



CITY OF HALLOWELL, MAINE

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

CITY COUNCIL MEETING MONDAY, JANUARY 12, 2026 AT 6:00 PM

IN-PERSON AT CITY HALL IN THE COUNCIL CHAMBERS

ZOOM WAS ALSO AVAILABLE FOR THIS MEETING

MINUTES

1. CALL TO ORDER:

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

2. COUNCILORS PRESENT:

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

Also present: City Manager Ross McLellan, City Clerk Lisa Gilliam, Code Enforcement Officer Sarah Moore and several members of the community.

3. ADJUSTMENTS TO THE AGENDA:

Mayor Lapointe requested the addition of 11A to the Agenda for the MMA Survey Response. Councilor McKee requested item 14D Personnel, Health & Protection Committee be moved to 9A. Motion by Councilor Frett to make the requested changes to the agenda; motion seconded by Councilor Knox. Motion carried 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.

5. EXECUTIVE SESSION FOR CODE ENFORCEMENT CONSULTATIONS – 1 M.R.S.A. § 405(6)(H):

Motion by Councilor McKee to enter into Executive Session and to allow the City Attorney and Code Enforcement Officer to be included; motion seconded by Councilor Frett. Motion carried 7-0

Motion to exit Executive Session by Councilor McKee; motion seconded by Councilor Frett. Motion carried 7-0.

6. DISCUSSION CONCERNING A DANGEROUS BUILDING LOCATED AT 8 PARK STREET IN HALLOWELL:

Code Enforcement Officer Sarah Moore, City Attorney Alex Pringle and property owner Francis Jodrey were all present for the discussion.

Mayor Lapointe opened the Public Hearing at 6:30 p.m. Code Enforcement Officer Sarah Moore gave a summary of the conditions of the home and said there has been no improvement. She also stated that she reached out to different agencies to assist Mr. Jodrey and he has refused all services that have been offered.

Mr. Jodrey said he has no assistance to help him move. His current health situation has slowed him down; due to that, Mr. Jodrey asked for 45 days to get his home cleaned out and then move into his new apartment. A brief discussion followed.

Public Hearing closed at 6:45 p.m.

Motion by Councilor McKee to declare the home at 8 Park Street as unsafe, and a hazard for fire, health and safety; motion seconded by Councilor Frett. Motion carried by unanimous vote 7-0.

Motion by Councilor McKee for the tenant at 8 Park Street to vacate the home/property in 30 days; motion seconded by Councilor Frett. Motion carried by unanimous vote 7-0. The deadline to vacate the property was determined to be February 9, 2026. The City Attorney Alex Pringle said he would prepare the legal documents for the City Council to sign on this matter.

7. OTHER BUSINESS:

None.

8. UPDATE FROM THE GREATER AUGUSTA UTILITY DISTRICT:

The representative was not available for the meeting. The City Council said they would be invited to a future meeting. No motions were made.

9. UPDATE FROM THE HALLOWELL WATER DISTRICT REGARDING PFAS LEVELS:

The representative was not available for the meeting. The City Council said they would be invited to a future meeting. No motions were made.

9A. PERSONNEL, HEALTH & PROTECTION COMMITTEE:

Councilor McKee reviewed the discussion from their most recent meeting and their action items discussed concerning PFAS. Discussion followed. Motion by Councilor Frett to approve the recommendations as follows:

- Council approval of PFAS information on City website and Facebook page.
- Council consideration of inviting bar and restaurant owners to provide input on whether they should provide notice of PFAS levels to customers.
- Council approval of City communications to the Water District requesting that the Water District provide notice to new customers of PFAS levels; requesting the Water District to provide information at the spigot about the availability of assistance for those having difficulty transporting water from the spigot to a person's home; and requesting that the Water District build some structure around and about the spigot to protect it from the elements and enhance accessibility.

Motion seconded by Councilor McKee. A brief discussion followed. Due to a conflict, Councilor Obery said she would abstain from the vote. Motion carried 6-0-1.

10. OPTIONS FOR COMMERCIAL SOLAR DEVELOPMENT IN HALLOWELL:

Mayor Lapointe noted that communication from the public on solar farms has not been favorable due to the negative visual impact. It was also stated that currently there is no ordinance in Hallowell on solar farms. Discussion followed. Motion by Councilor McKee for the Council to have the Conservation Commission review and make recommendations on solar farms in Hallowell and to include commercial battery facilities; motion seconded by Councilor Knox. Discussion followed. The City Manager recommended that discussions on this topic should include the Code Enforcement Officer and the Planning Board. Motion carried by unanimous vote 7-0.

11. POTENTIAL REGIONALIZATION OF SOME CITY SERVICES:

At the November Council Meeting, the Council discussed the idea of regionalization of some city services. The services generally discussed for this analysis are the Police Department, Fire Department and Public Works. A brief discussion followed. Motion by Councilor McPherson to further explore regionalization and to create an ad-hoc committee; motion seconded by Councilor Cooper. Discussion followed. Councilor McKee suggested the committee members be selected at the next Council Meeting. Motion carried by unanimous vote 7-0.

11A. MMA SURVEY RESPONSE:

Mayor Lapointe said responses are due to MMA by January 27th and that he would like to receive them from the Council by January 20th. The Council agreed and no motions were made.

12. CONSENT AGENDA:

- a. City Council Meeting Minutes:
- b. Roll of Accounts for November 2025 in the amount of \$494,765.55.
- c. Department/Office Reports: Treasurer, Clerk, Public Works, Code Enforcement Officer

13. CITY MANAGER'S REPORT:

Manager McLellan gave a brief review of his report which highlighted the Children's Holiday Party, the boiler issues at City Hall, preparation for the 2027 Fiscal Year Budget and the upcoming TIF Workshop scheduled for the City Council.

Discussion followed concerning the Purchasing Policy and the current amount limits for purchases. Motion by Councilor Cooper to waive the purchasing limit on the 207-1 Purchasing Policy; motion seconded by Councilor Obery. Motion carried 6-1 with Councilor McPherson opposed.

Motion by Councilor Cooper to send the 2017-01 Purchasing Policy to the Finance Committee for review; motion seconded by Councilor Cooper. Motion carried by unanimous vote 7-0.

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

- a. Age-Friendly Committee
- b. Conservation Commission
- c. Ordinance Review Committee
- d. Personnel, Health & Protection Committee
- e. RSU #2 Board of Directors

Motion by Councilor McKee review the ORC Report and the PHP Report; motion seconded by Councilor Knox; motion carried by unanimous vote 7-0.

Councilor McKee said the Ordinance Review Committee discussed the E360 program and they are in favor of the purchase. Motion by Councilor McKee to include the purchase of the E360 program and make it a priority for consideration in the 2027 FY Budget; motion seconded by Councilor Knox. A brief discussion followed. Motion carried 6-1 with Councilor Cooper opposed.

Councilor McKee then addressed the PHP Committees discussion of short term rentals. A brief discussion followed. Motion by Councilor McKee to remove the definition of short term private rentals, table commercial short term rentals and discuss this at the next PHP Committee meeting; motion seconded by Councilor Gagnon. Motion carried by unanimous vote 7-0. Motion by Councilor Gagnon to include the exemption of downtown short term rental parking in section 9-629; motion seconded by Councilor McKee; motion carried by unanimous vote 7-0.

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

15. MAYOR’S REPORT & APPOINTMENTS:

Mayor Lapointe made the following appointments:

- **Personnel, Health, Transportation & Public Safety:** Karen Tucker Knox
- **Board of Appeals:** Phil Lindley (2029) & Dawn Gallagher (2029)
- **Board of Assessors:** Diano Circo (2029)
- **Hallowell Age-Friendly Committee:** Bob McIntire, John Bastey, Michael Frett, Deborah Walker, Maggie Warren, Karen Tucker Knox, Jaqueline Clark & Romaine Turyn
- **Historic Hallowell Committee:** Bob McIntire, Ron Kley, Cary Colwell, Sandra Stubbs, Annmarie Jirkovsky, Kate Tremblay, John Bastey, Erin McGrath, Jill Letka, Sarah Lucas, Maureen AuCoin, Nicky Garvan
- **Arts & Cultural Committee:** Deb Fahy, Chair; Jonathan French, Bob McIntire, Richard Bostwick, Nancy McGinnis, Kate Tremblay, Annmarie Jirkovsky, Chris Cart, Christine Little, Paul Cyr & John Carpenter, Taylor St. Pierre & Aaron Montell, Kieran Kammerer
- **Ordinance Rewrite Committee:** Walter McKee, Chair; Michael Frett, Pam Perry, John Bastey
- **Planning Board:** Keith Taylor (2030), David Gilbert as 1st Alternate (2028)
- **Recreation Commission:** Karen Tucker Knox, Chair; Benjamin Gagnon, Chris Vallee, John Damren, Cara Walker, Jean McWilliams, Ryan Gordon, David McIntosh
- **Tree Board:** John Damren (2029)
- **Hallowell Water District:** Rosemary Presnar (2028)
- **Greater Augusta Utility Advisory Committee:** Keith Taylor (2027), Kara Walker (2028)

Motion by Councilor McKee to approve the Mayor’s Appointments; motion seconded by Councilor McPherson; motion carried by unanimous vote 7-0.

Mayor Lapointe informed the Council that he was offered an appointment on the Joint Budget Committee for Kennebec County and he decided to decline the offer.

16. ADJOURNMENT:

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

Adjourned at 9:05 p.m.

Respectfully submitted by: Lisa J. Gilliam, City Clerk