



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 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



CITY COUNCIL DRAFT MEETING MINUTES
WEDNESDAY, DECEMBER 3, 2025 @ 6:00PM
Meet & Greet City Manager Final Candidate from 6-6:30

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.

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: Chris McLaughlin, Tamara Whitmore, Phyllis Gardiner, Geri Doyle, Scott Klinger, Kathy Brown, John Woytowicz, Mark Duchette, and Family.

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 Canton Village

Mayor Hart opened the public hearing at 6:32pm. There being no comment, she closed the hearing at 6:32pm.

b) Public Hearing regarding a Liquor License Renewal for The Bench

Mayor Hart opened the public hearing at 6:32pm. There being no comment, she closed the hearing at 6:32pm.

4. NEW BUSINESS

a) Mayoral Proclamation declaring the month of December as Shop Small month in Gardiner.

Councilor Grant moved to approve the Mayoral Proclamation as presented. Second by Councilor Kimball. No Further Discussion. Unanimously approved.

b) Mayoral Proclamation for Mark Duchette the Grand Marshal for the Parade of Lights.

Councilor Cusick moved to approve the Mayoral Proclamation as presented. Second by Councilor Cone. No Further Discussion. Unanimously approved.

c) Consideration of approval regarding a Liquor License Renewal for Canton Village

Councilor Cone moved to approve the Liquor License renewal for Canton Village. Second by Councilor Babcock. No Further Discussion. Unanimously approved.

- d) Consideration of approval regarding Liquor License Renewal for The Bench
Councilor Dolley moved to approve the liquor license renewal for The Bench. Second by Councilor Grant. No Further Discussion. Unanimously approved.
- e) Consideration of disposition of City owned property on Marston Road
Kathy Cutler ~Tax Collector, the city currently owns 53 acres of landlock property on Marston Road, it is not tax acquired and the city has owned it since 1985. We have had some interest from the abutting residence to buy this property; I would like to ask that you allow me to dispose of the property through our broker. This would allow for the land to be back on the tax rolls in a positive fashion.
Councilor Dolley~ So the value of the property would only be for the abutters as there is no access any other way. **Correct? Kathy~** Yes, I did bring some documentation showing the city hired Easton Peabody to look into it a while back in 2007 and they did some history on it to see if it has been spilt at one point which resulted in it not being accessible. I also had Curt do an assessment on it and that came back at \$49,600. The property will be listed soon.
Councilor Grant moved to approve the disposition of city owned property on Marston Road. Second by Councilor Greenleaf. No Further Discussion. Unanimously approved.
- f) Consideration of accepting the City Council meeting minutes from 11/3/25, 11/5/2025, and 11/19/25
Councilor Kimball moved to approve the City Council meeting minutes for 11/3/25, 11/5/25 & 11/19/25. Second by Councilor Cone. Unanimously approved.
Councilor Cone~ noted that someone needed to be added to the 11/05/2026 meeting minutes, as they were present.
- g) Approval of the regular meeting dates for 2026 for the Gardiner City Council
Councilor Babcock moved to approve the regular meeting dates for 2026 for the Gardiner City Council. Second by Councilor Greenleaf. No Further Discussion. Unanimously approved. Meeting Dates are as follows~ Dolley will be out for 3/18.

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

5. DEPARTMENT HEAD REPORTS – **October ~ Thank you to all the Department for your reports.**
6. INTERIM CITY MANAGER REPORT **Denise’s Report~**

- The delineators have all been removed from Bridge Street and it is anticipated that it will be completely open by the 15th. Summer Street will also open, but will go back to one way out onto Bridge Street for a couple more weeks. They will be removing the fencing along Bridge Street and setting Jersey barriers on the inside of the sidewalk in its place. This will open visibility of the project for the community, as well as allow pedestrians to use the sidewalk.
- The “Bailey” parking lot across from the library will be closed for a few days next week to install the six electric vehicle charging stations. Gardiner PD will close the lot on the night of Tuesday, December 9th. It is expected for the lot to be partially open during the day on Friday and will be fully reopened by late afternoon. There may be some remaining site work the following Monday & Tuesday with only a small area of the lot closed off. This schedule is weather dependent. The chargers will not be immediately ready for public use, but will be set up in the near future.

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart ~ I would like to thank Gardiner Main Street and the promotions committee, that was here earlier they have been spreading a lot of good cheer, with events and gatherings during the holiday season. The tree lighting was a success, and the tree is light and Dearborn Park looks better than ever.

Councilor Cone ~ Thank you department heads for the reports, I appreciate seeing the police department’s report on the training they have done, not only do we get a better since of what is going on but also where the money is spent. Thank you, I have nothing else to add. Al Godfree submitted comments on the arcade lot, and I would like to thank him for doing that.

Councilor Greenleaf ~ I would also like to thank the department heads for their reports and thank you to John and the crew for getting the lights working downtown. It is nice to have street lit up so you can see it has definitely been a battle so thank you for your efforts with that. Get ready for a busy weekend in Gardiner!

Councilor Cusick ~ I have nothing at this time, thank you.

Councilor Kimball ~ I agree with what everyone else has said tonight, nothing to add.

Councilor Babcock ~ The city looks great! Thank you to all who worked on the Christmas lights, the common, downtown, Ext. Looks wonderful this time of year with the snow. Thank you for the reports, looking forward to a good weekend.

Councilor Dolley ~ nothing to add tonight, thank you.

Councilor Grant ~ I would like to thank the chief of police for following up on a consistent concern on visibility at the islands on the bridge intersections, he reached out to DOT and got some signs put up, we will see if they help and if they can manage to stay up during the winter season. I have not heard anything more from the constituent, but I will reach out to make sure

that he has taken care of his concerns. The mayor has asked me to represent you on the Mary Meeting Trail board of supervisors, now that the legislator has approved an interim trail from Gardiner to Topsham section of the rail, you will be hearing about this project more in the future, no one makes any promises. But I will continue to give you all reports through email or pop into the occasional meeting. Thank you for letting me serve on that.

8. EXECUTIVE SESSION

Action: Councilor Cusick moved to enter executive Session at 6:58 PM. Councilor Greenleaf seconded the motion. Unanimously approved.

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

Action: Closed executive Session at 7:14PM. This item was tabled and will be on the 12/17 meeting agenda. Unanimously approved.

Action: Councilor Babcock moved to enter executive Session at 7:15PM. Councilor Cone seconded the motion. Unanimously approved.

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

Action: Council came out of executive session at 8:25PM and gave the mayor direction.

9. ADJOURN

Action: Councilor Kimball moved to adjourn at 8:25PM. Councilor Grant seconded the motion. No Further Discussion. Unanimously approved.

Upcoming Meeting Dates

December 17, 2025