GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET

Meeting Date	07/01/2026	**Department**	City Clerk
Agenda Item	4.a)Consideration of an Off Premise Catering (Liquor to be served) Permit for Table Bar, LLC		
Est. Cost	0		

Background Information

This request considers an Off-Premise Catering Permit for Table Bar, LLC to operate a temporary, controlled wine garden during the annual Waterfront Concert Series hosted and presented by Johnson Hall Opera House on city property. While Johnson Hall is the presenting host of the concert series, Table Bar is the direct applicant because they hold the primary liquor license and maintain direct legal liability for alcohol service. The City of Gardiner liability during the event is minimized via dual insurance policies - Table Bar holds a $2,000,000 Liquor Liability policy naming the Town of Gardiner (sic) as a certificate holder, and Johnson Hall maintains a $3,000,000 General Aggregate policy naming the City of Gardiner as an additional insured.

Approval of the application does not authorize or set precedent for unrestricted public alcohol consumption across the park, nor does it open the venue to additional alcohol vendors; service would be limited to Table Bar within a physically roped-off, age-verified enclosure managed by dedicated staff. All municipal department heads have vetted and approved this arrangement, and a State Liquor Inspector will be present at the July 1 meeting to address any regulatory questions from Council. City ordinance, state law, and precedent at events at other cities and towns in Maine do not disallow this request. City legal counsel has reviewed these points.

A Council Briefing document and all associated background materials - including official applications, departmental clearances, and certified insurance credentials - are included in this packet for Council review.

Requested Action	"I move to approve the Special Event Permit Application and Off Premise Catering Liquor License Application for Table Bar, LLC for the Johnson Hall Waterfront Concert Series, subject to the following conditions: 1. Table Bar and its employees shall comply with all applicable provisions of Maine Title 28-A and all rules adopted by the Maine Bureau of Alcoholic Beverages and Lottery Operations (BABLO), as well as all City of Gardiner ordinances and regulations. 2. This approval is conditioned upon Table Bar maintaining adequate supervision of alcohol service at all times during each event, ensuring no service to minors or visibly intoxicated persons. 3. The City Council expressly reserves the right to withdraw or revoke its approval, as required under 28-M.R.S.A. 1052 (4) (G), for any future event in the concert series upon finding that Table Bar has violated any condition of this approval, any provision of Maine liquor law, or any City ordinance, or upon finding that the continued operation poses a risk to the public health, safety or welfare. 4. This approval applies to the 2026 Johnson Hall Waterfront Concert Series only and must be re-applied for in subsequent years.
City Manager and/or Finance Review	City Manager - Approved for Council Consideration
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** _____

Council Briefing, Off-Premise Catering Permit Request

To: Gardiner City Council

From: City Manager

Meeting Date: July 1, 2026

Agenda Item: 4.a) Consideration of an Off-Premise Catering Permit for Table Bar, LLC

Executive Summary

Johnson Hall Opera House is hosting and presenting the annual Waterfront Concert Series on city-owned property at the Gardiner Waterfront Park. At the supportive request of Johnson Hall, Table Bar, LLC has submitted an application for an Off-Premise Catering Permit (liquor to be served) to operate a controlled, temporary wine garden as an integrated amenity for the concert series.

Because Johnson Hall is hosting the series on public grounds, Table Bar is acting as their requested beverage partner. However, because Table Bar holds the primary state liquor license, controls the supply, and maintains legal responsibility for serving alcohol, they are the direct applicant for this specific municipal permit.

Risk Management & Liability Protections

The City of Gardiner is protected from liability in this request. The liability insurance policies held by Table Bar, LLC and Johnson Hall include:

- Table Bar's Policy: Acts as the primary coverage for the wine garden footprint, carrying a $2,000,000 Liquor Liability limit and explicitly naming the *Town of Gardiner (sic)* as a certificate holder.
- Johnson Hall's Policy: Covers the event perimeter, carrying a $3,000,000 General Aggregate limit and listing the *City of Gardiner* as an additional insured.

Legal and Procedural Clarifications

City staff have vetted council's additional questions prior to the meeting. **A State Liquor Inspector will be in attendance at the July 1 meeting to address any outstanding technical or legal questions from Council**.

- **Permit Selection:** Staff evaluated whether an *Outside Consumption Permit* was applicable at the request of the Mayor. It was determined that outside consumption permits are reserved for physical extensions of a baseline business location (e.g., sidewalk tables directly in front of a cafe). Because this event takes place at a

separate public park location, an *Off-Premise Catering Permit* is the correct legal instrument under state and local laws.

- **Ordinance Alignment:** The collaboration aligns directly with *City Code 1.4.4 Special Events*, satisfying the goal of utilizing city property for collaborative, community-focused entertainment.

Recommended Action

Staff recommends the following motion for Council consideration:

"I move to approve the Off-Premise Catering Permit (liquor to be served) for Table Bar, LLC at the Johnson Hall Waterfront Concert Series."

Council Summary: Backup Information & Documentation

The operational specifics, internal departmental clearances, and legal documentation submitted in support of this request are outlined below.

1. Partnership & Event Dynamics

- **The Presenting Host:** Johnson Hall Opera House (Maureen Reed, Development Director) requested Table Bar's participation to enhance the public concert experience.
- **The Vendor:** Table Bar, LLC (207 Water St.), operated by William Rosser, Zach Lyons, and Morgan Peirce.
- **Schedule and Footprint:** The event spans 10 designated Friday evenings across June, July, and August 2026, from 6:00 PM to 8:00 PM at the Gardiner Waterfront Park. Table Bar projects a modest service footprint of 40–50 designated customers per evening within the larger concert crowd.

2. Operational Safety & Containment Plan

- **Alcohol Boundary Enforcement:** Table Bar will erect a physically roped-off perimeter with clear, visible signage indicating that all alcoholic beverages must remain strictly within that boundary.
- **Age and Access Control:** Only individuals of legal drinking age will be permitted to enter the roped-off service footprint. Members of the general public are legally prohibited from bringing outside alcohol openly into the broader park areas.
- **Monitoring:** The perimeter will be managed by two dedicated Table Bar staff members, with auxiliary support provided by Johnson Hall volunteers as needed.

- **Law Enforcement Coordination:** The Gardiner Police Department notes that standard roving shifts will monitor the venue and respond on an as-needed basis; no stationary, dedicated officers are being funded or deployed unless explicitly requested by the event organizers.

3. Comprehensive Municipal Clearances

All municipal department heads completed their reviews on June 11, 2026:

- **City Manager (Thomas Hill):** Confirmed no structural issues.
- **Police Department (Chief Todd Pilsbury):** Confirmed no public safety issues.
- **Fire Department (Chief Rick Sieberg):** Confirmed no safety concerns for the FD.
- **Finance/HR Director (Denise Brown):** Confirmed no financial or risk issues.
- **Economic Development (Melissa Lindley):** Confirmed alignment with local economic development goals.
- **Public Works (John Cameron):** Rendered public works clearance.
- **Code Enforcement (Kristopher McNeill):** Confirmed regulatory clearance.
- **Gardiner Public Library (Dawn Thistle):** Confirmed no operational issues.

4. Verified Insurance Credentials

The City Clerk's office verified that both organizations maintain active coverages, placing them collectively as the primary front line of protection for the municipality:

- **Table Bar LLC Certificate:** Issued by Acuity Mutual Insurance Company (Policy ZN0958). Includes $1,000,000 per occurrence general liability and **$2,000,000 Liquor Liability** protection. It explicitly records *Johnson Hall & "Town" (sic) of Gardiner* as certificate holders.
- **Johnson Hall Certificate:** Issued by Philadelphia Insurance Co. (Policy PHPK2562011-017). Provides $1,000,000 per occurrence general liability, **$3,000,000 General Aggregate** coverage, and $1,000,000 liquor liability protection. It explicitly records the *City of Gardiner* as an additional insured on the commercial general liability policy.

Moving Forward

Date Received in Office 10/11/26
Received by: IA Landes
Office Amount Received $ 10 pd

Approved _____ Denied _____

APPLICATION FOR A LICENSE/BUSINESS/EVENT

Business Name	Table Bar
Business Location	207 Water st. Gardiner
Business Mailing Address	SAME
Owner Name	William Rosser
Mailing Address (if different)	165 DRESDEN AVE Gardiner
Phone Number	410 - 858 - 3126
Business Number	207 - 588 - 7131
Email Address	Hello @ Tablebar207.com
Type of Business	Wine shop/wine BAR/Restaurant
Description of Business (attach paper if necessary)	We Sell low intervention + organic wine
Business Hours	TUESDAY - FRIDAY 4-9 SATURDAY 1-9

Staff contacts for Licensing

Gardiner City Clerk Kathleen Cutler P: 207-582-2223 F: 207-582-6895 E: kcutler@gardinermaine.com	Code Enforcement Officer Kristopher McNeil P: 207-582-6892 C: 207-620-4853 E: kmcneill@gardinermaine.com

City Hall Office Hours

Monday, Tuesday, Thursday: 8:00-4:00 Wednesday: 12:00 - 6:00 Friday: 8:00 - 12:00

Please send application and payment (payable to City of Gardiner) to: City Clerk's Office, 6 Church Street, Gardiner, ME

*	**See Code Enforcement Officer after talking with the City Clerk**
C	**This License will need to go before council. Please ask the City Clerk for next meeting date.**

Type of License Being Applied for: **(check all that apply)**

*		Doing Business As (One-time Registration)	$10	
		Special Event - Exhibitions & Shows (Minor)	$50	
	C	Special Event - Exhibitions & Shows (Major)	$100	
*		Street Sellers (Annual)	$50	
*		Street Sellers (Per Event)	$20	
*		Street Sellers (Farmer's Market) (Annual)	$10	
*	C	Junkyards (≤100 ft highway) (Annual)	$200	
*	C	Junkyards (>100 ft highway) (Annual)	$50	
*	C	Automobile Recycling Business (5-year)	$250	
	C	Victualers License to Sell Food (Annual)	$50	
	C	Victualers License – One Day (Festival)	$25	
	C	Victualers Non-profit License to sell food (Annual)	$10	
*	C	Food Truck (Annual)	100	
*	C	Food Truck (Non-profit)	10	
*	C	Food Truck (3-Day)	25	
	C	Taxicabs/Vehicles for Hire	$50	
		Sales (Special, OOB, etc) (Per Event/Sale)	$25	
		Beano/Bingo/Games of Chance/Pinball Machines (Annual)	$10	
		Shooting Galleries/Pool Hall/Bowling Alley (Annual)	$50	
	C	Pawn (Annual)	$50	
	C	Tavern Keeper (Annual)	$25	
*	C	Liquor/Bottle Club (1-50 seats) (Annual)	$75	
*	C	Liquor/Bottle Club (51-100 seats)(Annual	$100	
*	C	Liquor/Bottle Club (101+ seats) (Annual	$150	
	C	Catering Off-Premises (liquor is served) (per event)	$10	
	C	Entertainment/Special Amusement License (Annual)	$75	
*	C	Outside Consumption Permit (Annual)	$25	

Please send application and payment (payable to City of Gardiner) to: City Clerk's Office, 6 Church Street, Gardiner, ME

Office use only:

Received in Clerk's Office by H Landes Date 6/11/26 3:47pm

Approved by:
CM Y Police Y Fire Y PW/B&G Y CEO Y ED Y

Please see attached email verification.

City Council Approval (If necessary)

City Council hereby finds that:

1. The proposed License is consistent with the goal of promoting the use of City owned property for recreational, entertainment or charitable events; and
2. That the proposed License can be conducted in the location proposed without endangering the public safety or disturbing the peace and order of the City of Gardiner; subject to the attached list of conditions:

Dated this _____ day of _____, 20____.

_____
Municipal Officer of the City of Gardiner

Kathleen Cutler

From: Rick Sieberg
Sent: Thursday, June 11, 2026 12:17 PM
To: Kathleen Cutler; departmentheads; Kristopher McNeill; Thomas Hill
Cc: Alyssa Landes
Subject: RE: Table Bar, LLC

Kathy,

No concerns for the FD.

Rick Sieberg
Fire Chief | City of Gardiner
6 Church Street
Gardiner, ME 04345
C: 207-620-0217
p: 207-582-4535
e: rick.sieberg@gardinermaine.com

From: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, June 11, 2026 10:51 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>; Thomas Hill <THill@gardinermaine.com>
Cc: Alyssa Landes <ALandes@gardinermaine.com>
Subject: Table Bar, LLC

Table Bar has applied to the state for an Off Premise Catering (liquor to be served) permit. See below. This is so they can set up at the Johnson Hall Waterfront Concerts. Alyssa is in process of getting them to fill out our application and will forward it along ASAP. Normally we would not email until we have the application, but time is of the essence. We are trying to fast track the app and get it on the agenda for next Wednesday night, because council may not meet again until mid-July and the concerts begin June 26. I wanted to give you all time to address any concerns you may have. (Table Bar) phone William Rosser PHONE (410) 858-3126

Kathleen Cutler

From: John Cameron
Sent: Thursday, June 11, 2026 12:12 PM
To: Melissa Lindley; Kathleen Cutler; departmentheads; Kristopher McNeill; Thomas Hill
Cc: Alyssa Landes
Subject: Re: Table Bar, LLC

good with pw

From: Melissa Lindley <MLindley@gardinermaine.com>
Sent: Thursday, June 11, 2026 11:28 AM
To: Kathleen Cutler <KCutler@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>; Thomas Hill <THill@gardinermaine.com>
Cc: Alyssa Landes <ALandes@gardinermaine.com>
Subject: RE: Table Bar, LLC

No issues for economic development

Melissa Lindley
Economic Development Director
City of Gardiner
6 Church Street, Gardiner, ME 04345
office/cell: 207-582-6888
mlindley@gardinermaine.com
www.gardinermaine.gov

From: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, June 11, 2026 10:51 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>; Thomas Hill <THill@gardinermaine.com>
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Kathleen Cutler

From: Todd Pilsbury
Sent: Thursday, June 11, 2026 12:04 PM
To: Kathleen Cutler
Subject: RE: Table Bar, LLC

No issue with PD.

Chief Todd H. Pilsbury
City of Gardiner Police Department
(207)582-3211 (office)
(207)215-5430 (cell)

From: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, June 11, 2026 10:51 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>; Thomas Hill <THill@gardinermaine.com>
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Economic Development Director
City of Gardiner
6 Church Street, Gardiner, ME 04345
office/cell: 207-582-6888
mlindley@gardinermaine.com
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Kathleen Cutler

From: Dawn Thistle
Sent: Thursday, June 11, 2026 11:23 AM
To: Kathleen Cutler; departmentheads; Kristopher McNeill; Thomas Hill
Cc: Alyssa Landes
Subject: RE: Table Bar, LLC

All good with the library.

From: Kathleen Cutler <KCutler@gardinermaine.com>
Sent: Thursday, June 11, 2026 10:51 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>; Thomas Hill <THill@gardinermaine.com>
Cc: Alyssa Landes <ALandes@gardinermaine.com>
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Kathleen Cutler

From: Thomas Hill
Sent: Thursday, June 11, 2026 11:10 AM
To: Denise Brown; Kathleen Cutler; departmentheads; Kristopher McNeill
Cc: Alyssa Landes
Subject: RE: Table Bar, LLC

No issues from CM.

Thomas Hill
City Manager | City of Gardiner
6 Church Street
Gardiner, ME 04345
207-582-4200 ext. 1100
thill@gardinermaine.com
www.gardinermaine.gov

From: Denise Brown <DBrown@gardinermaine.com>
Sent: Thursday, June 11, 2026 11:00 AM
To: Kathleen Cutler <KCutler@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>; Thomas Hill <THill@gardinermaine.com>
Cc: Alyssa Landes <ALandes@gardinermaine.com>
Subject: RE: Table Bar, LLC

No issues with FD

Denise M. Brown
Finance/HR Director | City of Gardiner
6 Church Street
Gardiner, ME 04345
207-582-4200
dbrown@gardinermaine.com
www.gardinermaine.gov

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Kathleen Cutler

From: Kristopher McNeill
Sent: Thursday, June 11, 2026 11:12 AM
To: Thomas Hill; Denise Brown; Kathleen Cutler; departmentheads
Cc: Alyssa Landes
Subject: Re: Table Bar, LLC

No issues Kathy

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Thomas Hill <THill@gardinermaine.com>
Sent: Thursday, June 11, 2026 11:09:30 AM
To: Denise Brown <DBrown@gardinermaine.com>; Kathleen Cutler <KCutler@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Cc: Alyssa Landes <ALandes@gardinermaine.com>
Subject: RE: Table Bar, LLC

No issues from CM.

Thomas Hill
City Manager | City of Gardiner
6 Church Street
Gardiner, ME 04345
207-582-4200 ext. 1100
thill@gardinermaine.com
www.gardinermaine.gov

CITY OF Gardiner
Moving Forward

From: Denise Brown <DBrown@gardinermaine.com>
Sent: Thursday, June 11, 2026 11:00 AM
To: Kathleen Cutler <KCutler@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>; Thomas Hill <THill@gardinermaine.com>
Cc: Alyssa Landes <ALandes@gardinermaine.com>
Subject: RE: Table Bar, LLC

No issues with FD

Denise M. Brown
Finance/HR Director | City of Gardiner
6 Church Street
Gardiner, ME 04345
207-582-4200
dbrown@gardinermaine.com

Overview of Event
Stage
Lawn
Seating
Food Trucks
Wine Garden
Restricted Area
Roped Off
Roped Off
Roped Off
Area
Set

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Cathy Smith	
Readfield Insurance Agency 962 Western Ave P O Box 660 Manchester ME 04351	PHONE (A/C, No, Ext): (207) 620-7276 FAX (A/C, No): (207) 620-7284 E-MAIL ADDRESS: csmith@readfieldinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Acuity Mutual Insurance Company	14184
INSURED Table Bar LLC 207 Water St Gardiner ME 04345	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL2662405118 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			ZN0958	05/20/2026	05/20/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Liquor Liability	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Liquor Liability			ZN0958	05/20/2026	05/20/2027		$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

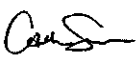
CERTIFICATE HOLDER

Johnson Hall & Town of Gardiner

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gosline-Murchie Agency 10 Old Brunswick Road Gardiner ME 04345	**CONTACT NAME:** Brianna Cleaves **PHONE (A/C, No, Ext):** (207) 582-4120 **FAX (A/C, No):** (207) 582-8257 **E-MAIL ADDRESS:** BCleaves@gosline-murchie.com
INSURED Johnson Hall Redevelopment, LLC, DBA: Johnson Hall, Inc. PO Box 777 Gardiner ME 04345	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Philadelphia Insurance Co **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 26-27 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		PHPK2562011-017	06/06/2026	06/06/2027	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 3,000,000
							PRODUCTS - COMP/OP AGG	$ 3,000,000
							Liquor Liability	$ 1,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certifcate Holder is listed as additional insured on the GL policy.

CERTIFICATE HOLDER

City of Gardiner
6 Church Street
Gardiner ME 04345

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

BCl

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State of Maine

Bureau of Alcoholic Beverages & Lottery Operations

Application Copy

File Number: 157149 Job Type: New Application

LICENSE TYPE / EVENT TYPE

Catering Permit
Special Event

APPLICATION DATE RECEIVED

2026-06-11

LICENSEE LEGAL NAME

LICENSEE TYPE

Limited Liability Company

DOING BUSINESS AS

CORPORATE NUMBER

20222444DC

INCORPORATION DATE

CORRESPONDENCE ADDRESS

207 WATER ST GARDINER ME 04345-2111

MAILING ADDRESS

207 WATER ST GARDINER ME 04345-2111

PHYSICAL ADDRESS

207 WATER ST GARDINER ME 04345-2111

CONTACT NAME

William Rosser

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(410) 858-3126

ALTERNATE PHONE

FAX

EMAIL

rosser08@gmail.com

CORPORATE STRUCTURE

None selected

NAME	POSITION/TITLE	% Interest
William Rosser	Owner	51
Zach Lyons	Owner	20
Morgan Peirce	Owner	29

PARENT LICENSE(S)

LICENSE
License CAR-26-117359 (Active) - On-Premises: Beer, Wine & Spirits Table Bar (Table Bar, LLC)

MANAGED BY AGENT	
No	

LOCATION	EVENT DATE(S)
Gardiner Waterfront Park	Every Friday from the end of July - August 10 Total Days June 26th July 3rd July 10th July 17th July 24th July 31st Aug 7th Aug 14th Aug 21st Aug 28th
NUMBER OF EVENT DAYS	EVENT HOURS OF OPERATION
10	6-8pm

EVENT CONTACT INFORMATION

Maureen T. Reed
Development Director
maureen@johnsonhall.org

EVENT ADDRESS

9 Depot Sq Gardiner ME 04345

Municipality	County
Gardiner	Kennebec

QUESTIONS

Catering Permit

1. What is the purpose of the event?

   To provide a wine garden for the Johnson Hall waterfront concerts this summer

2. Is the event open to the public?

   Yes

3. Will the event be outdoors?

   Yes
   (document uploaded)

4. How many people are expected at the event?

   The event draws hunderds of people, but we do expect hundreds of people who will be interested in wine. We expect 40-50 customers at most a night.

5. Were your services requested by a non-profit organization?

   Yes
   Johnson Hall Opera House
   Maureen Reed
   280 Water Street
   Gardiner, ME 04345
   maureen@johnsonhall.org
   1(207) 582-7144

6. How will you control and keep alcohol contained to the event area? Please describe physical and staffing measures to be taken.

   We will build a roped off area and put up signs indicated that alcohol can not leave our roped off area.

7. How many staff/volunteers will be working the event? Serving? Security?

   We will have 2 staff members and we will be able to pull extra help if needed from Johnson Hall Volunteers

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Event Area Description and Diagram	Johnson Waterfront.jpg	

APPLICANT

William Rosser

DECLARATION

☑ I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to $2,000 or by both.

From: Mike Miclon
To: Thomas Hill
Cc: Kathleen Cutler
Subject: Re: Alcohol at Waterfront Concerts
Date: Monday, June 22, 2026 11:00:34 AM

Hello Thomas, we have coordinated with Billy from Table Bar to be one of our vendors for the concerts. We fully support his application. He has agreed to follow all of the code instructions to make this work including correct fencing and ID verification. We do not want any other vendors serving alcohol at the concerts. We believe Table Bar is a great partner for this. Mike

On Mon, Jun 22, 2026 at 10:55 AM Thomas Hill <THill@gardinermaine.com> wrote:

> Hello Mike,
>
> City hall has received a permit request from a vendor to set up a drinks table in the park at the same time and date as the Waterfront Concerts series this summer. The permit is coming to review by the council on July 1. We are looking at several legalities and policy/ordinance points around the idea of introducing alcohol to a public event, however since JH is the one hosting the series, I wanted to ask your input:
>
> 1. Has any vendor coordinated sales of alcohol at the event with you specifically?
> 2. Do you have concerns about the possibility of alcohol being served in the park during your event?
> 3. Do you have requests on how this might be presented or safeguarded considering your event? Someone suggested a roped off area to keep kids out, for example.
> 4. Anything else you'd like to share on the idea of vendors offering alcohol at the concert series.
>
> You or Maureen or another JH rep would be welcome to come to the July 1 council meeting to state your viewpoint on the matter. If you are not available for that, I'd appreciate a written response to the above so I can include it in the Council's briefing material for the discussion.
>
> I am coordinating this inquiry with Kathy, whose office received the permit.
>
> Thank you,
>
> Thomas

Thomas Hill

City Manager | City of Gardiner

6 Church Street

Gardiner, ME 04345

207-582-4200 ext. 1100

thill@gardinermaine.com

www.gardinermaine.gov



--
Michael R. Miclon
Executive/Artist Director
Johnson Hall Opera House
mike@johnsonhall.org

JH Mission: to promote, create and inspire artistic excellence through the presentation of world-class entertainment and professional performing arts education and to drive cultural and economic growth for our community