



**GARDINER CITY COUNCIL MEETING AGENDA
GARDINER CITY COUNCIL CHAMBERS
MAY 6, 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 Council members present: Councilor Cone, Councilor Greenleaf, Councilor Cusick, Mayor Hart, Councilor Kimball, Councilor Babcock, Councilor Dolley and Councilor Holmes
City Staff present: Denise Brown, Kathy Cutler, Todd Pilsbury, Rick Sieberg, Angie Christopher, Curt Lebel, Melissa Lindley, and John Cameron
Others present: Jay Simanski, Carrie Arsenault, Philip Saucier, Patrick Lyons and Ben Meador
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 and 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 possible amendments to Chapter 1.4.4 in the City Code regarding Events. **Mayor Hart opened the public hearing at 6:12pm. There being no comment, the public hearing closed at 6:12pm.**
 - b) Public Hearing regarding possible amendments to Chapter 5.10 regarding Cannabis Licensing in the City Code, and Sections 7.6, 10.29 and 17 pertaining to Cannabis Establishments in the Land Use Ordinance. **Mayor Hart opened the public hearing at 6:12pm. There being no comment, the public hearing closed at 6:13pm.**
 - c) Public Hearing regarding a victualers license renewal for Gardiner Rotary Club. **Mayor Hart opened the public hearing at 6:13pm. There being no comment, the public hearing closed at 6:13pm.**
4. NEW BUSINESS
 - a) First Read regarding possible amendments to Chapter 1.4.4 in the City Code regarding Events. **This item was tabled. Angie and Kris will prepare a memo with back-up**

information. Angie will attach a cleaned up, redlined version and an accepted version to the agenda for the May 20th .

- b) First Read regarding possible amendments to Chapter 5.10 regarding Cannabis Licensing in the City Code, and Sections 7.6, 10.29 and 17 pertaining to Cannabis Establishments in the Land Use Ordinance. **This item was tabled. Angie and Kris will prepare a memo with back-up information. Angie will attach a cleaned up redlined version and accepted version to the agenda for the May 20th meeting.**
- c) Consideration regarding a victualers license renewal for Gardiner Rotary Club
Councilor Babcock moved to approve a victualer's license for Gardiner Rotary Club, second by Councilor Kimball, Unanimous vote.
- d) Presentation from Phil Saucier of Bernstein Shur regarding Tax Increment Financing (TIF) Districts- **Economic Development Director Melissa Lindley arranged for this educational presentation as the city has several new councilors and it was very much appreciated by council. No action taken.**
- e) Presentation of the Climate Vulnerability Assessment & Consideration to Accept the Final Report **Very informative presentation for both council and city staff. Melissa will share a link to the power point on the city website.**
- f) Consideration of accepting the City Council meeting minutes from 4/8/26, 4/9/26, 4/14/26 and 4/15/26
Councilor Greenleaf moved to accept the City Council meeting minutes for 4/8/26, 4/14/26 and 4/15/26, second by Councilor Cone, 6 of 7 councilors voted to accept. Councilor Dolley abstained as he was not present for the meetings.
- g) Presentations of the FY27 Proposed Budgets for General Government, Technology, Police Department, and Fire Department
- h) Consideration of a City Manager Contract
Councilor Holmes moved to approve the City Manager Contract, second by Councilor Cone, Unanimous vote.

5. DEPARTMENT HEAD REPORTS – N/A

6. INTERIM CITY MANAGER REPORT **Nothing to report.**

7. COUNCIL REPORT/COMMITTEE UPDATES

- **Councilor Greenleaf requested that John check on the state of Walnut St to see what the city can do to improve it. John will report back.**
- **Councilor Greenleaf expressed concern regarding the US Postal trucks on Mechanic St parking too far into the road and the potential danger. Chief Pilsbury to work with the Postmaster to resolve.**

8. EXECUTIVE SESSION

- a) Executive Session pursuant to 1 M.R.S.A. 405(6)(E): Consultation with the City's attorney

At 8:16pm, Councilor Greenleaf moved to enter into an Executive Session pursuant to M.R.S.A. (6) (E) : Consultation with the City’s Attorney, second by Councilor Cusick, Unanimous vote. Exited at 8:48pm.

9. **ADJOURN at 8:48pm, Councilor Greenleaf moved to adjourn, second by Councilor Kimball, unanimous vote.**

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

	May 13, 2026
May 20, 2026	May 27, 2026
June 3, 2026	June 17, 2026
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