

**REGULAR COUNCIL MEETING  
GARDINER CITY COUNCIL  
Wednesday, October 15, 2008  
City Council Chambers  
7 p.m. Business Meeting**

**1. CALL TO ORDER**

Meeting was called to order at 7:07pm.

**2. ROLL CALL**

In attendance: Martha Mentall, Rich Nickless, Rich Rambo, Chuck LeBlanc, and Mayor MacLean. Councilor Hart arrived at 7:10pm.

**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.)**

No public comments.

Mayor MacLean presented the Addendum to the meeting agenda which was the list of September warrants for the Council to consider. Once approved the appropriate councilor would be notified to come in and sign.

Motion to accept: Councilor LeBlanc      Second by: Councilor Rambo  
Vote: Unanimous

**4. CONSENT AGENDA**

**4.1.Consideration of Qualified Catering Permit for White Flour Catering 10/25/08**

Motion to accept: Councilor Rambo      Second by: Councilor Mentall  
Vote: Unanimous

**4.2.Consideration of Victualer's License**

Motion to accept: Councilor Rambo  
Vote: Unanimous

Second by: Councilor Nickless

## **5. NEW BUSINESS**

### **5.1. Presentation of Spirit of America Award to Conservation Committee**

Mayor MacLean presented the Spirit of America award to the conservation committee. He spoke about when he first became Mayor and was approached by Dorothy Washburne about revitalizing the committee which had become dormant. The Mayor said he had a lot of respect for the energy and work ethic of the committee members. He then gave the committee members an opportunity to speak. Dorothy said she wanted to thank the other members for all their hard work. She spoke about their work with invasive plant species which received media attention from NECN, the plantings at the Oakland's which resulted in several hundred pounds of potatoes and squash which was donated to Chrysalis Place. The committee also had 500 tulip bulbs, some of which were donated, that they planted all over. Dorothy said the committee has great ideas for the coming years.

### **5.2. Update on Regional Trails Mapping Project**

Tom Reeves of MaineWatch spoke about the mapping project. It is called Rediscovering Forgotten Assets- Trails for the 21<sup>st</sup> Century. They create maps that municipalities can use when they are looking to tie in with another community through trails. They look for unused public areas that could potentially be used for recreational trails. The idea is that we are not moving around much as a society and they look for ways to get people out and about. Tom showed maps of Gardiner and West Gardiner and showed all of the areas of public land that could be tied into the Rail Trail. Councilor Hart asked Tom if MaineWatch owns any of the land and he said no. MaineWatch is a small non profit that doesn't actually own any land. Councilor LeBlanc said Tom raised many good points. He knows lots of people who have lived in Gardiner a long time and are unaware of the Narrow Gauge Railroad that leads out to Togus. He said there is also a waterfall out by the Oakland's which people are not aware of. Councilor Hart said he has a twenty foot waterfall on his property and

he has often wondered if there is a way to preserve it somehow so that it could be enjoyed in years to come.

### **5.3. Consideration of Resolution 08-37 Authorizing Riverfront Bond Grant Application**

Jeff gave an update on the Grant application. He said they feel this grant may be one of the last ways to address some of the issues on the waterfront. There is a great match (2:1) which is unprecedented. Most grants offer a 25% match. He wants the Council to look at this as a model for financing until we actually get the grant. Jeff spoke about Finance being busy prepping for the coming audit. At this point it appears as though there are some issues with the TIF's, one of which is that they are most likely overstated. Jeff said as soon as they know more he will provide council with an update. Councilor Mentall asked about what the match usually is. Jeff said it is generally 25%. The 2:1 match is what makes this grant so exclusive. He said the state is raising the bar but he is confident in the project and feels it includes all components that the state is looking for. He reiterated that at this point they can't assume they will get the funding and he wants them to look at these scenarios as financing ideas. Councilor LeBlanc said Jeff raised a good point and he wanted to know what \$369,000 would get us to a completion point. What can we accept as a finished product? Jason Simcock took the floor and explained that the state has 8.9 million dollars worth of requests. The state has 5 million available. They have had 30 requests for this grant. Jason said they tried to time it to make it a sure thing. The application tells you how to weight your match and he used that to come up with the three scenarios he has presented tonight. The Preserve America Grant was received and \$50,000.00 of that was able to be used towards the match.

Scenario A- Main Phase II Project Elements are the boardwalk and railing, lighting, paving, landscaping, benches & amenities, walkways/paths, security, signs, storm drainage, curbing, contingency and design services. Total cost of Scenario A is \$ 770,150.

Scenario B- Includes all of Scenario A as well as shelter, security, Depot Square entrance, Steamboat Lane and Bailey Lane and the overlook area, contingency and design services. Total cost of Scenario B is \$ 950,150.00 the \$770,150 (A) plus \$180,000 (B).

Scenario C- Includes all of Scenario A & B as well as a Wastewater pump station, amphitheater, additional floats and design services. Total cost of Scenario C is \$1,217,910.00, the \$770,150 (A) plus \$180,000 (B), plus \$267,750 (C).

#### **5.4. Update on Developing a Comprehensive Infrastructure Replacement Project**

Jeff stressed the importance of thinking about the project in a different way moving forward. The big question is do we want to advance this project into the next phase which would include the city bonding. The amount of staff time it will take will be significant as well as the local funding. It can be looked at as the new Northwest Quadrant project. We have hired Wright Pierce to consult and help decide where the money would be best spent based on common needs between the City and the Water District, what funding is needed and what pieces of the project qualify for grant funding. Jeff Preble from Wright Pierce spoke about what they have done thus far. Their goal was to identify the streets that need upgrades, seek funding and coordinate the effort between the City and the Water District. Finally they would provide cost estimates. The areas that they looked at as most critical were Harrison Avenue and Cannard St. and Mullins Drive. After careful review they decided that Harrison Avenue needed to be the priority. That area has some of the oldest water and sewer lines in Gardiner. Chuck also spoke about a “cross country” project at Gardiner High School that could be addressed at the same time relatively cheaply as the lines go cross country and not under roads. They feel this would fit well with the Sidewalk project along Harrison Ave. The projected budget is \$990,000. The Sewer Department share would be \$300,000, the Water District share would be \$ 330,000 and the City share would be \$360,000. Start up amount would be \$106,000 for permit, design, bid and C/A. Chuck agreed with Jeff’s statement that we don’t want to apply for grants that we can’t support and follow through on needed local match in the future.

Councilor Nickless asked about the terms of debt and Chuck said they would be \$18-20,000 per year for General Fund. He also wanted to know if we retired any debt this year and Jeff said yes we did and we will retire more next year. Councilor Hart wanted to know how many gallons related to the CSO’s (combined sewer overflows) were removed during the Northwest Quad project. He also wanted to know if the fact that there are only 50 homes in that area will impact their ability to get funding.

Chuck said they will have to have 100% compliance regarding income surveys. Jeff Kobrock said he did not feel it would be a problem. Councilor Hart wanted to know if any road repairs are included in the cost. Chuck said some are included but that a detailed conversation would occur after we apply/receive the grant. He also explained that it is standard to only be allowed to put one third of the road costs into the grant under Rural Developments guidelines. There was no objection with the City Staff proceeding and applying for grants to help finance this project.

#### **5.5. Second Reading of Ordinance 08-36 Updating the General Assistance Ordinance**

### **6. CITY MANAGER REPORT**

Jeff spoke about the Day of Caring. It was downsized this year but was still very productive. He said at the November 5<sup>th</sup> meeting he will give the Council Finance Reports and then will provide monthly moving forward. He said the Sandy and Denise will be at the meeting to present the reports and to answer questions. On the December 3<sup>rd</sup> meeting we will look at the Downtown Fund projects. Jeff said we will have 5 more meetings between now and year end due to the holidays.

### **7. COUNCIL DISCUSSION**

Councilor LeBlanc asked to include on the next agenda a discussion about term limits. Councilor Hart ran into someone who saved the City a lot of money when the O.C. Woodman School had issues with the roof. He said he gave the gentleman an official thank you from the City. Councilor Nickless reminded everyone about the upcoming Gardiner Main Street auction.

### **8. ADJOURNMENT**

Meeting adjourned at 8:55pm.

Respectfully submitted,  
Kathy Cutler  
Council Clerk