



# 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			

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



**CITY COUNCIL DRAFT MEETING MINUTES  
WEDNESDAY, MAY 27, 2026 @ 6:00PM**

**1. ROLL CALL / PLEDGE OF ALLEGIANCE**

**City Council Present:** Mayor Hart, Councilor Cone, Councilor Greenleaf, Councilor Kimball, Councilor Dolley, Councilor Holmes. Councilor Cusick and Councilor Babcock Absent.

**City Employees Present:** Denise Brown- Finance Director & Interim City Manager, Alyssa Landes- Deputy City Clerk, Kathleen Cutler- City Clerk & Tax Collector, Rick Sieberg- Fire Chief, John Cameron- Public Works Director, Todd Pilsbury- Police Chief, Melissa Lindley- Economic Development Director, Kris McNeil- Code Enforcement Officer, Angilia Christopher- Planning Coordinator.

**Others Present:** Greg Anderson, Jack Daniel, Ralph Alberto, Janic Joyce, Robert Monniere, Cheryl Clark, Jay Simanski, Phyllis Gardiner, Michael Hawkins.

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

**3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS**

- a) Public Hearing regarding possible amendments to Chapter 1.4.4 in the City Code regarding Events.

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

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

**4. NEW BUSINESS**

- a) Second read and possible approval regarding amendments to Chapter 1.4.4 in the City Code regarding Events.

**Councilor Dolley moved to approve the amendments to the City Code, Section 1.4.4, regarding Events. Second by Councilor Cone. No Further Discussion. Of the members present unanimously approved.**

- b) Second read and possible approval regarding 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.

**Councilor Cone moved to approve the amendment to the LUO to Section 7.6, 10.29 and 17 and Chapter 5.10 in the City Code pertaining to Cannabis Establishments. Second by**

**Councilor Kimball. No Further Discussion. Of the members present unanimously approved.**

- c) Overview of the New Mills Dam Repair and Maintenance Plan (2026-2029)  
**Presentation~ Greg Andrsen representing Litchfield and Jack Daniels representing Richmond of the New Mills Dam Committee, presented to council the proposed three phase repair project to the New Mills Dam ultimately bring the dam structure to wear it needs to be to help with upstream and downstream functions. Both Greg and Jack went over the project in detail. You can watch the presentation on the city's website [www.gardinermaine.gov](http://www.gardinermaine.gov) under watching meetings, then archives. Please call (207) 582-4200 Ext 1101 if you need help finding the presentation. Thank you.**
- d) Consideration of a contract for Municipal Land Use Planning Services in support of the City's Comprehensive Plan update ~  
**Councilor Holmes moved to instruct the Acting City Manager to accept the contract with Haley Ward for Municipal Land Use Planning Services in support of the City's Comprehensive Plan update. Second by Councilor Greenleaf. No Further Discussion. Of the members present unanimously approved.**  
***~Council asked to have the new city manager involved in the contracting processes and that the contracts come back to council for approval.***
- e) Consideration of a contract for a Capital Improvement Plan Development to guide municipal infrastructure investments over the next 8–10 years  
**Councilor Greenleaf moved to approve the Interim City Manager to enter into a contract with Haley Ward for the development of a Capital Improvement Plan. Second by Councilor Kimball. No Further Discussion. Of the members present unanimously approved.**  
***~Council asked to have the new city manager involved in the contracting processes and that the contracts come back to council for approval.***
- f) Consideration of approval of the 2025 City of Gardiner Annual Report  
**Councilor Cone moved to approve the distribution of the 2025 City of Gardiner Annual Report. Second by Councilor Kimball. No Further Discussion. Of the members present unanimously approved.**
- g) Consideration of accepting the City Council meeting minutes from 5/13/2026  
**Councilor Dolley moved to accept the City Council meeting minutes for 05/13/26. Second by Councilor Greenleaf. No Further Discussion. Of the members present unanimously approved.**
- h) Review and possible approval of the amended FY27 Proposed Budget and set dates for the First and Second Reads  
~ Presentation on the budget and multiple option for various mil rates.  
Denise Brown Finance Director gave council an update presentation on Option 1 vs Options 2 as they requested to see a couple of variations of the budget with a zero increase to the mil rate as well as a .20 cent increase

**Councilor Dolley moved to approve the FY27 Budget, as amended by option two to a first reading on June 3, 2026, and a second reading on June 17, 2026, and direct the City Clerk**

**to post notice of such dates and the corresponding Public Hearings. Second by Councilor Cone. No Further Discussion. Of the members present unanimously approved.**

5. DEPARTMENT HEAD REPORTS ~ **Nothing at this time.**

6. INTERIM CITY MANAGER REPORT

**Denise~ nothing at this time.**

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart ~ thank you to everything

Councilor Cone ~ thank you to all the city staff that put this work together so we were able to make an educated decision.

Councilor Greenleaf ~ here here to Councilor Cone, I do really want to thank the public that should up tonight to speak its important to us to hear from you because we are making this decision for you so thank you.

Councilor Cusick ~ Absent.

Councilor Kimball ~ yes thank you to the public for all your input, it is very important to use. Thank you Denise for going above and beyond for this we appreciate you.

Councilor Babcock ~ Absent.

Councilor Dolley ~ here here

Councilor Holmes ~ this morning, walking our dogs we saw the firsturgeon of the spring. Thanks to any and all of the department heads, for some reason I do not recall hammering the police chief with questions but to the rest of them thank you for all your efforts in answering my questions.

8. EXECUTIVE SESSION ~ **Nothing at this time.**

9. ADJOURN

**Action: Councilor Greenleaf moved to adjourn at 8:09PM. Councilor Cone seconded the motion. No Further Discussion. Of the members present unanimously approved.**

#### **Upcoming Meeting Dates**

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



**GARDINER CITY COUNCIL DRAFT MEETING MINUTES  
JUNE 3, 2026 @ 6:00PM**

**1. ROLL CALL / PLEDGE OF ALLEGIANCE**

**City Council Present:** Mayor Hart, Councilor Cusick, Councilor Greenleaf, Councilor Kimball, Councilor Babcock, Councilor Dolley, Councilor Holmes. Councilor Cone Absent.

**City Employees Present:** Denise Brown- Finance Director & Interim City Manager, Alyssa Landes- Deputy City Clerk, Kathleen Cutler – City Clerk, Tax Collector

**Others Present:** N/A

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

**3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS**

a) Public Hearing regarding the first read of the FY27 City of Gardiner Budget

**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 Victualer's License for Mandy's Cotton Candy

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

**4. NEW BUSINESS**

a) First read of the FY27 City of Gardiner Budget

**Councilor Holmes moved to approve the first read of the FY27 General Fund, Enterprise Funds, and TIF Fund budgets and to hold a second reading on June 17, 2026. Second by Councilor Kimball. No Further Discussion. Five Approved (Mayor Hart, Councilor Greenleaf, Councilor Kimball, Councilor Dolley, Councilor Holmes) ~ Two Opposed (Councilor Cusick, Councilor Babcock)**

b) Consideration of approval of a Victualer's License for Mandy's Cotton Candy

**Councilor Cusick moved to approve the Victualer's license for Mandy's Cotton Candy. Second by Councilor Dolley. No Further Discussion. Of the members present unanimously approved.**

c) Consideration of a Gardiner Area High School-Homecoming Parade

**Councilor Greenleaf moved to approve the large event application for Gardiner High School homecoming parade on Monday, September 21, 2026, at 6:00pm. Seconded by Councilor Babcock. No Further Discussion. Of the members present unanimously approved.**

d) Consideration of accepting the City Council meeting minutes from 5/20/2026

**Councilor Dolley moved to approve the City Council meeting minutes from 05/20/26. Seconded by Councilor Cusick. No Further Discussion. Of the members present unanimously approved.**

- e) Consideration of a Special Event permit for Prayer Night at the Common, June 10, 2026  
**Councilor Cusick moved to approve the special event permit for Prayer Night to be held at the Waterfront, Wednesday, June 10, 2026. Seconded by Councilor Kimball. No Further Discussion. Of the members present unanimously approved.**
- f) Consideration of allowing City's General Fund to temporarily fund a deficit in the New Mills Dam fund up to \$50K.  
**Councilor Cusick moved to allow the City's General Fund temporarily fund a deficit in the New Mills Dam fund for up to \$50K. Seconded by Councilor Greenleaf. No Further Discussion. Of the members present unanimously approved.**

5. DEPARTMENT HEAD REPORTS – **Nothing to report at this time.**

6. INTERIM CITY MANAGER REPORT

**Denise~** Summer Street will be opening by Friday, June 10 and Iron Heights move in date is Monday, June 15.

7. COUNCIL REPORT/COMMITTEE UPDATES

**Mayor Hart ~** I too would like to thank all the Councilors for their respectful discussion, it seems like the budget season has been long, but we also just went through hiring a City Manager with extra meetings there, then into the extra meeting for the budget. Thank you all for your willingness with the extra meetings its important and you all have been great through it. Lastly just a reminder June 10<sup>th</sup> @6PM there is a meet and greet at Johnson Hall for our new City Manager Thomas Hill.

**Councilor Cone~** Absent

**Councilor Greenleaf ~** To follow up with the Summer Street project, I know you said final paving in that for the sidewalk or the road, I know the road appears to be quite a mess from all the construction and equipment, it was a newly paved road and maybe when they get all the dirt cleaned up it won't be but I have been by there a few times and it looks like the hot top has taken a beating. **Denise~** They had said in one of their updates a while back that they would make any repairs to the road right in front of their area that may have been damaged. **Greenleaf** "Thank you." I would also like to thank the city and or state, not sure who did this but the striping on Bridge Street looks good and it is very nice to have those lines back. My last thing, I would like to thank my fellow Councilors and the Department heads as well as the Interim City Manager/ Finance Director, this has been a long process and it is not a perfect situation I definitely think we have some work to do or next year, thank you.

**Councilor Cusick ~** Denise can you mention to John, there is a cone with a great big hole actually two down on Old Brunswick Rd by Goslin's Insurance, when will those be fixed? **Denise ~** I will check with him.

Councilor Kimball ~ I agree with Councilor Greenleaf, it has been a long process thank you everyone who has helped with the budget process. I am glad we are going every other Wednesday. Denise ~ wanted to add that the mayor and her spoke about how busy the budget meetings get doing the back-to-back meetings are heavy, maybe next year we need to look into starting it earlier and spread things out. Lastly, I went to Bucks Naked the other night and the table look amazing, DJ one of the owners wanted me to just let you all know they are very happy to be in Gardiner and they enjoy working with us.

Councilor Babcock ~ Just a couple of things I noticed on High Holborn Street there is one of those little guys in the road that says slow down, I would love to put one of those on my street is that allowed just curious? I was also walking the common last night, and I noticed some of the trees look, not so good they look dead maybe we can have those looked at whether they need to be taken down or replaced there are so many beautiful things to look at around the Common. I do not think we want dead trees though; they need some love. Denise ~ The Code Enforcement officer is actually the tree warden so I will have him check those out.

Councilor Dolley ~ nothing to add

Councilor Holmes ~ At the end of the afternoon yesterday I attended on the council's behalf the first meeting of the Comprehensive Plan Committee, with the folks we hired just a week ago I would like to report to all that they are the real deal. The Comp plan work is going to get on track quickly with a lot of public input they are going to do a great job, and we will get great results.

8. EXECUTIVE SESSION – N/A

9. ADJOURN

**Action: Councilor Greenleaf moved to adjourn at 6:37PM. Councilor Kimball seconded the motion. No Further Discussion. Of the members present unanimously approved.**

#### Upcoming Meeting Dates

	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
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