



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 _____



**COUNCIL DRAFT MEETING AGENDA
GARDINER CITY COUNCIL
WEDNESDAY APRIL 16, 2025**

1. ROLL CALL / PLEDGE OF ALLEGIANCE

City Council Present: Mayor Hart, Councilor Cone, Councilor Greenleaf, Councilor Cusick, Councilor Babcock, Councilor Grant, Councilor Dolley, **Councilor Kimball was unable to attend.**

City Employees Present: Robert Peabody- City Manager, Denise Brown- Finance Director, Kathy Culter- City Clerk, Alyssa Jones- Deputy City Clerk, Melissa Lindley -Economic Development Director, Todd Pilsbury- Chief of Police, Rick Sieburg- Fire Chief. Angelia Christopher- Planning and Development Assistant, Stephen Aievoli- Wastewater Superintendent, Dawn Thistle- Head Librarian.

Others Present: Eric Macmaster, Elizabeth Kennett.

2. PUBLIC COMMENT (anything not on the agenda)

Public Comment~ Elizabeth Kenneth I am a community health nurse and I live on Dresden Ave. Thank you all for your hard work. I really appreciate all that you do. I was hoping that the sidewalk removal situation was going to be brought up tonight. There have been a lot of sidewalks removed already, and I guess I thought that was the end of the project. I noticed on the notification that there are a lot more sidewalks to be demolished. I think that is a shame I think one of Gardiner's greatest strength is its walkability. I think the sidewalks are of value, allowing for safety with the way people drive right now. I would like to ask you to please reconsider.

Councilor Dolley noted ~ My heart has conflicted with this issue as well with urban planning it feels like a no brainer to have sidewalks and let pedestrians walk the streets. One of the reasons they are being removed is because long-term maintenance costs are something we have not been able to afford or keep up with. I would like to let people know who are listening that there have been folks who have petitioned to not have their sidewalk removed, that is something we take into consideration. If they are dangerous that might be a different story.

Correspondence~ City Manager Peabody read correspondence he received from residents living on Highland Ave who wish to see a crosswalk put in. He also noted that typically, there is not a sidewalk put in if there is no landing on either side. John Cameron, the Public Works director and City Manager Peabody will look into this further.

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS

- a) Public Hearing regarding changes to the City Code: Chapter 5.14 Sidewalk Display
Mayor Hart opened the public hearing at 6:03pm. There being no comment, she closed the hearing at 6:03pm.

- b) Public Hearing regarding changes to the City Code: Chapter 17.8 Water St. Flood Response
Mayor Hart opened the public hearing at 6:03pm. There being no comment, she closed the hearing at 6:03pm.
- c) Public Hearing regarding changes to the LUO: Section 11 Roads, Traffic Access, and Parking Standard
Mayor Hart opened the public hearing at 6:03pm. There being no comment, she closed the hearing at 6:04pm.
- d) Public Hearing regarding Public Hearing regarding license renewals for Tru Blooms medical cultivation and Choc Lit Adult use manufacturing- Both licenses under Eric McMaster
Mayor Hart opened the public hearing at 6:04pm. There being no comment, she closed the hearing at 6:04pm.
- e) Public hearing regarding a Cannabis Retail License renewal for Marijuana Ville
Mayor Hart opened the public hearing at 6:04pm. There being no comment, she closed the hearing at 6:04pm.

4. NEW BUSINESS

- a) Second Read and consideration regarding changes to City Code: Chapter 5.14 Sidewalk Display
Action: Councilor Greenleaf moved to approve the Second read regarding changes to the City Code: Chapter 5.14 regarding Sidewalk Display. Councilor Babcock seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- b) Second Read and consideration regarding changes to City Code: Chapter 17.8 Water St. Flood Response
Action: Councilor Babcock moved to approve the second read regarding changes to the City Code: Chapter 17.8 Water St. Flood Response. Councilor Grant seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- c) Second Read and consideration regarding changes to the LUO: Section 11 Roads, Traffic Access, and Parking Standard
Action: Councilor Cusick moved to approve the second read changes to the LUO: Section 11 Roads, Traffic Access, and Parking Standard. Councilor Greenleaf seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- d) Consideration regarding license renewals for Tru Blooms medical cultivation and Choc Lit Adult use manufacturing- Both licenses under Eric McMaster
Action: Councilor Cone moved to approve a license renewal for Tru Blooms medical cultivation and ChocLit Adult use manufacturing- Both licenses under Eric McMaster. Councilor Cusick seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- e) Consideration regarding a Cannabis Retail License renewal for Marijuana Ville
Action: Councilor Cusick moved to approve a license renewal for Marijuana Ville. Councilor Cone seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- f) Consideration of a Memorial Day Parade permit for American Legion Smith Wiley Post #4
Action: Councilor Cusick moved to approve a Memorial Day Parade permit for American Legion Smith Wiley Post #4. Councilor Dolley seconded the motion. No Further Discussion. Of the Members present, unanimously approved.

- g) Consideration of a Large Event, Art Walk on May 16th, Aug 15th, and Dec 5th, 2025
Action: Councilor Grant moved to approve a Large Event permit for the Art Walk on May 16th, Aug 15th, and Dec 5th, 2025. Councilor Babcock seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- h) Consideration of a Large Event, Classic Car Cruise In at the waterfront on Thursday nights, May through September 2025
Action: Councilor Cone moved to approve a Large Event permit for the Classic Car Cruise In at the waterfront on Thursday nights, May 2025 through September 2025. Councilor Greenleaf seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- i) Consent of a resolution authorizing the City Manager as the Authorized Official to apply for, accept, and expend grant funds.
Action: Councilor Cusick moved to adopt a resolution authorizing the City Manager as the Authorized Official to apply for, accept, and expend grant funds. Councilor Babcock seconded the motion. No further discussion. Of the Members present, unanimously approved.
- j) Consideration of the Spirit of America volunteer of the year selection
Action: Councilor Greenleaf moved to approve the awarding for the spirit of America to the Gardiner Interact club, Janet Slade, and Aurelie Allen. Councilor Babcock seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- k) Update and Discussion regarding Sidewalk Removal Project
Discussion~ City Manager Peabody and John Cameron Public Works Director went out and looked at the sidewalks as well as the upcoming paving projects and prioritized a list for the upcoming year. The goal is to get all these sidewalks removed this year. Councilor Grant ~ Wanted to confirm that when these sidewalks are taken out the sidewalk is retained by the city and does not go to the homeowner. When we remove these what do we then do? City Manager Peabody responded that, yes indeed it is still the city's right of way, and we will grade it, loam it, and seed it.
- l) Discussion of the process to update the City Charter
Discussion~ City Manager Peabody put together information sheets from MMA, the process to update the City Charter, as well as all the statutes and some other helpful tools to get started on the update. These are in binder form and also PDF for those who want it. A workshop will be put together to go over what the council and department heads see as necessary for this update.
- m) Consideration of increasing the Harbor Fee Schedule
Action: Councilor Babcock made a motion to increase the Harbor Fee as scheduled. Councilor Dolley seconded the motion. No Further Discussion. Of the Members present, unanimously approved.
- n) Overview of the Proposed FY26 City of Gardiner Budget
Overview and Presentation from Denise Brown – Finance Director. Department Heads will be presenting their budgets in May. The council will have time to ask questions and change things then.

- o) Consideration of accepting the City Council meeting minutes from April 2, 2025
Action: Councilor Babcock made a motion to approve the City Council meeting minutes from April 2, 2025. Councilor Cusick seconded the motion. No Further Discussion. Of the Members present, unanimously approved. Councilor Grant obtained as she was not present for that meeting.

5. DEPARTMENT HEAD REPORTS – **March report~ Thank you for your reports.**

6. CITY MANAGER REPORT

General

MDOT will be paving the intersection at Gardiner-Randolph bridge starting on May 18th with paving on May 27th.

City Clerk

Kathy is working on instituting the Boston cane program for Gardiner. She will order and display the cane in our lobby, along with a plaque and recipients will receive a replica pin. She will be putting together information for our website so that residents can inform us if they believe their loved one is eligible.

Economic Development

Matt Morrill's Iron Heights 32-unit workforce housing development at the former TW Dick office site is ready to break ground! As most of you know this is a project that has been in the works for well over a year and something well worth celebrating! Matt Morrill wanted to share the good news that he got the green light from Maine Housing to get started on the soil removal. They are still working on the actual project closing for early May, but they said he can start the Brownfield soil removal as planned in the License Agreement.

The Council and Mayor are invited to a groundbreaking and photo op event on **Tuesday, April 22nd at 10am** at the site.

Wastewater Phase 2

On or before April 18th, the city will be submitting a Catalyst Program Spring 2025 application for the Wastewater Phase 2 Project to the Northern Borders Regional Commission (NBRC). Additionally, requests to both Senator Collins and Senator King have been filed for FY 26 Congressional Directed Spending (CDS) funding. Job well done to Melissa, Denise, and Hoyle Tanner.

Arcade Parking Lot

The city has been informed that after reviewing our 2025 CDBG Downtown Revitalization Grant application, the Office of Community Development is inviting the city into the project development phase of the application process. They have reserved \$300,000 for our project. Funding is contingent upon receipt of funding for the Department of Housing and Urban Development (HUD).

Committees

I attended the Economic Development Committee and Facilities Meetings.

Boys and Girls Club

I was given a tour of the Boys and Girls Club. Ingrid shared with me the history of the building and of the evolution of the Club.

Councilor Grant ~ wondered if you have heard anything about Maine DOT putting in a CDS grant for out Downtown sidewalks? Peabody responded ~ last I heard that was still a go.

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart ~ I was going to say all the things everyone said so, I will just say here here. Before the holidays Alex Smith came to us asking that we meet with the downtown business owners. The meeting for that is on May 13th 5:30PM location TBA.

Councilor Grant ~ Here, here on the budget comments. I had a resident on the Costello Road approach me about lowering the speed limit there from 40 to 35. I reached out to the city manager and the Chief of Police and met with the constituent; she also spoke with some other people on the road as have I. I think this should come before the council. This is the process, and we can petition for Maine DOT to review the road. I do not think it has been reviewed in 27 years. It was not even paved fully back then. I hope that when this comes to us, we will have the information from the Chief and a recommendation from the City Manager. I am saying this publicly so that way if anyone is listening, members of the public or anyone who lives on Costello Road can call me and I am happy to hear from you.

Councilor Dolley ~ My comments are essentially the same. I have been through the budget process many times and it's impressive to see what the city does and how organized this process is. Now to sit here and to hear about all the work that has gone into cutting back and hear it presented so concisely, we really need to feel grateful for what we do.

Councilor Babcock ~ Would like to echo what both councilors have said about the budget, it is a long process and I appreciate the work that goes into that.

Councilor Cusick ~ Thank you to all the department heads. As part of the budget committee you all presented a good budget. I know the Manager and Denise have worked really hard. I have now been on council for eight years, and it is discouraging to see us skimp and skimp. There are two other partners that play a role in this budget, and I encourage people to go listen and give their input as well as vote and understand where most of their tax money is being sent to.

Councilor Greenleaf ~ Going through the budget tonight, thank you Denise and all the Department heads for that. It is just frustrating to see how much work and effort you put in to keep the budget down and to know that we have no control over what the county and the school does. Please know that we recognize the work you all have done. Rotary will be cleaning up all the wreaths at Oak Grove Cemetery on Saturday April 26th. Anyone is welcome to come and help. Typically, in the past the public works crew picked up the wreaths at the gate wondering if that could happen again this year?

Councilor Cone ~ I attended all the school budget meetings last month. Even though I did not speak, my thoughts and concerns they were relayed to the chair. I think they did a good job whittling this down from 22%. A significant amount of that increase is due to the facilities needed work. This June there will be a list of proposed funding for new schools. MSAD 11 has applied for a replacement for all the elementary schools. Come June we will see where we stand on that list. I also noted that there were personnel cuts and the curriculum was going to be changed. I did speak at the school board last week to

acknowledge the work they did and the new members for the questions they were asking. That budget will go out to Referendum on May 27th at 6pm in the Gardiner Area High school gym. The School Budget Referendum Vote will be on June 10th at the Boys and Girls Club from 8am-8pm.

8. EXECUTIVE SESSION (tentative) was Postponed/Cancelled

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

9. ADJOURN

Action: Councilor Greenleaf moved to adjourn at 7:31 PM. Councilor Cusick seconded the motion. No Further Discussion. Of the members present, unanimously approved.

Upcoming Meeting Dates

May 7, 2025	September 3, 2025
May 21, 2025	September 17, 2025
June 4, 2025	October 1, 2025
June 18, 2025	October 15, 2025
July 2, 2025	November 5, 2025
July 16, 2025	November 19, 2025
August 6, 2025	December 3, 2025
August 20, 2025	December 17, 2025



**GARDINER CITY COUNCIL DRAFT MEETING MINUTES
MAY 7, 2025 @ 6:00PM**

1. ROLL CALL / PLEDGE OF ALLEGIANCE

City Council Present: Mayor Hart, Councilor Cone, Councilor Greenleaf, Councilor Cusick, Councilor Kimball, Councilor Babcock, Councilor Dolley, Councilor Grant.

City Employees Present: Robert Peabody- City Manager, Denise Brown- Finance Director, Kathy Culter- City Clerk, Alyssa Jones- Deputy City Clerk, Melissa Lindley -Economic Development Director, Todd Pilsbury- Chief of Police, Rick Sieburg- Fire Chief, Kris McNeill- Code Enforcement Officer, Dawn Thistle- Head Librarian.

Others Present: Aurelie Allen, Janet Slade, Dan Slade, Tamara Whitmore – Director of Gardiner Main Street, Mark Warren, Sarah Miller, Karen Adrienne, Courtney Acheson, Robert & Martha Harvey- Webster.

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

A correspondence letter from Senator Craig V. Hickman reads as follows:

Dear Mr. Peabody,

I trust this letter finds you well. I recently received your letter regarding bills LD 719 and LD 286. I appreciate you reaching out on behalf of our shared constituents in Gardiner.

I understand the importance of addressing the issues that you have raised. I recognize and sympathize with the budget struggles that our municipalities, counties, and states are facing this year. Rest assured that I am committed to making sure that we are not putting a higher burden on property taxpayers and that we are supporting our counties and municipalities.

Thank you for encouraging me to support LD 719 and LD 286. I appreciate how adequate funding for county jails and giving towns flexibility to pay county tax in multiple installments could help reduce pressure on property taxpayers. I am committed to working with my colleagues in the Legislature to find a solution that works best for all of us. I look forward to seeing these bills when they come to the Senate floor and considering the recommendation of the Committee.

Thank you for reaching out to my office, and I appreciate your trust in our ability to assist you. Please do not hesitate to contact my office at (207) 287- 151 or email at Craig.Hickman@legislature.maine.gov if you have any further questions or concerns.

**Take Care of your blessings,
Craig V. Hickman**

State Senator

3. PETITIONS / PUBLIC HEARINGS PETITIONS / PUBLIC HEARINGS

- a) Public Hearing regarding changes to the Land Use Ordinance- Section 10.28.4 -Accessory Dwelling Units/LD2003

Mayor Hart opened the public hearing at 6:15pm. There being no comment, she closed the hearing at 6:15pm.

- b) Public Hearing regarding changes to the Land Use Ordinance- Section 4.4.1 - Planning Board approval deadlines

Mayor Hart opened the public hearing at 6:15pm. There being no comment, she closed the hearing at 6:15pm.

- c) Public Hearing regarding Zoning change for City Tax Map 034 Lots 073,074, and 076/Robinson St.

Bob & Martha Harvey Webster residence of Robinson/Neal Street~ We have been residents of Gardiner since 1991 and have lived in our home on Neal Street for 29 years, our property is in a quiet neighborhood and overlooks the land proposed to be rezoned from HDR (High Density Residential) to Intown Commercial. We had an opportunity to attend two planning board meetings on this subject, and we are here tonight because we oppose this proposal and have three major concerns we would like to share. First ~ is that the area in question is currently zoned as HDR. Changing it to intown commercial will result in a finger of land that is wedged in the middle of residential neighborhoods in all directions. Second ~ It does not seem necessary to add this land to the downtown commercial area at the expense of residential housing when the downtown area already has so many empty storefronts. Continuing to encourage commercial use of these existing buildings will contribute to a profitable vibrant downtown. This seems to be a priority for the city given the recent discussions about the revitalization of the Arcade Parking lot and the ongoing efforts of Gardiner Main Street. Third ~ We lived through the re-zoning ordeal when a business on Brunswick Ave disrupted people's lives in the residential district around it. No one can predict all the issues that can pop up when commercial property abuts residential zones. We are concerned about what might end up there. Will there be unpleasant orders, bright lights again and what about waste? We really hope this will not happen. Bob and I thank you for hearing our concerns tonight and we respectfully ask that you deny the request to re-zone this area.

Mayor Hart responded ~ we will be taking this up later tonight on item 4d. This is first read so it would be going to a second read. We appreciate you coming and voicing your concerns. It's always helpful to hear from residents and neighbors to get better insight.

Mark Warren~ I own the parcel in question, and it used to be commercial until they re-zoned a few years ago. We own the properties to the north and the east, and everything has been kept up and maintained. As far as lighting goes the city has very strict rules on lighting so I don't think that would be an issue. I do not see a seven-story building on that site. This is not a new zone, it is a continuation of the zone extension about 300 ft down the road. There are lot of

different clients that want different space. I have had businesses approach me that do want to come to town but there is no space that they want or that would fit their needs. We are the ones who bought all the buildings along Water Street and tore them down and cleaned it up and for years now it has been left as a green space ever since. We are good community members.

Mayor Hart opened the public hearing at 6:16pm. After the Comments were done, she closed the hearing at 6:26pm.

- d) Public Hearing regarding a victualers license renewal for River Road Variety

Mayor Hart opened the public hearing at 6:26pm. There being no comment, she closed the hearing at 6:26pm.

- e) Public Hearing regarding a liquor license renewal for Pub Depot Inc, d/b/a The Depot Pub

Mayor Hart opened the public hearing at 6:27pm. There being no comment, she closed the hearing at 6:27pm.

4. NEW BUSINESS

- a) Consideration of the Spirit of America Award Janet Slade, Aurelie Allen and Mayor Patricia Hart.
Action: Councilor Greenleaf moved to approve the Spirit of America Award for Aurelie Allen, Janet Slade, and Mayor Patricia Hart. Councilor Cusick seconded the motion. No Further Discussion. Unanimously approved.

~ Add in Spirit of America Award to Mayor Patricia Hart ~ Motion made by Councilor Greenleaf to award Mayor Patricia Hart with the Spirit of America Award. Councilor Cusick seconded the motion. No Further Discussion. Unanimously approved.

Janet Slade day in the city is Wednesday May 14th, 2025. Aurelie Allen day in the city is Thursday May 29th, 2025. Mayor Patricia Hart day in the city is Saturday June 7th, 2025.

- b) First Read regarding changes to the Land Use Ordinance- Section 10.28.4- Accessory Dwelling Units/LD2003

Action: Councilor Grant moved to approve the first read for changes to the LUO- Section 10.28 regarding Accessory Dwelling Units/ LD2003 and move it to a second read. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.

- c) First Read regarding changes to the Land Use Ordinance- Section 4.4.1- Planning Board approval deadlines

Action: Councilor Grant moved to approve the first read for changes to the Land Use Ordinance- Section 4.4.1- Planning Board approval deadlines and move it to second read. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.

- d) First Read of Zoning change, for City Tax Map 034 Lots 073,074, and 076/Robinson St.

Action: Councilor Cusick moved to approve the first read for changes to the City Tax Map 034 Lots 073,074, and 076/Robinson St. and move it to second read. Councilor Grant seconded the motion. Unanimously approved. The council had a few questions and a small discussion to clarify before making a motion. Councilor Grant would like to see some opinions from the Economic Development Committee, to see what the potential value is. Melissa Lindley ~ we have a meeting tomorrow. I will bring it up to them I'm not sure if it's enough time to get an

option on the spot, but I will definitely mention it. Next meeting to discuss this will be May 21st 2025.

- e) Consideration of approval for Artwalk Gardiner for their Community Faces wheat paste mural project
Action: Councilor Babcock moved to approve the Artwalk Gardiner for their Community Faces wheat paste mural project. Councilor Grant seconded the motion. No Further Discussion. Unanimously approved. Mural will be put up on July 26th and taken down in October. This year is the 20th year of celebrating Art Walk Gardiner. The lead Design Sarah Miller and Karen Adrienne spoke a little about the project. It will be called Community Faces and there will be many opportunities to have your photo taken and be a part of the mural project. Be sure to look at artwalkgardiner.com for more information.
- f) Consideration regarding a victualers license renewal for River Road Variety
Action: Councilor Grant moved to approve the victualers license renewal for River Road Variety. Councilor Greenleaf seconded the motion. No Further Discussion. Of the seven members present, unanimously approved. Councilor Dolley stepped away.
- g) Consideration of approval of a Liquor License for Pub Depot Inc, d/b/a The Depot Pub
Action: Councilor Cusick moved to approve the Liquor License renewal for Pub Depot Inc, d/b/a The Depot Pub. Councilor Cone seconded the motion. No Further Discussion. Of the seven members present, unanimously approved. Councilor Dolley stepped away.
- h) Consideration of a Graduation Parade on June 14, 2025
Action: Councilor Greenleaf moved to approve the Graduation Parade from the Family Dollar to the waterfront on June 14, 2025. Councilor Cusick seconded the motion. No Further Discussion. Of the seven members present unanimously approved. Councilor Dolley stepped away.
- i) Consideration of a Graduation Block Party at the Waterfront on June 14, 2025
After Council discussion this item is being tabled until the meeting on May 21, 2025. The council would like to see more concrete details before accepting.
- j) Consideration regarding speed limit review for the Costello Road
**Consideration~ City Manager Peabody gave a background and provided the statute regarding speed limits in municipal requests for review, also provided the MDOT requirements. The important thing to remember is that three things can happen. One it remains the same, two it could go down, and three it could go up.
Councilor Grant ~ read an email from Jackie Frost a resident on Costello road, regarding the speed limit change. She asked the council to please consider applying for a traffic survey to lower the limit.
Action: Councilor Grant made a motion to request a MDOT speed study for the Costello Road. Councilor Cone seconded the motion. No Further Discussion. Unanimously approved.**
- k) Consideration of Awarding the Construction Bid for the Dearborn Park Improvement Project
Consideration~ Melissa Lindley ~ we got two bids on the project. One was almost twice the cost of the other. We went with Barnaby. He is the same contractor we used at McKay Park and on the fountain project. We have also been working with Tom Farmer, who has prepared all the construction documents and drawings. Public Works is doing some of the demo work. There is an electrician needed to do some work, as well as an arborist. I am estimating that it

could be around \$220,000 dollars. We hope demolition will start soon and we will get notice out that the park will be closed.

Action: Councilor Kimball moved to approve an additional ten thousand dollars in Downtown TIF funds to support the Downtown Park Improvement project. Councilor Cusick seconded the motion. No Further Discussion. Unanimously approved.

- l) Presentations of the FY26 Proposed Budgets for General Government, Technology, Police Department, and Fire Department

Denise Brown and the Department heads gave a presentation on these topics regarding the budget. Please see the city website for more information. www.gardinermaine.gov

- m) Consideration of accepting the City Council meeting minutes from April 16, 2025

Editorial error on meeting minutes. This item will be tabled until the May 21st, 2025, meeting.

- n) Consideration of accepting the Warrant and Notice of Election for MSAD 11 Budget Validation Referendum.

Action: Councilor Babcock Move to approve the Warrant and Notice of Election for the MSAD 11 Budget Validation Referendum. Councilor Kimball seconded the motion. No further Discussion. Of the Members present, unanimously approved. Attached is the MSAD 11 Budget worksheet.



FY26 Proposed
School Budget.pdf

5. DEPARTMENT HEAD REPORTS – N/A

6. CITY MANAGER REPORT ~ **Robert Peaboby**

General

The MDOT intersection paving at Gardiner-Randolph bridge slated to start on May 18th has been pushed out two days to May 20th for the milling part of the project. Paving is still scheduled to commence on May 27th.

City of Gardiner residents can purchase tickets for curbside collection of bulky items, metals, leaves and brush by the Public Works Department. Universal waste, or electronics, can be collected for an additional fee. Each voting district will have its own collection week. Schedule for pick-up and additional information may be found on the City's website. The base cost to participate is \$30.

Committees

I attended the Solid Waste Recycling Advisory Committee, Facilities Committee, and Ambulance Advisory Board meetings.

Economic Development

Matt Morrill's Iron Heights 32-unit workforce housing development groundbreaking on Tuesday, April 22nd was well attended. We are expecting to close on May 13th.

Harrison Avenue Project

The city has received the FEMA and MEMA funding for the May event. The total for the two is 699,850.96. We still await the funding for the December event.

Arcade Parking Lot

The president's proposed FY26 budget eliminates the CDBG program. This would include the \$300,000 Arcade improvement grant we were selected to receive. Deborah Jonson, Director, Maine Office of Community Development, has drafted a support "sign on" letter for communities to sign. Copies have been placed at your seats.

Dearborn Park

Electricity has been turned off and lights have been removed. Public Works will begin their work on or about May 12th. There were two bids received, with Berube's Lawn & Landscape being the substantially lower of the two at \$198,000.

Waterfront Park

Docks have been installed at the park.

Grants

Gardiner is the recipient of a no-match, \$75,000 State funded grant for installing heat pumps in our municipal buildings. Thank you to Jessie Cyr at KVCOG who did much of the work to submit the grant.

Action: Councilor Grant moved to approve that the City Manager sign, on behalf of the City and Council, a letter drafted by the Maine CDC office of Community development to our fellow legislator. Councilor Babcock. No Further Discussion. Of the Members present, unanimously approved.

Mayor Patricia Hart asked for an update on Harrison Ave project~ City Manager Peabody responded ~ "we are awaiting the second portion". Nothing will happen until both portions are in hand.

7. COUNCIL REPORT/COMMITTEE UPDATES

Mayor Hart ~ I would like to say thank you all for the Spirit of America award, it really surprised me. I appreciate you all and all the people I have worked with over the years. I really do love this community. ~The city-wide clean-up is going well and people appreciate the opportunity to clean up and get rid of things. I would like to thank Buildings and Grounds and Public Works for all their work; it adds a lot of extra work for them. We really appreciate it. I am also grateful for all the work that went into the budget and the care and concern to the taxpayers. I have had a couple downtown business owners approach me and I know they are working with the chief, but there have been some people pitching tents. In case they are listening, I wanted them to know that we heard them.

Todd Pilsbury Chief of Police ~ it seems recent, but we have always had a problem on Water Street. When the weather is good, some loud music being played or people walking around with boomboxes. This particular one in McKay Park where there was a tent pitched. I apologized to Claire and spoke with her. We did not receive a call about it and we were not necessarily supposed to, but that night my two guys were very busy with some other issues and missed seeing that tent there. I have since asked them to look more closely while on the loop at that area. In the event this happens

again the best thing to do is call the dispatch number at 624-7076 ext. 9 and ask to speak with an officer on duty. We will have them leave and they will be trespassing.

There is a business meeting on Tuesday May 13th at 5 in library.

The Eagles sent a letter to the city asking to consider the zoning for variable reader boards on Brunswick Ave. We have a lot of people looking into this over the year, not sure if the council wants to send it to ordinance review. A lot of people do not like them, and I think we should put it on a future meeting to see what the public thinks.

Councilor Grant ~ I really have nothing to report at this time, I would say here, here on the budget process it is very helpful when people do their homework ahead of time.

Councilor Dolley ~ I have noticed over the years that I have been here the budgeting process has gotten better and better. I remember meetings that ran till ten or eleven at night. I have seen what it can be and right now it is the best it can be. Yes, the City Park Committee is getting more and more popular, City Manager is there and John as well. John has been great at implementing some of the things we need to. We cannot rely on volunteers all the time anymore so working some of the pocket parks into John's budget will be very helpful.

Councilor Babcock ~ Thank you guys. We never have questions because you do such a good job. For someone who is not a numbers girl I appreciate all the work you put into making it understandable. Some updates from the City Parks Committee. One of the big things we talked about is Soldier's Field, it butts up against Quimby Field. Maine Conservation Core (MCC) is doing a free trail design and survey at no cost. There is a fence that no one knows anything about and is interested in the fence coming down. *City Manager Peabody said that John and himself will be going down there to talk a look at it.*

Councilor Kimball ~ Thank you everyone for your updates and info. Last week I attended my first committee meeting at City Parks, and they are very excited that there are three council members on their committee. I learned a lot and it was very informative.

Councilor Cusick ~ Thank you for the presentation tonight.

Councilor Greenleaf ~ Not sure who takes care of traffic lights but the traffic light headed east coming up Water Street has been out for two months, not sure who needs to be notified. *City Manager Peabody noted he will speak with them.* We have had the people here from the state about the bridge. I go through their everyday and at least three days a week I witness people in the left-hand lane coming across the bridge and go straight. When they were here I asked if it was possible to get some new signs that would potentially make more sense to those coming across the bridge. There is no straight ahead, it is a 90 degree turn and some people aren't from around here and don't know that. When you get to the light you have to be either be in the turn only lane or the lane to go "straight", 90 degree across. They told us it would be an easy fix to change these signs, and it has not happened yet. *City Manager Peabody will reach out to them about the signs as well.*

also would like to thank the city staff, we come here, it's organized and we spend ten minutes going over it, but we all know how much work goes into it in the background.

Councilor Cone ~ Thank the department heads for their work. The solid waste committee met last month and moved forward with the recycling processes.

8. EXECUTIVE SESSION **N/A**

9. ADJOURN

Action: Councilor Dolley moved to adjourn at 8:09 PM. Councilor Babcock seconded the motion. No Further Discussion. Unanimously approved.

Upcoming Meeting Dates

May 7, 2025	September 3, 2025
May 21, 2025	September 17, 2025
June 4, 2025	October 1, 2025
June 18, 2025	October 15, 2025
July 2, 2025	November 5, 2025
July 16, 2025	November 19, 2025
August 6, 2025	December 3, 2025
August 20, 2025	December 17, 2025