



CITY OF HALLOWELL, MAINE

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

CITY COUNCIL MEETING MONDAY, DECEMBER 8, 2025 AT 6:00 PM

IN-PERSON AT CITY HALL IN THE COUNCIL CHAMBERS
ZOOM WAS AVAILABLE FOR THIS MEETING

MINUTES

1. CALL TO ORDER:

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

2. COUNCILORS PRESENT:

Walter McKee, Scott Cooper, Karen Knox, Michael Frett, Benjamin Coolidge Gagnon, Danielle Obery & Lauren McPherson.

Also Present: City Manager Ross McLellan, City Clerk Lisa Gilliam & Code Enforcement Officer Sarah Moore. There were also several residents present for the meeting.

3. ADJUSTMENTS TO THE AGENDA:

Motion by Councilor Cooper to move Agenda Item #10 to #4A; motion seconded by Councilor Frett. 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:

- Larry Davis, who resides at 123 Town Farm Road in Hallowell, gave an update on the Dummer House. Mr. Davis said the Estate of Linda Bean has left the Dummer House to Row House. He said this historic home was built in 1792 by Martha Ballard's husband. Unfortunately Ms. Bean did not leave funds to restore the building, so money will need to be raised. Mr. Davis said the restoration will be done by Hitchcock & Company which is located in Hallowell.

4A. UPDATE FROM THE HALLOWELL WATER DISTRICT REGARDING THE LATEST PFAS LEVELS:

State Representative Dan Shagoury told residents they could reach out to him with any questions or concerns and that he was aware of a new test that would be done in the next few days to determine the current PFAS levels.

Local Attorney Kristin Aiello, who is also a resident of Hallowell, addressed her concerns with the safety of the drinking water. She said that Hallowell is not in compliance with the federal guidelines and that the PFAS level in Hallowell is 20 parts per trillion which is over the federal standard of 4 parts per trillion. Attorney Aiello requested this topic be included each month on the City Council Agenda in order to keep the residents of Hallowell updated on this matter. Discussion followed.

Motion by Councilor Know for the Personnel, Health & Protection Committee to meet with the Hallowell Water District concerning water safety and their actions with the public on this matter; motion seconded by Councilor McKee who amended the motion to include communication with the public. Motion carried by a vote of 6-1 with Councilor Obery opposed.

Councilor McKee stated he would schedule a meeting between the Personnel, Health & Protection Committee and the Hallowell Water District.

5. PUBLIC HEARING FOR A MARIJUANA BUSINESS LICENSE RENEWAL (CULTIVATION FACILITY) FOR EMERALD BAY FARMS LLC, WHICH IS LOCATED AT 365 WINTHROP STREET IN HALLOWELL:

Mayor Lapointe opened the Public Hearing at 6:36 p.m. Larry Davis asked for the location of the facility. With no further discussion, Mayor Lapointe closed the Public Hearing at 6:37 p.m.

6. PUBLIC HEARING FOR A NEW LIQUOR LICENSE FOR ON-PREMISES BEER & WINE FOR THE BUSINESS UNCORKED WINE & CHEESE, WHICH IS OWNED BY KIMBERLY SCHOFIELD; THE BUSINESS LOCATION IS 136 WATER STREET IN HALLOWELL:

Mayor Lapointe opened the Public Hearing at 6:38 p.m. With no comments from the public, Mayor Lapointe closed the Public Hearing at 6:39 p.m.

7. PUBLIC HEARING ON A DANGEROUS BUILDING WHICH IS LOCATED AT 8 PARK STREET IN HALLOWELL:

Mayor Lapointe opened the Public Hearing at 6:40 p.m. Code Enforcement Officer Sarah Moore provided an update regarding the property located at 8 Park Street in Hallowell. Ms. Moore outlined the current condition of the building and identified several safety concerns. She also noted that the property owner has existing health conditions, which add to the seriousness of the situation. It was further reported that, in the event of an emergency, Public Safety personnel have been directed not to enter the building due to safety risks. Ms. Moore explained that, in order for the property owner to qualify for Veterans Services assistance, the City would be required to issue an order for the owner to vacate the premises. The property owner was present along with his Real Estate Broker who is assisting him in finding a new housing. A brief discussion followed.

Motion by Councilor Knox to declare 8 Park Street as a dangerous building and to proceed accordingly with the City Attorney with a follow up at the January 12, 2026 Council Meeting; motion seconded by Councilor McKee. Discussion continued. Motion carried by unanimous vote 7-0.

8. OTHER BUSINESS:

a. Consideration of a Marijuana Business License Renewal (Cultivation Facility) for Emerald Bay Farms LLC, which is located at 365 Winthrop Street in Hallowell:

Motion by Councilor Gagnon for the City Council to approve the authorization of a Marijuana Business License Renewal as a Cultivation Facility for Emerald Bay Farms LLC, which is located at 365 Winthrop Street in Hallowell; motion seconded by Councilor Obery. Motion carried by unanimous vote 7-0.

b. Consideration of a New Liquor License for On-Premises Beer & Wine for the business Uncorked Wine & Cheese, which is owned by Kimberly Schofield; the business is located at 136 Water Street in Hallowell:

Motion by Councilor Frett for the City Council to approve the authorization a New Liquor Licenses for On-Premises Beer & Wine for the business Uncorked Wine & Cheese, which is owned by Kimberly Schofield and is located at 136 Water Street in Hallowell; motion seconded by Councilor Knox. Discussion followed. Councilor McKee reminded the Council that this is another liquor license in the City which already has several current licenses issued. Councilor McPherson agreed with Councilor McKee and requested a list of how many liquor licenses the city has issued. City Clerk Lisa Gilliam said she would provide a list of licenses issued at the next Council Meeting in February. Motion carried by unanimous vote 7-0.

9. UPDATE FROM THE GREATER AUGUSTA UTILITY DISTRICT:

Motion by Councilor Frett to table this discussion to a future Council Meeting; motion seconded by Councilor Obery. Motion carried by unanimous vote 7-0.

10. UPDATE FROM THE HALLOWELL WATER DISTRICT REGARDING THE LATEST PFAS LEVELS:

This item was moved to #4A on the Agenda.

11. DISCUSSION CONCERNING THE CITY ORDINANCES BEING TRANSFERRED TO AND MANAGED IN THE PROGRAM "E CODE 360:"

Code Enforcement Officer Sarah Moore presented this discussion to the City Council along with a representative from E Code 360. Discussion followed on how E Code 360 would update all of the City Ordinances and organize them which would bring great ease for those who are conducting research. After the Ordinances are updated and organized, E Code 360 would provide a book compiled with all of the City Ordinances and these would also be available online. Discussion followed regarding the cost of this service. The Code Enforcement Officer said there are grants available to help with the overall cost, she said she would be researching that option for the City. Discussion continued. Councilor Obery made a motion for the Ordinance Rewrite Committee to review this topic at their next meeting; motion seconded by Councilor Cooper. Motion carried by unanimous vote 7-0.

12. DISCUSSION CONCERNING A DANGEROUS BUILDING WHICH IS LOCATED AT 8 PARK STREET IN HALLOWELL:

No discussion was necessary because this item was reviewed earlier as Agenda Item #7.

13. DISCUSSION CONCERNING THE SOLAR ARRAYS IN HALLOWELL:

City Manager McLellan noted that Councilor McPherson had requested this discussion be added to the agenda. Councilor McPherson said she would like to have a limitation on the number of solar arrays in Hallowell. Discussion followed. Mayor Lapointe said the Council should review the Ordinances that the Town of Manchester and Mount Vernon have already established. No motions were made but the Council this would be reviewed at a future Ordinance Review Committee Meeting.

14. DISCUSSION WITH THE HISTORIC HALLOWELL COMMITTEE CONCERNING THEIR APPLICATION TO HAVE THE GRAVE OF JAMES MATTHEWS LISTED ON THE NATIONAL PARK SERVICE NETWORK TO FREEDOM WEBSITE:

Hallowell Resident Bob McIntyre was present and gave a brief review of the application to have the grave of James Matthews listed in the National Park Service Network. He said there would be no cost to the City.

Motion by Councilor Knox to support the application to have the grave of James Matthews listed on the national park service network to freedom website; motion seconded by Councilor Gagnon. Motion carried by unanimous vote 7-0.

15. CONSENT AGENDA:

- a. City Council Meeting Minutes: October 14, 2025
- b. Roll of Accounts for October 2025 in the amount of \$704,406.69.
- c. Department/Office Reports: Treasurer, Public Works, Code Enforcement Officer
Motion by Councilor McKee for the Council to approve the consent agenda as presented; motion seconded by Councilor Obery. A brief discussion followed. Motion carried by unanimous vote 7-0.

16. CITY MANAGER'S REPORT:

City Manager McLellan gave a brief review of his report which included information on his meeting with MDOT regarding traffic calming, a Land and Water Conservation Fund Grant and information of the upcoming city audit.

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

- a. Kennebec River Rail Trail
- b. RSU #2
- c. Tree Board

Motion by Councilor Cooper to approve the Consent Agenda as presented and to include minutes from the Ordinance Review Committee that were presented to the Council at tonight's meeting; motion seconded by Councilor Obery. Discussion followed. Councilor McKee presented the latest update from the Ordinance Review Committee. A brief discussion followed regarding rental properties, Innkeepers Licenses and possible grants in the future. Motion by Councilor McKee to refer grant discussions and further recommendations to the Ordinance Review Committee; motion seconded by Councilor Cooper. Motion carried by unanimous vote 7-0. Motion to approve the Consent Agenda approved by unanimous vote 7-0.

18. MAYOR'S REPORT/APPOINTMENTS:

Mayor Lapointe said he had recent discussions with residents at Granite Hill Estates and their concerns were speeding, delayed mail deliveries and a request to have the sidewalks plowed by the City. The Mayor also said he is working on appointment and those will be brought to a future Council Meeting. A brief discussion followed.

Motion by Councilor McKee to move the City Inauguration from Friday, January 2nd to Monday, January 5th at 7:00 p.m.; motion seconded by Councilor Cooper. Motion carried by unanimous vote 7-0.

19. EXECUTIVE SESSION TO DISCUSS A REAL ESTATE MATTER PER 1 M.R.S.A. § 405(6)(C):

Motion by Councilor McKee to enter into Executive Session and to include City Manager Ross McLellan in the discussion; motion seconded by Councilor Cooper. Motion carried by unanimous vote 7-0.

20. ADJOURNMENT:

Respectfully submitted by,
Lisa J. Gilliam, City Clerk