



**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 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