



# GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date		Department	
Agenda Item			
Est. Cost			
<b>Background Information</b>			
Requested Action			
City Manager and/or Finance Review			
Council Vote/ Action Taken			
Departmental Follow-Up			

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



**CITY COUNCIL DRAFT MEETING MINUTES  
WEDNESDAY, DECEMBER 17, 2025 @ 6:00PM**

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

**City Council Present:** Mayor Hart, Councilor Cone, Councilor Cusick, Councilor Greenleaf, Councilor Kimball, Councilor Babcock, Councilor Grant, Councilor Dolley joined at 6:03PM.

**City Employees Present:** Denise Brown- Finance Director & Interim City Manager, Kathleen Cutler- City Clerk, Alyssa Landes- Deputy City Clerk, Steven Aievoli- Wastewater Superintendent, Rick Sieberg- Fire Chief, John Cameron- Public Works Director, Dawn Thistle- Head Librarian, Melissa Lindley- Economic Development Director, Kris McNeill- Code Enforcement Officer.

**Others Present:** Aurelie Allen, Anthony Damon, Kathy Damon, Jack Goggin, Tom Thibeau, Kathy Goggin, Kelsi Thibeau, Shelby McNaughton, Lisa Thibeau, Randall Thibeau, Darryl Brown Jr, Kyle Branson, Tamara Whitmore, Ken Holmes.

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

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

**a) Public Hearing regarding a Liquor License Renewal for Gerards Pizza**

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

**b) Public Hearing regarding a Salvage Yard permit for Brown's Salvage**

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

**c) Public Hearing regarding an amendment to the LUO to Section 7 – pertaining to Drive Throughs in Planned Development**

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

**d) Public Hearing regarding an amendment to the LUO Section 10 – pertaining to Battery Energy Storage Systems and Commercial Data Systems**

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

**e) Public Hearing regarding acceptance of a Downtown Revitalization CDBG grant**

**Mayor Hart opened the public hearing at 6:03pm. There being no comment, she closed the hearing at 6:03pm.**

#### 4. NEW BUSINESS

- a) Mayoral Proclamation ~ Saturday December 20<sup>th</sup>, 2025, Randall Thibreau day in the city.  
**Councilor Greenleaf moved to approve the Mayoral Proclamation as presented. Second by Councilor Cone. No Further Discussion. Unanimously approved.**
- b) Consideration of approval regarding a Liquor License Renewal for Gerards Pizza  
**Councilor Babcock moved to approve the Liquor License renewal for Gerards Pizza. Second by Councilor Greenleaf. No Further Discussion. Unanimously approved.**
- c) Consideration of approval of a Salvage Yard permit for Brown's Salvage  
~Kris McNeil Code Enforcement Officer and Rick Sieberg, Fire Chief~ We did our yearly inspection, it was not perfect but definitely an improvement and consistent efforts have been made, the roads are more open than they were in previous years.  
**Councilor Cusick moved to approve the salvage yard permit for Brown's Exit 27 Salvage. Second by Councilor Kimball. No Further Discussion. Unanimously approved.**
- d) First Read regarding an amendment to the LUO to Section 7 – pertaining to Drive Throughs in Planned Development ~Kris McNeil, a change of a no to a yes in the use chart. ~ Councilor Grant, I could not tell from the no to a yes can you give us a summary please? Kris~ Drive-through restaurants are not allowed in most zones in Gardiner; I think the only zone that permits it is over by McDonalds. Some discussions on if we get more drive throughs in Gardiner, where we would want them. Each case would still have to be reviewed by planning board and go to council.  
**Councilor Cone moved to approve the First Read regarding an amendment to the LUO to Section 7 – pertaining to Drive Throughs in Planned Development and move it to second read. Second by Councilor Babcock. No Further Discussion. Unanimously approved.**
- e) First Read regarding an amendment to the LUO Section 10 – pertaining to Battery Energy Storage Systems and Commercial Data Systems ~Kris McNeil, Battery storage facilities were a new thing a few years ago and we didn't have anything at the time in our ordinance they offer a few unique challenges with zoning, firefighting and design. We put battery storage in the LUO, and then these data systems started coming up. We have not had any application, but we should be prepared just in case. They closely mirror battery storage so instead of writing a whole new ordinance, we joined them together. Next meeting the use chart will be provided for councilors to look at, to ensure these facilities can only be in specified areas in Gardiner.  
**Councilor Greenleaf moved to approve the First Read amendments to the LUO Section 10- pertaining to Battery Energy Storage Systems and Commercial Data Systems and move it to the second read. Second by Councilor Kimball. No Further Discussion. Unanimously approved.**
- f) Consideration to accept Downtown Revitalization CDBG grant funds.  
Melissa Lindley Economic Development Director ~ this is a sort of a formality, it is one of the many tasks that is required to get the grant, council needs to accept the funds if we are to meet the requirements.  
**Councilor Grant moved to approve the acceptance of Downtown Revitalization Community Development Block Grant funding in the amount of \$300,000. Second by Councilor Babcock. No Further Discussion. Unanimously approved.**

- g) Presentation of the Final Arcade Parking Lot Design from Harriman consideration of approval to proceed with design as presented.

**Instead of a presentation there was a lengthy group discussion so all councilors could get a sense of what is being proposed for the Arcade lot.**

Melissa Lindley Economic Development Director ~ the reason this project has come up is due to the condition the Arcade lot. For many years now it has been brought up, is paving the lot good enough or is it in desperate need of more repairs?

Over the past year we have worked with Harriman Associates, looking over the property, the uses, and the priorities that we have on the site. We had a public meeting to kick this project off almost a year ago in January. This meeting came right after the discussion of the downtown sidewalk plan where we would lose a few spaces on water street, so parking was on the forefront of everyone's mind. We walked away thinking that was the most important priority, there obviously were some other concerns as well. Over the next seven or eight months we went back and forth sharing the design with many different committees and department heads. We also had a public meeting back in October that generated more concerns and tweaks to be made, so we have hit pause and wanted to get more feedback and where to go from this point forward. Al Godfrey, a very well known resident and educated traffic engineer shared some of his concerns during the public meeting back in October. Those concerns were talked about and discussed at this meeting along with questions and concerns from many different councilors. **You can go on the City's Website [www.gardinermaine.org](http://www.gardinermaine.org) under the Watch Meetings tab for the whole discussion. The meeting discussion on 12/17 starts around the 30-minute mark. Please feel free to call (207) 582-4200 Ext 1101 for help getting to the live stream.**

***Councilors directed Melissa Lindley to put together a sub-committee (Al Godfrey, Councilor Cusick, Tamara Whitmore, John Cameron and a business owner - perhaps Janet Slade) to work with Harriman to come up with a safer design or use the current design with less islands, explore mill and fill, and discuss other alternatives.***

- h) Certification of November 4<sup>th</sup>, 2025, Election Results

**Councilor Grant moved to approve the election results from the November 4, 2025, election. Second by Councilor Kimball. No Further Discussion. Unanimously approved.**

- i) Consideration of replacing an open PW Laborer position with a PW Equipment Operator Denise Brown Interim City Manager~ We have had some movement in the Public Works Department. There was an opening for an Equipment Operator position and one of our Laborers wanted to move up. He had to get his CDL, we gave him the opportunity to do that and he passed. We are now looking to replace the open Laborer position with another Equipment Operator position. John, Public Works Director~ The goal is to phase out the labor position and have Public Works employees all as one, with this position change you have to have a CDL license and a huge benefit to that is having all my employees drive everything, not just a lawnmower so to speak. All Public Works positions are together now no more Laborers. Everyone helps out with everything and that has been working very well, and I would like to keep it that way.

**Councilor Cusick moved to approve to replace one Public Works Laborer position with one Equipment Operator position. Second by Councilor Kimball. No Further Discussion. Unanimously approved.**

- j) **Consideration of accepting the City Council meeting minutes from 12/03/25**  
**Councilor Grant moved to approve the City Council meeting minutes from 12/03/2025. Second by Councilor Babcock. No Further Discussion. Unanimously approved.**

5. **DEPARTMENT HEAD REPORTS – November ~ Thank you to all the Department for your reports.**

6. **INTERIM CITY MANAGER REPORT Denise's Report~**

- **Bridge Street is open and Summer should follow soon.**
- **The EV Charging stations are installed but not yet activated.**
- **For the next two weeks City Hall staff will be open to the public from 8-4. Please check the Library website for their hours.**

7. **COUNCIL REPORT/COMMITTEE UPDATES**

**Mayor Hart ~ we had a wonderful turnout for the Wreaths Across America laying ceremony. I think there were more than fifty people there. It was really well done, thank you to all who helped out with that. Happy Holidays to all.**

**Councilor Cone ~ thank you Department Head for reports. That is all I have tonight, thank you.**

**Councilor Greenleaf ~ thank you all for the Christmas card and the reports. Hope everyone has a good holiday.**

**Councilor Cusick ~ thank you for the Christmas card that was very nice. Melissa, thank you for presenting. Please be assured of all our comments and concerns about the arcade lot are not directed at you, unfortunately you just happened to be tasked with the project. Councilor Grant, thank you; it has been a pleasure serving with you. I hope everyone has a Merry Christmas and a Happy New year, thank you!**

**Councilor Kimball ~ thank you to all the Department Heads and thank you Melissa for the discussion. Happy New Year, Merry Christmas and thank you for the card.**

**Councilor Babcock ~ here here to what everyone said, the activities downtown and in town have been amazing this year. Thanks to everyone who worked on those. It has been a pleasure serving with you Councilor Grant and I hope you enjoy some of this retirement. Merry Christmas and Happy New Year to everyone.**

**Councilor Dolley ~ It has been a pleasure sitting next to you and learning from you, thank you for that. Looking forward to the next term! Happy Holidays to everyone.**

**Councilor Grant ~ you have all been wonderful to work with and our city staff is exemplary and does so much behind the scenes. I appreciate all the questions that I have asked over the two**

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and half years that have been answered and everyone has been so professional. We have wonderful services for a small city, and it is because of those who sit here, and it is greatly appreciated. My successor Ken Holmes is a neighbor and friend; he has been on the council so I know our district and city will be well served when he joins you on the seventh. I will continue to update you on the Merry Meeting Trail project and assist the city in whatever ways I can. Thank you for making me feel so welcome. Have a Happy Holidays.

8. EXECUTIVE SESSION

**Action: Councilor Grant moved to enter executive Session at 7:13PM. Councilor Cone seconded the motion. Unanimously approved.**

- a) Executive Session pursuant to 1 M.R.S.A. 405(6)(C): Regarding Real Estate Matter

**Action: Council closed executive Session at 7:31PM. Council came out and gave Kathy Cutler directives on how to proceed with this real estate matter. Unanimously approved.**

**Action: Councilor Cusick moved to enter executive Session at 7:31PM. Councilor Babcock seconded the motion. Unanimously approved.**

- b) Executive Session pursuant to 1 M.R.S.A. 405(6)(C): Regarding Real Estate Matter

**Action: Council closed executive Session at 8:10PM. Council came out and gave the Interim City Manager approval and directives to proceed with real estate matter. Unanimously approved.**

**Action: Councilor Cone moved to enter executive Session at 8:12PM. Councilor Dolley seconded the motion. Unanimously approved.**

- c) Executive Session pursuant to 1 M.R.S.A. 405(6)(A): Regarding Personnel Matter

**Action: Council closed executive Session at 8:35PM.**

9. ADJOURN

**Action: Councilor Grant moved to adjourn at 8:36PM. Councilor Cone seconded the motion. No Further Discussion. Unanimously approved.**

**Upcoming Meeting Dates**

January 7, 2026	January 21, 2026
February 4, 2026	February 18, 2026
March 4, 2026	March 18, 2026
April 1, 2026	April 15, 2026
May 6, 2026	May 20, 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



**GARDINER INAUGURAL CEREMONY DRAFT MEETING MINUTES  
WEDNESDAY, JANUARY 7, 2026 @6:00 PM**

**1. ROLL CALL**

**City Council Present:** Mayor Hart, Councilor Greenleaf, Councilor Cone, Councilor Kimball, Councilor Holmes, Councilor Babcock, Councilor Dolley. Councilor Cusick~ was absent due to work.

**City Employees Present:** Kathy Cutler- City Clerk, Todd Pilsbury- Police Chief, Alyssa Landes- Deputy City Clerk, Denise Brown-Interim City Manager & Finance Director, Dawn Thistle- Head Librarian, Rick Sieberg- Fire Chief, Melissa Lindley- Economic Development Director, John Cameron- Public Works Director, Steve Aievoli- Wastewater Superintendent.

**Others Present:** Zach Lovley, Sue Crawford, Aurelie Allen, Dee Burgland, Ron Russell, Xander Russell, Drew Riddle, Chistina Riddle, Connor Riddle, Joshua Riddle, Kathy Brown, Scott Klinger, Donald Brown, Karen Montell, Geri Doyle, Buddy Boyle, Marianne Marron, Clare Morrin, Peter Maylon, Senator Hichman, Cheryl Clark, Mike Gent, Gay Grant, Ron Grant, Melissa Porter, Jeremy Porter, Logan Porter, Mike Miclon.

**2. PLEDGE OF ALLEGIANCE**

**Boy Scouts Troop 672 presented the Colors and led the Pledge of Allegiance.**

**3. Administration of Oath of Office to Council-Elects Veronica Babcock, Shawn Dolley, Debra Kimball, and Kendall Holmes - remarks by Councilors expressing their many thanks to those in their districts who voted for them. They all look forward to serving the City of Gardiner for the next two years.**

**City Clerk Kathy Cutler administered the oaths to the following Veronica Babcock, Shawn Dolley, Debra Kimball, and Kendall Holmes.**

**4. Mayoral Proclamation Honoring Gay Grant**

**Action: Councilor Greenleaf moved to make January 17<sup>th</sup> Gay Grant Day in Gardiner. Councilor Kimball seconded the motion. No Further Discussion. Unanimously Approved**

**5. Mayoral Proclamation Honoring Clare Marron & Peter Maylon**

**Action: Councilor Marc moved to make January 10<sup>th</sup> Clare Marron, Peter Malyon, and Monkintree Day in Gardiner. Councilor Babcock seconded the motion. No Further Discussion. Unanimously Approved**

**6. Time for Public Comment/ time to share (anything not on the agenda) A handful of residents spoke. Lots of thanks and gratitude for Gay Gant and her service, Clare Marron & Peter Malyon for their love and involvement in the City, Mayor Hart and her dedication to the City and all that she does behind the scenes, and lastly the City staff for always being available and working hard to get answers to questions everyone has, just a few to list as their was many different speakers and thanks being made, overall very positive.**

**7. Adjournment**

**Action: Councilor Greenleaf moved to adjourn the meeting at 6:33pm. Councilor Cone seconded the motion. No Further Discussion. Unanimously Approved**

**THE NEXT REGULAR MEETING OF THE GARDINER CITY COUNCIL WILL BE  
JANUARY 21, 2026, IN THE GARDINER CITY COUNCIL CHAMBERS**

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