

**1. CALL TO ORDER**

Mayor Rines called the meeting to order at 7:02 PM

**2. ROLL CALL**

Jean Dellert, District 3  
Dennis Doiron, At-Large  
Lewis Benner, At-Large  
Phil Hart, District 4

Richard Rambo, District 2  
Michael Webster, District 1  
Mayor Brian Rines  
Jeffrey Kobrock, City Manager  
Molly Gallant, Council Clerk

Councilor Colwell absent.

**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 Comment

**4. NEW BUSINESS**

**4.1 Consideration of Appointment and Mission of Common Playground Committee.**

The Committee consists of Paula Bourque, Jerry Maschino, Karen Dominquez-Brann, Terry Brann, Barbara Godfrey, Helen Stevenson, Neil Anderson, Stacy Ludder Barbara Oesterlin-Heath, and Daryl A. Ortiz-Mashke.

The Common playground committee will seek public input and advise City staff on issues related to:

- Replacement of the existing playground
- Impact upon the surrounding area if replacement is advised
- Development of a fundraising plan for any improvement projects
- Associated improvements to City property in the Common area.

**Motion** by Councilor Dellert and seconded by Councilor Rambo to Accept Appointment and Mission of Common Playground Committee.

**Vote:** 7 in favor 0 – opposed Motion: passes

**4.2 Presentation of Independent Review of Collocation Grant Projections and Savings.**

Wright-Pierce was retained by the City of Gardiner and the Gardiner Water District to provide an independent analysis of the estimated capital costs and annual cost savings associated with the development of a combined service center housing the Water District and the City's Public Works and Wastewater Departments. The evaluation consisted of reviewing the previously established capital expenditures and annual cost savings that would be achieved by combining the respective administrative tasks and functions, and working with the Joint Management Team to re-assess and supplement these estimates as needed in order to complete the financial evaluation of the combined service center concept. Victor Krea and Jeff Musicka were present to answer and questions the Council had of the spreadsheets and study, the Council will discuss again on October 6<sup>th</sup>.

**4.3 Consideration of Fuel Depot Agreement.**

Manager Kobrock stated that the ten year Fuel Depot Agreement is up for renewal and felt that the City should continue the Agreement.

**Motion** by Councilor Rambo and seconded by Councilor Dellert to Accept Fuel Depot Agreement.

**Vote:** 7 in favor 0- opposed Motion: passes

**4.4 Discussion of Organizational Structure in Public Works.**

Manager Kobrock stated that Councilor Benner requested this item be put on the agenda. Councilor Benner stated that being a new Councilor he wanted to have the history on how the City Services position came about to understand the individual department functions. Manager Kobrock explained the history and Council discussion entailed cost concern, structure and decided that they would discuss again at the October 6<sup>th</sup> meeting.

Mayor Rines asked if there were any objections to adding Addendum Items, there were none.

**1. Discussion of Implementation Steps for June 2005 Report from Organizational Analysis Task Force.**

Councilor Rambo stated that there were five key recommendations from the Task Force, first being the updating of technology in the city, which has been implemented by working it into the Capitol Improvement Plan. There were a number of other recommendations also that were dynamic, and Councilor Rambo hates to see them lost. In a recent discussion with Manager Kobrock, it was discussed that the Council authorize a small amount up to \$500.00 to have Frank O'Hara lay out an implementation of the other recommendations to take back to the Task Force for input, and have a plan of action to discuss with the Council.

**Motion** by Councilor Rambo and seconded by Councilor Dellert to Accept Recommendation to Hire Facilitator Frank O'Hara to Study Implementations of the Organizational Analysis Task Force.

**Vote:** 7 in favor 0-opposed Motion: passes

2. **Consideration of Extending Sunset for Community Development Associate.**

Currently the Community Development Associate position is funded through March 2006, this will extend the sunset through to the end of 2007.

**Motion** by councilor Rambo and seconded by Councilor Dellert to Accept Extending the Sunset for Community Development Associate.

**Vote:** 7 in favor 0- opposed Motion: passes

3. **Consideration of Housing Committee Recommendation for Subordinating City Position.**

A recipient in dire need of assistance has applied for reverse mortgage, a financing institution would pay a recipient for a certain amount of time, and at a future date they would owe as much as the house is worth and eventually the bank would own that house. The finance institution requires that the City of Gardiner has the first position on the house if there is ever liquidation the City would receive money first.

**Motion** by Councilor Hart and seconded by Councilor Doiron to Accept Housing Committee Recommendation for Subordinating City Position.

**Vote:** 7 in favor 0 – opposed Motion: passes

4. **Report from Housing Committee Regarding the Central Street School.**

The Housing Committee recently met to discuss the Central Street School issue and what input the city could offer to help the Masons' decide what should be done with

the building. The committee encourages the Masons' to redevelop as a housing property and to discourage other uses.

**5. Consideration of Resolution 05-28, Supporting Efforts of Laura Richards School with Relief Efforts for Hurricane Katrina.**

**Motion** by Councilor Rambo and seconded by Councilor Dellert to go Accept Resolution 05-28, Supporting Efforts of Laura Richards School with Relief Efforts for Hurricane Katrina.

**Vote:** 7 in favor 0 – opposed Motion: passes

**6. Consideration of Resolution 05-29, Recognizing University of Maine at Augusta for Providing Higher Education to Citizens.**

**Motion** by Councilor Rambo and seconded by Councilor Dellert to go Accept Resolution 05-29, Recognizing University of Maine at Augusta for Providing Higher Education to Citizens.

**Vote:** 7 in favor 0 – opposed Motion: passes

**Motion** by Councilor Hart and seconded by Councilor Rambo to go into Executive Session.

**Vote:** 7 in favor 0 – opposed Motion: passes

Out of Executive Session at 10:05 pm

**7. EXECUTIVE SESSION per MRSA, Title 1, Chapter 13, Section 405 (6) (C)  
Economic Development**

**Motion** by Councilor Rambo and seconded by Councilor Dellert to Accept the recommendation of the Economic Development Committee to refinance Associated grocers UDAG debt at 4% over 5 years, paid quarterly.

**Vote:** 6 in favor 1 abstain (Hart) Motion: passes

**5. CITY MANAGER REPORT**

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Manager Kobrock stated that there has not been a RFP for banking services since 1995, if there were no objections he would like to pursue the subject, there were no objections.

The Time Warner/Adelphia transfer will be coming to the Council on October 6<sup>th</sup> or at least definitely by the 13<sup>th</sup>, if not dealt with by the 14<sup>th</sup> of October it will be approved by default.

If there are no objections, David Barrett will be rescheduled to come to speak to the Council on October 6<sup>th</sup>, there were no objections.

In this week's packet the credentials for the Maine Municipal Convention representative were included. Councilor Dellert has been the representative in the past, if there are no objections she will be nominated this year, there were no objections.

Recently a notice violation was issued by the Department of Environmental Protection for the salt pile at Public Works. City of Gardiner is a Tier 5 and can't be in violation but is allowed to discharge. Department of Environmental Protection is required to take formal action, but no enforcement will take place, silt fencing will be put up.

### **6. COUNCIL DISCUSSION**

Councilor Benner asked about the holes with weeds where tree stumps used to be, Manager Kobrock stated that it was worked on two years ago, but it is something that Gardiner Main Street is to take care of.

Councilor Dellert stated that the playground committee will be sending out questionnaires to the Gardiner citizens for suggestions about what can be done at the Common. There will be another meeting next week.

Councilor Webster asked if the Northwest Quadrant had been rebid, Manager Kobrock stated that a meeting had been held at noon today with the intent of starting the rebidding process in January. Councilor Webster also asked about the "Do not feed the birds" signs being absent. Also stating that he had been recently asked by different constituents to have the Council speak up at Council meetings.

### **7. ADJOURNMENT**

Mayor Rines adjourned the meeting at 10:30 pm.

Respectfully submitted,

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Molly Gallant  
Council Clerk

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