsbury- Chief of Police, Dawn Thistle- Head Librarian, Alyssa Landes- Deputy City Clerk, Melissa Lindley- Economic Development Director.

Others Present: Meghan Sterling, Helen Stevens, Meaghan Carlson, Robert Abbey, Doug Baston.

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

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 6:01pm. There being no comment, she closed the hearing at 6:01pm.

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

Mayor Hart opened the public hearing at 6:01pm. There being no comment, she closed the hearing at 6:01pm.

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

Mayor Hart opened the public hearing at 6:01pm. There being no comment, she closed the hearing at 6:02pm.

4. NEW BUSINESS

a) Presentation of the Boston Post cane to Gloria Pollis as Gardiner's oldest living resident

Mayor Hart ~ read a tribute from Gloria's family, wrote about her life, remarking and remembering her in many ways. Gloria will be 100 years old on September 11th, 2025, and will be celebrating with family declaring September 6th, 2025 "Gloria Muriel Lavallee Pollis day."

Councilor Cone moved to approve presenting the Boston Post Cane to Gloria Pollis as Gardiner's oldest living resident. Second by Councilor Greenleaf. No Further Discussion. Unanimously approved.

b) Advise and Consent to the Mayor's Appointment of Brianne Mancini to the Planning Board

Councilor Cone moved to appoint Brianne Mancini to the Planning Board. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.

- c) Consideration of applying for a Maine Trails Program Grant for Soldier's Field
Consideration ~ The Maine Trails Program is a new state grant from the Bureau of Parks and Lands. We have been looking into this program as a potential source for the Soldier's Woods Trail improvement project. Last year the city applied for a Project Canopy grant for this purpose but was not selected. With this grant, the City would be applying for funds to upgrade and extend the existing informal trail on the city-owned property located next to Quimby Field. The grant funds up to 90% of the project costs, and matching is allowed. Doug Baston is an abutting property owner and has been working with Economic Development Director Melissa Lindley on this potential grant application.
Councilor Babcock moved to approve the Interim City Manager to submit a Maine Trails Program grant application for the Soldier's Field improvement project. Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved.
- d) Second Read regarding changes to the LUO - sections 7 and 17- Cannabis Social Clubs
Councilor Greenleaf moved to approve the changes to the LUO - sections 7 and 17 - regarding Cannabis Social Clubs. Councilor Cone seconded the motion. No Further Discussion. Unanimously approved.
- e) Second Read regarding possible density requirement changes in Residential Growth (RG)
Councilor Dolley moved to approve the changes to the LUO - section 7 regarding density requirements in Residential Growth. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.
- f) Second Read regarding possible Zoning Change to the Libby Hill Rd area
Councilor Dolley moved to approve the Zoning Change to the Libby Hill Road area from Rural (R) to Residential Growth (RG). Councilor Kimball seconded the motion. No Further Discussion. Unanimously approved.
- g) Consideration of accepting the City Council meeting minutes from 8/6/2025
Councilor Kimball moved to approve the City Council Meeting Minutes from 08/06/2025. Councilor Cone seconded the motion. No Further Discussion. Unanimously approved.
- h) Inaugural Poet Laureate Appointment ~
 Meghan Sterling and Helen Stevens spoke with council on the vision for poet laureate.
Councilor Grant moved to appoint Megan Sterling as the Gardiner Public Library Poet Laureate for one year with no stipend and direct the Gardiner Public Library Trustees to establish a process with a clear role/responsibilities/expectation for the position, seeking nominations and vetting future appointments. Councilor Greenleaf seconded the motion. No Further Discussion. Unanimously approved.
- i) Advise and consent to hire Patrick Lyons as the City Solicitor
Councilor Cone moved to approve the appointment of Patrick Lyons as the City Solicitor for the City of Gardiner. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.

5. DEPARTMENT HEAD REPORTS – Thank you department heads for your reports.

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

6. INTERIM CITY MANAGER REPORT

Denise's Report~

- **Katie McAllister and Kim Gleason of McAllister Real Estate have been chosen to serve the City for its realtor needs for disposing of the tax acquired properties. They have almost 50 years of combined real estate experience and are the brokers for the City of Augusta's TAPs.**
- **Chips seal started (and ended) today on Weeks Road.**
- **The public works crew is currently doing roadside mowing and sidewalk removal. Remaining sidewalks are Dean, and one side of High Holborn. They are hoping to get them completed by the end of August.**
- **Pre-construction for the Route 24 project has started and is down to one lane traffic.**
- **Officer Chris Lewis has accepted the position of Detective with the department. He will continue in a patrol capacity until late December as we have an officer going to the academy in August for 18 weeks and still have one open patrol position.**
- **The council meeting of 9/3/25 has been cancelled.**

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart ~ thank you to Kathy Cutler for getting the Boston Post cane organized. ~The poet laureate is a wonderful example of a resident stepping forward. ~Economic Development Committee is interested in forming a subcommittee to focus on restaurants and downtown business. Anyone opposed to the subcommittee? All "vigorously head nodding" that they are in favor. ~ I received a phone call and a letter from a gentleman we have already heard from, on Brunswick Ave. He is pretty frustrated with the condition of the sidewalk in front of his house and his neighbors. After speaking with John, it sounds like his crew will take a look and assess what they can do to patch it for now as that is not one of the sidewalks being taken out and/or getting redone at this time. Lastly there are two more Johnson Hall free summer concerts left and a block party on Saturday downtown.

Councilor Cone ~ Climate vulnerability committee meet Monday to try to find another way to meet with the public and get them involved. Also working on "what should the process be in the City of Gardiner." We will have another dedicated event, hopefully by the end of the year. As I drive around the community there are a lot of people who put many hours of work into their homes, and they look great. Maybe in the future there will be a contest?

Councilor Greenleaf ~ thank you department heads for your reports. Also want to thank the Public Works crew for trimming around the intersection then looks great.

Councilor Cusick ~ Absent

Councilor Kimball ~ thank you Denise for getting my email fixed.

Councilor Babcock ~ echo on the department head reports. I always look forward to reading those. Thank you, Public Works, I see the trucks and guys out early with equipment taking care of the side of the road and doing a great job.

Councilor Dolley ~ it was wonderful to start off with two very positive agenda items today. I appreciate all the work that has been put in. I do have to bring up the flashing light at Big Apple again, as some constituents are still saying it is not working. We have had this discussion before, and some repairs have been done, and parts have been replaced. It is a big safety issue with cars coming up the hill and around the corner. John~ spoke with Councilor Dolley about this some more and noted that he would look into it again and have his crew check it multiple times a day to see when it may or may not be working. If at the end of the day it really does not work, then we will have to look into it more.

Councilor Grant ~ hear hear on all the positive agenda items really appreciate starting with that this evening, it is always nice to be able to recognize those who have lived here and continue to live here and love our community.

8. EXECUTIVE SESSION – Nothing at this time.

9. ADJOURN

Action: Councilor Dolley moved to adjourn at 7:06 PM. Councilor Greenleaf seconded the motion. No Further Discussion. Unanimously approved.

Upcoming Meeting Dates

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