



# CITY of HALLOWELL, MAINE

Web Site: <http://hallowell.govoffice.com/>

## CITY COUNCIL MEETING MONDAY, AUGUST 11, 2025 AT 6:00 PM

IN-PERSON AT CITY HALL IN THE COUNCIL CHAMBERS

VIEWING VIA ZOOM WAS ALSO AVAILABLE

### MINUTES

**1. CALL TO ORDER:**

Mayor George Lapointe called the meeting to order at 6:00 p.m. The Mayor then proceeded to read the meeting guidelines.

**2. COUNCILORS PRESENT:**

Walter McKee, Scott Cooper, Karen Knox, Michael Frett, Ben Gagnon, Danielle Obery and Lauren McPherson.

Also present: City Manager Ross McLellan, City Clerk Lisa Gilliam, Tax Collector/Treasurer Dawna Myrick, Code Enforcement Officer Sarah Moore, Fire Chief James Owen, along with several other members of the community.

**3. ADJUSTMENTS TO THE AGENDA:**

Motion by Councilor McKee to table Agenda Item #8, add 4A which is Item 27 moved up the Agenda and the addition of Item 4B Scarecrow City; motion seconded by Councilor Knox. Motion carried by unanimous vote 7-0.

**4. COMMENTS/QUESTIONS IN PERSON FROM THE PUBLIC CONCERNING MATTERS NOT RELATED TO ITEMS ON THE AGENDA BUT GERMANE TO CITY BUSINESS:**

None.

**4A. DISCUSSION CONCERNING A REQUEST BY KIERAN KAMMERER TO HAVE A WINTER TREE ART DISPLAY AT GRANITE CITY PARK THIS WINTER (ON AGENDA AS ITEM 24)s:**

Motion by Councilor McKee to send this item to the Arts & Cultural Committee for further discussion; motion seconded by Councilor Gagnon. Motion carried by unanimous vote 6-0.

**4B. SCARECROW CITY:**

Sam Joyall will be overseeing the event again this year and is looking for Council approval to move ahead with it. Motion by Councilor Frett to approve the Scarecrow City event which will take place this fall; motion seconded by Councilor Obery. Motion carried by unanimous vote 7-0.

**5. PUBLIC HEARING FOR A LIQUOR LICENSE FOR BARKER LLC DOING BUSINESS AS THE MAINE HOUSE WHICH IS LOCATED AT 119 WATER STREET IN HALLOWELL:**

Mayor Lapointe opened the Public Hearing at 6:09 p.m. With no public comments made, the Mayor closed the Public Hearing at 6:10 p.m.

**6. PUBLIC HEARING FOR FISCAL YEAR BUDGET 2025/2026 (JULY 1, 2025 THROUGH JUNE 30, 2026):**

Mayor Lapointe opened the Public Hearing at 6:10 p.m.

- Larry Davis, 123 Town Farm Road – Mr. Davis said he was concerned about the tax rates and reviewed last year's budget issues and how it affected property taxes. Mr. Davis is hoping for the 10% decrease in taxes that was discussed last year.
- Michael McPherson, 55 Shady Lane – Agreed with Mr. Davis and said he expected a 10% decrease in taxes and is very disappointed to hear the Council discussing only a 5% decrease.
- Jackie Clark, 32 Winthrop Street (present via Zoom) – Thanked all of the Finance Committee members along with the City Council for their efforts on this budget.

Mayor Lapointe closed the Public Hearing at 6:22 p.m.

**7. OTHER BUSINESS:**

- a. Consideration of a Liquor License for Barker LLC doing business as The Maine House which is located at 119 Water Street in Hallowell:  
Motion by Councilor Knox for the City Council to approve the authorization a Liquor License for The Maine House which is located at 119 Water Street in Hallowell; motion seconded by Councilor McPherson. Motion carried by unanimous vote 7-0.
- b. Consideration of a Victualers License for Uncorked Wine & Cheese which is located at 136 Water Street in Hallowell:  
Motion by Councilor Cooper for the City Council to approve and authorize a Victualers License for Uncorked Wine & Cheese; motion seconded by Councilor Knox. Motion carried by unanimous vote 7-0.
- c. Consideration of an Innkeeper's License for Riverbank Properties LLC:  
Motion by Councilor Frett for the City Council to approve and authorize an Innkeepers License for Riverbank Properties LLC; motion seconded by Councilor McKee. Discussion followed. Councilor Frett withdrew his motion until further clarification on the requirements for an Innkeepers License could be provided. Motion by Councilor Knox to table this agenda item; motion seconded by Councilor Frett. Motion carried by unanimous vote 7-0.

**8. FIRST READING OF THE PROPOSED ORDINANCE TO AMEND CHAPTER 9 TO COMPLY WITH LD 2003 AFFORDABLE HOUSING REQUIREMENTS:**

Motion by Councilor McKee to table this agenda item until September in order to add language; motion seconded by Councilor Gagnon. Motion carried by unanimous vote 7-0.

**9. RATIFICATION OF THE LABOR CONTRACT FOR FISCAL YEAR 2026:**

City Manager McLellan said this item would be moved to the Special Council Meeting to be held later in August.

**10. ORDER 25-02 AUTHORIZING THE CITY TAX COLLECTOR TO ESTABLISH A TAX CLUB PAYMENT PLAN AND ENTER INTO A STANDARD AGREEMENT WITH TAXPAYERS:**

Motion by Councilor Obery for the City Council to approve Order 25-02 which will authorize the City Tax Collector to establish a Tax Club payment plan and to enter into a Standard Agreement with Taxpayers; motion seconded by Councilor Cooper. Motion carried by unanimous vote 7-0.

**11. SECOND READING OF ORDER 25-03 THE ADOPTION OF THE MUNICIPAL REVENUE BUDGET FOR FISCAL YEAR 2025/2026 (JULY 1, 2025 THROUGH JUNE 30, 2026):**

Motion by Councilor Cooper for the City Council to approve Order 25-03 the Adoption of the Municipal Revenue Budget for Fiscal Year 2025/2026; motion seconded by Councilor Obery. Motion carried by unanimous vote 7-0.

**12. SECOND READING OF ORDER 25-04 THE ADOPTION OF THE MUNICIPAL EXPENDITURE BUDGET FOR FISCAL YEAR 2025/2026 (JULY 1, 2025 THROUGH JUNE 30, 2026):**

Motion by Councilor Cooper for the City Council to approve Order 25-04 the Adoption of the Municipal Expenditure Budget for Fiscal Year 2025/2026; motion seconded by Councilor McKee. Motion carried by unanimous vote 7-0.

*Motion by Councilor Cooper to table Agenda Items 13-18 to the Special City Council Meeting to be held later in August; motion seconded by Councilor Obery. Motion carried by unanimous vote 7-0.*

**13. POSSIBLE THIRD READING OF ORDER 25-03 THE ADOPTION OF THE MUNICIPAL REVENUE BUDGET FOR FISCAL YEAR 2025/2026 (JULY 1, 2025 THROUGH JUNE 30, 2026):**

**14. POSSIBLE THIRD READING OF ORDER 25-04 THE ADOPTION OF THE MUNICIPAL EXPENDITURE BUDGET FOR FISCAL YEAR 2025/2026 (JULY 1, 2025 THROUGH JUNE 30, 2026):**

**15. ORDER 25-05 ORDER OF MUNICIPAL OFFICERS TAX DUE DATES:**

**16. ORDER 25-06 ORDER OF MUNICIPAL OFFICERS INTEREST RATE FOR DELINQUENT TAXES:**

**17. ORDER 25-07 ORDER OF MUNICIPAL OFFICERS INTEREST RATE FOR OVERPAYMENT OF TAXES:**

**18. ORDER 25-08 ORDER OF MUNICIPAL OFFICERS PURSUANT TO 36 M.R.S.A. SECTION 906:**

**19. REVIEW AND AUTHORIZATION OF REVISED ZONING MAP:**

Motion by Councilor McKee for the City Council to find that the revised Zoning Map accurately represents the zoning changes adopted on April 7, 2025, and direct the Mayor and the City Clerk to sign the map; motion seconded by Councilor Obery. Motion carried by unanimous vote 7-0.

**20. AUTHORIZATION TO ALLOW NEW CITY MANAGER ACCESS AS THE SIGNER FOR CITY ACCOUNTS:**

Motion by Councilor Frett for the City Council to approve the authorization of Hallowell's new City Manager Ross McLellan allowing access as the signer for City Accounts; motion seconded by Councilor Knox. Motion carried by unanimous vote 7-0.

**21. DISCUSSION CONCERNING RECENT NOISE COMPLAINTS IN HALLOWELL:**

Mayor Lapointe stated he had received complaints from residents about the excessive traffic noise during the past few months; most complaints were related to noise from motorcycles, but also cars and trucks. Discussion followed. Councilors suggested the Police could intervene when they are present to this type of excessive and unnecessary noise. Other suggestions included having signs placed around the City, but other Councilors said that might encourage the problem as well. After a brief discussion, Mayor Lapointe said that City Manager McLellan would discuss this issue further with the Police Department.

**22. DISCUSSION CONCERNING LIGHTED YARD SIGNS:**

Mayor Lapointe said he had received a complaint about a real estate sign that had lights on it and that it was intrusive to neighbors close by. Discussion followed. Councilor Cooper made a motion to send this topic to the Property Committee, but after further discussion he withdrew the motion. Code Enforcement Officer Sarah Moore said lighted signs that are shielded are not in violation and the sign that brought the complaint was not in violation. Motion by Councilor Knox to send this discussion to the Ordinance Review Committee; motion seconded by Councilor Obery. Motion carried 6-1 with Councilor McPherson opposed.

**23. DISCUSSION CONCERNING RECENT COMPLAINTS OF SPEEDING ON HIGH STREET AND WINTHROP STREET:**

Ken Young who resides at 25 High Street said he was concerned with cars using excessive speed especially on High Street and Winthrop Street. Mr. Young also expressed concern with visibility at the intersection of High Street and Winthrop Street, saying it's not a safe area. Discussion followed. Motion by Councilor Knox to have the Public Safety Committee review this item and to include the Police Department during that meeting; motion seconded by Councilor Obery. Discussion continued. Councilor McKee said he would vote against this because it is a law enforcement issue. Motion failed 3-4 with Councilors McKee, Frett, Cooper and McPherson all opposed. Mayor Lapointe said City Manager McLellan would work with the Police Chief and Public Works to find a resolution to this issue.

**24. DISCUSSION CONCERNING A REQUEST BY KIERAN KAMMERER TO HAVE A WINTER TREE ART DISPLAY AT GRANITE CITY PARK THIS WINTER:**

This was changed to Item 4A on the agenda.

**25. DISCUSSION CONCERNING THE MMA BALLOT:**

Motion by Councilor McKee to authorize the City Manager to vote the MMA Ballot; motion seconded by Councilor Obery. Motion carried by unanimous vote 7-0.

**26. CONSENT AGENDA:**

- a. City Council Meeting Minutes: July 7, 2026S
- b. Roll of Accounts for June 2025 in the amount of \$635,082.03.
- c. Department/Office Reports: Treasurer, Public Works, Code Enforcement

Motion by Councilor McKee for the Council to approve the consent agenda as presented; motion seconded by Councilor Obery. Motion carried by unanimous vote 7-0.

**27. CITY MANAGER'S REPORT:**

City Manager McLellan reviewed his report. Among the items Manager McLellan addressed were:

- The Purchase & Sale Agreement for the Fire Station continues to move forward.
- There has been a delay on the Second Street sidewalk construction.
- Currently working on quotes for various repairs to City Hall.
- Recognition of Public Works Director Tom Goraj who assisted a woman that had accidentally dropped her keys into a storm drain on Water Street. The woman reached out to the City Manager to express how pleased she was to have Mr. Goraj quickly resolve this very stressful matter.

**28. CONSENT AGENDA – PRESENTATION OF COUNCIL COMMITTEE REPORTS AND OTHER COMMITTEE REPORTS:**

- a. Age-Friendly Committee
- b. Kennebec River Rail Trail
- c. Recreation Commission
- d. RSU 2 Board of Directors
- e. Tree Board

Motion by Councilor McKee to approve the Consent Agenda as presented; motion seconded by Councilor Obery. Motion carried by unanimous vote 7-0.

**29. MAYOR’S REPORT/APPOINTMENTS:**

Among the items Mayor Lapointe discussed were:

- Some complaints were received from residents about the Ironman Race. Some residents were unable to get to work because the road they lived on was closed to traffic. The Mayor said notifications were sent by mail but that not all residents received this information. This will need to be addressed before next year’s race.
- August 26th will be a work session for the City Council.
- A meeting has been scheduled with Sandy Stubbs to discuss the items stored at the old fire station and where they can be moved to once the sale of the building takes place.
- The portion of the weathervane that remains at the top of the old fire station needs to be removed before the sale is finalized.

Councilor Cooper asked if the Council could schedule a special meeting to finalize the city budget. Discussion followed. The Council agreed to schedule a Special Council Meeting for Thursday, August 14<sup>th</sup> at 6:00 p.m.

**30. ADJOURNMENT:**

Motion by Councilor McKee to adjourn; motion seconded by Councilor McPherson. Motion carried by unanimous vote 7-0.

Meeting adjourned at 7:49p.m.

Respectfully submitted by:  
Lisa J. Gilliam, City Clerk