

**REGULAR COUNCIL MEETING
GARDINER CITY COUNCIL
Wednesday, December 5, 2007
City Council Room
7 p.m.**

1. CALL TO ORDER- Meeting began at 7:00p.m.

2. ROLL CALL

Mayor McLean, Jean Dellert, Chuck LeBlanc, Richard Nickless, Phil Hart, Martha Mentall, Richard Rambo. Absent: Bryan Blanchard

3. PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS

3.1. Consideration of Comments from the Public on Issues that Do Not Appear Elsewhere on the Agenda (Please limit comments to five minutes.)

4. CONSENT AGENDA

4.1 Consideration of Accepting November 2007 Warrants

Motion: Councilor Rambo Second: Councilor Nickless Vote: Unanimous

4.2 Consideration of Councilor LeBlanc signing Warrants

Motion: Councilor Rambo Second: Councilor Nickless Vote: Unanimous

5. NEW BUSINESS

5.1. Consideration of Order 07-32 Joint Administration Project

Jeff said they met last week to consider joint project. Packet included information about how the process. They have a power point presentation to show how it would work out. The next step is to prepare an action plan with a deadline of July 1. The goal is to have full implementation by the next fiscal year. They estimate a savings to the city of about \$40,000.00. That savings would go to both Wastewater and the Water District. Councilor Nickless asked about additional staffing. Jeff explained that it would eliminate a position. Councilor Hart asked about the sewer clerk position that exists and how that relates to savings. Jeff laid out the number of current positions and the first benchmark being to get things in order prior to anything actually changing. Councilor Hart asked if the council will be getting interim reports as to the progress of the consolidation. Councilor Nickless asked about the citizens who will have to be "caught up". Those customers are being billed in arrears. Councilor Hart said he feels we need to do a good job with PR and educate the members of the public, especially with regards to the potential savings.

Motion to accept proposal: Councilor Nickless Second: Councilor Rambo 2nd Vote: Unanimous

5.2. Consideration of Appropriation Order 07-33 for North West Quadrant

Jeff talked about the substantial money left over from the project and the decision to use that money for the paving of Cobbossee Ave. The City needs to watch what happens with the grader. The cost of the paving was less than anticipated. Chuck explained about the shim paving and that it was decided if they spent more it would be throwing money away. Councilor Hart asked Chuck why there was money left over from the project. Chuck explained how they come up with the budgeted amount and then the actual bid and how it impacts the budget. Funds are part of the annual money that was appropriated for road repair. Both amounts are from grants and if we don't use it some other community will benefit. Councilor Rambo asked about the pump station issue. Money was leftover from the planned upgrade. Mayor McLean said he wants to acknowledge the staff on the idea to pave Cobbossee Ave. He has heard positive feedback from public. Councilor Hart said the whole project was well thought out and planned. Watching the project as it went on, he felt it went very smoothly and then to come back with a surplus speaks to the management. The Mayor said thank you and that the council should take note of it.

Motion to Accept Proposal: Councilor Rambo Second: Councilor Nickless
Vote: Unanimous

5.3. Consideration of Awarding Contract for Bundled Projects

The bundling is an extremely complex project. The Bundled project consist of 13 individual projects which, if done traditionally we would have to go out and find 13 consultants. This way we manage 1 team of consultants. Managing them will be much easier. Jason feels this is a great opportunity. Eight of the projects tie to the Council goal statement. Three are in the CIP. Business planning, site organization and development, Parks, Waterfront. They are all progressive and involve site planning. We had 22 consultants show up for a pre-bid meeting. We received eight proposals, three of which included the entire package. Wright Pierce covered the scope in all areas both written and presentation and really stood out for the team which consists of Pat Hart, Jason and Chuck. Pat spoke about what a unique opportunity this presents. They scheduled a days worth of presentations which were very diverse and interesting. Final choice mostly based on what they can provide to us and the most complete package. Pat feels we this bundling approach will set the standard for other communities. Chuck talked about the team at Wright Pierce and the faith they instilled in the committee in their ability to get the job done. Chuck spoke about super committees and that being another challenge to getting the project accomplished. Current budget for the project is \$152,000. Proposal is incentive based. Councilor Leblanc is pleased to see that it is incentive based and feels we will see results. Councilor Dellert asked when it will start. Chuck put together a timeline and said the question really is when it will end. Most plans are to be implemented in 2008 but a couple of them are split funded for two years.

Motion to Approve: Councilor Nickless Second: Councilor Rambo
Vote: Unanimous

5.4. Consideration of Order 07-34, Boy's and Girls Club Action Plan

Jeff talked about what it will mean to look at an action plan for the BGC to separate from the city and how best to accomplish that. Ingrid has updated the action plan to include timelines and dates and a goal with realistic dates on when to put everything into motion in order to be ready for July 1. Ingrid offered the plan up for review.

Motion to Accept Plan: Councilor Dellert Second: Councilor Leblanc Vote:
Unanimous

5.5. Report on Skate Park Options

Jeff said over the years the City's youth have been asking to replace the skate park behind the train station. Ingrid has spent time with several people discussing this issue. Says it is a big project and the cost was \$30,000 in 2003 to initially put it together. The issue is how to manage something like that and keep it safe and positive for kids. The kids that were using the park to skate were not the problem; it was usually older kids who would drive out the others that were the problem. You have to deal with graffiti. Who will maintain the park?, who will police the area? who will manage graffiti? It needs to be in a place where the noise can be tolerated because it is noisy. Ingrid got in touch with the Tony Hawke foundation to obtain more info. Chief Toman said his concern would be location. Councilor Nickless agreed and said that responsibility for the park is a factor. Lewiston just did a similar project and they crested the \$30,000 mark. Councilor Leblanc said the financial aspect and the policing concern him as well. He feels we ask more from public safety than we should and doesn't want to further burden them. He is interested in hearing more about it. Ingrid feels the issue of "ownership" would also answer the question of finance and location. Mayor MacLean would support looking into the issue further. He sees it as a way to divert some of the vandalism issue. He wants to give the kids a place to go and we would have fewer issues to deal with surrounding kids. Talk about possible locations and what would be best.. Councilor Rambo feels putting together older teenagers with some of the younger ones might present issues. He suggests forming a committee.

Motion: Councilor Rambo Second: Councilor Dellert Vote: Unanimous

6. 6. EXECUTIVE SESSION per MRSA, Title 1, Chapter 13, Section 405 (6) (A) Labor Negotiations

7. CITY MANAGER REPORT

Jeff spoke about the trial regarding rights issues which has been cancelled in favor of the hearing of the ADB issue. If the outcome is that the ABD issue is not valid it will impact the rights issue. We are finally ready to sign the design of the Cobbossee Corridor contract. This is an old issue but we are just now signing a contract. Assuming the water district acts on the joint administration, we will get a task force together and come up with an advisory committee. He will report back to the council as we approach benchmarks.

8. COUNCIL DISCUSSION

Councilor Mentall complained about her water bill and sewer bill. She does not understand the EUR charge. Councilor Mentall also wanted to discuss the Waterville Business Park- feels that it is a poor investment. She wants the Council to hear how much of the taxpayers money has been spent. She also would like to know more about Gardiner Main Street. Jeff said he is willing to meet with her and Chuck about her water and sewer bill and explain it in depth. He also

suggested that he will have a representative from Waterville come and talk about how much money has been spent and where it was spent.

Councilor Dellert had several calls about Public Works and the good job they did with the first storm. Councilor Hart wanted to speak about complaints he has had. He feels the management staff has been very receptive and responsive and the way they handled his issue was appropriate. Citizens have given positive feedback. He feels in the past he has made the mistake of playing the middle man and this way works better.

Mayor McLean mentioned that he had his visit from the appraiser yesterday and it went smoothly. He attended a recent Chamber of Commerce meeting and spoke about promoting the region during Whatever Week. Some talk about including Hallowell in the process to make it a full month of activity. The Mayor would like to look at incorporating something with the river, maybe paddling down the river. This would help to promote the rail trail. It could be better promoted as a cultural area.

Councilor Leblanc would like to get an update on the safety/parking/patrol officer. Jim said he has made a conditional offer pending a background check. Community Liaison Officer is proving more difficult to fill. There are not as many Officers to choose from. He is being very choosy about who he hires and has a high standard. Last question about lights for downtown and are we finished yet? Yes. Some of the Councilors mentioned that they are still having issues with speeders on their roads. Chief Toman talked about the speed issues and the use of the speed signs. He feels the sign increases voluntary self monitoring.

Motion to Adjourn: Councilor Nickless
Unanimous

Second: Councilor Dellert

Vote:

9. ADJOURNMENT – Meeting adjourned at 10:30p.m.

Submitted by,
Kathy Cutler
Council Clerk