TO: Mayor and City Council
FROM: William R. Bridgeo
RE: Administrative Report
DATE: October 1, 2018

Meetings:

There will be a City Council Business Meeting on Thursday, October 4, 2018 at 7:00 p.m. in Council Chambers. Agendas are included in Council Packets. A pre-meeting will take place in Conference Room A at 6:30 p.m.

Other Items:

There are a couple of items on this Thursday’s business meeting that have not been discussed in an informational meeting. One is the second reading of the proposed changes to the zoning ordinance requested by the owners of the Marketplace at Augusta that would ease the restrictions on what is allowed in the zone that controls the Marketplace’s commercial uses. When this was first discussed at its first reading two weeks ago there were several questions/concerns raised by councilors. I believe that they have since been answered by Matt Nazar and are addressed in the accompanying memorandum from him. If that proves not to be the case (or if additional concerns are raised) then the matter can certainly be tabled and further discussion can ensue at a future meeting.

The second agenda item slated for action Thursday evening would give me authority to sell or otherwise dispose of a number of items of city-owned equipment that staff deems to be surplus. If anything is believed to have any sale value we will list it through the national on-line auction service we have successfully used in the past for this purpose or sell it by auction or sealed bid ourselves. Items that prove to have no value will be otherwise properly disposed of.

In this package you will also find a memorandum from DPW Director Lesley Jones outlining the current and projected costs for calendar year 2018 for our recycling program (as initially requested by Councilor Wilson).

C: Department and Bureau Directors
   Legislative Delegation
MEMORANDUM:

TO: City Council
   William Bridgeo, City Manager

FROM: Matt Nazar, Director of Development Services

DATE: October 1, 2018

RE: Civic Center District (CD) – Additional Conditional Uses and Definition changes for Small Distilleries, Breweries or Bakeries

At the previous City Council meeting several questions were raised by Councilors about the new added conditional uses to the CD zone. There was concern that adding Warehousing and Light Manufacturing, in particular, could change the character of the district over time and could disadvantage other shopping areas. However, after further review, it was clear that both the Turnpike Mall and Augusta Crossing already have both of these uses available as conditional uses. They are not uses available to the Shaw’s Plaza or Kmart Plaza, but those areas are distinctly different because of their location closer into the center of the city and the adjacency of residential uses.

The final proposed new use of Small Distillery/Brewery/Bakery is a relatively new use in the Land Use Ordinance and is not currently allowed in the other major commercial districts. This particular use is the one that the Market Place has most actively been pursuing and it is a fairly traditional “retail center” use, being something akin to the Seadog Brewery or Gritty’s. If the Council believes adding it to other commercial districts is important to enhance the economic possibilities within the city, staff will gladly carry that to the Planning Board for study.

Finally, there was concern that warehousing could be converted to marijuana related uses. However, the existing ordinance regulates medical marijuana separately from warehousing, and those marijuana uses are limited to the Medical District and the Industrial District. Regulations regarding adult use marijuana have not yet been adopted by the Council and we can be sure that this change for the CD zone doesn’t have any unintended consequences when we write those regulations.
Memo to: William Bridgeo  
City Manager  
From: Lesley Jones  
Director of Public Works  
Re: Annual cost of ecomaine single sort bins

As per your request, I have prepared the following summary for the costs associated with the management, oversight, maintenance, transportation and fees associated with the three single stream recycling containers we provide for residents to access for single sort recycling. The estimated annual cost is $77,312 per year to recycle 323 tons of single stream. If we did not offer the single stream program and all this material went into the landfill, the cost to the City would be $20,026. Therefore the net cost to provide this service to residents is estimated to be $57,286 per year. The table below shows a breakdown of costs associated with this program:

<table>
<thead>
<tr>
<th>ecomaine single sort bin annual costs</th>
<th>Unit Cost</th>
<th># units</th>
<th>Descript.</th>
<th>Est 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hauling cost to ecomaine</td>
<td>$200</td>
<td>200</td>
<td>trips</td>
<td>$40,000</td>
</tr>
<tr>
<td>ecomaine Contamination fee ( $220 per month)</td>
<td>$220</td>
<td>10</td>
<td>month</td>
<td>$2,200</td>
</tr>
<tr>
<td>Weekend Monitor/Compact Bins - Equip and Labor OT</td>
<td>$194</td>
<td>40</td>
<td>week</td>
<td>$7,760</td>
</tr>
<tr>
<td>Weekday Monitor/Compaction Bins- Labor and Equip</td>
<td>$302</td>
<td>52</td>
<td>Week</td>
<td>$15,704</td>
</tr>
<tr>
<td>Oversight, admin and coordination</td>
<td>$224</td>
<td>52</td>
<td>Week</td>
<td>$11,648</td>
</tr>
<tr>
<td><strong>Total Annual cost for single sort recycling bins</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$77,312</strong></td>
</tr>
<tr>
<td>Cost if recycle tons are taken to landfill</td>
<td>$62</td>
<td>323</td>
<td>tons</td>
<td>$20,026</td>
</tr>
<tr>
<td><strong>Net Annual cost to single sort recycling bins</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$57,286</strong></td>
</tr>
</tbody>
</table>

Our increased presence monitoring the bins, especially on the weekends, along with increased education and the relocation of the Beker bin to the Police Department all appears to be reducing the amount of contamination in our containers, so the ecomaine contamination fee could well be reduced over the course of the year.

Please let me know if you would like any additional information.

cc: Ralph St. Pierre, Finance Director  
Augusta Public Works Management Team