

OAKLAND TOWN COUNCIL MINUTES

June 12, 2024

I. The meeting was called to order at 6:00 pm.

II. Pledge of Allegiance

Town Council Members present: Michael Perkins, Chairman Dana Wrigley
Robert Nutting David Groder Donald Borman

Others present: Kelly Pinney-Michaud, Town Manager Abby Marshall, IT
Janice Porter, Town Clerk Kathleen Paradis, Dep Clerk
Dylan Clark, Transfer Station Manager Nicole Stenberg, Assessor
Nathan Smart, CEO Boyd Snowden, Environmental Services Dept.(ESD)
Christine Nutting, Dep. Assessor Seneca Harmon, Summer Intern (ESD)
Anita Chadderton Jon Cox Angela Jurdak
Michelle Fontaine Janet Lund Ron Gruber
Edward Roderick

III. Moved by Dana Wrigley seconded by Robert Nutting and voted 5-0 approving the minutes of the May 22 (amended to include Kelly Roderick as being present) & May 29, 2024, Council meetings and signing the weekly payables warrant.

IV. Business Agenda:

1. Moved by Dana Wrigley seconded by Robert Nutting and voted 5-0 to approve the liquor license renewal, Catering License and Special Amusement Permit for the American Legion.

Moved by Dana Wrigley seconded by Robert Nutting and voted 4-0-1 to approve the liquor license renewal and Special Amusement Permit for the Thirsty Mule.

Moved by Dana Wrigley seconded by Robert Nutting and voted 5-0 to approve the liquor license renewal, for the Waterville Country Club to include the “Snack Shack”, “Beverage Cart”, and Special Amusement Permit.

2. Order # 80-2024 - Boyd Snowden, 2024-2025 Sewer Budget – Please see the summary from the council meeting presentation:

1. Presented draft budget – each line item discussed, including budget adjustments from previous year

2. Several line items discussed in greater detail

a. Electricity – have been able to reduce these expenses due to funds from Solar Panel at landfill – Sewer receives 60% of the revenue from solar panels

b. Main Pump Station

i. Propose work on valve pump pit to resolve safety and remote-control issues

ii. Propose install of submersible pump in tank IE 1 to remove final 6” of water/solids

iii. Replace bowl assemblies for 1 of the 2 main pumps to return to design capacity

c. Libby Hill PS –

i. Install pump that was purchased in FY 23/24

- ii. Install electrical upgrades to allow for use of Waterville Sewerage District generator – improvements result of Dec 2023 storm event & long power outage, that resulted in sewer discharge to Messalonskee Stream
 - d. GIS/Financial Asset Management
 - i. GIS paid for out of a current town fund that is dedicated to GIS mapping
 - ii. Financial/Asset Management – Software w/ unlimited financial technical support to get town on path to fiscal sustainability, reinvesting in the system. Will be a valuable tool for predicting impact of expenses and reinvestment on future rate increases
 - e. System Maintenance
 - i. Webb Road siphon cleaning – delayed in FY 23/24 due to funding limitations
 - ii. SL RATT acoustic system assessment
 - iii. Root treatment on several sewer main sections
 - f. Rural Development Bond
 - i. Originally 29-year loan, still have 17 years remaining
- 3. 2015 Rate Increase discussion
 - a. Immediately prior to that rate increase, cash position was very low (\$9,500 in one account).
 - b. Current position nearly \$600,000 combined cash in accounts
 - c. Since 2015 been trying to build reserve back up
- 4. Discussed 5% rate increase
 - a. Only maintains system operations/expenses w/out depleting reserves.
 - b. Does not include any re-investment/pipe replacement budget
 - c. Comment made about the other option of using some of the built-up reserve to maintain current rate structure – discussed both are viable options.
 - i. If Council approved 5% rate increase, would use funding from reserves to reinvest now in the system (pipe replacement)
 - d. With no rate increase, would draw down reserves to \$300,000 by 2027
 - e. With 5% rate increase, would draw down reserves to \$300,000 by 2031 +/-
 - f. Both of these alternatives assume a 3% increase in expenses each year
 - g. Discussed public meetings for this rate increase– not enough time to do before the start of FY 24/25.
 - i. Intend to look deeper into the rate structure in FY 24/25, have several council workshops, public hearings. Develop cost of service analysis, look at impacts from sump pumps, possible sump pump charges like other towns do.
 - ii. In FY 24/25, look to set up the sewer department finances to be proactive, not reactive for operations/funding, include plan to reinvest into the system, replace old clay leaky pipes.
 - h. Question asked on progress made on system improvements since 2015 rate increase
 - i. Have not been able to do much, other than small scale improvements/repairs
 - ii. Any unexpended funds were deposited to re-build reserve
 - iii. Purchased sewer meters to monitor flows in the system. Obtained valuable data.
 - iv. Hired companies to provide CCTV inspection of sewer main sections
 - v. Completed some fiberglass repairs to small pipe sections
 - vi. Completed some sewer manhole repairs and brought buried manholes to grade to provide access (previously buried)
 - i. ARPA funding changed the game for the sewer department

- i. Allowed us to replace known leaky pipe sections
 - ii. Lower Oak Street, Railroad Avenue have been replaced within the town right of way, now tight systems – a significant amount of groundwater seen around the pipe during installation.
 - iii. South Alpine Street – trying to negotiate with contractor to have them replace this section as well.
 - j. Prior to 2012, groundwater infiltration was not as big of an issue financially.
 - k. After 2012, groundwater infiltration had a much greater impact on finances because all of the groundwater, plus sewer flows, are pumped and sent to Waterville for treatment.
 - l. Question and discussion of pump ages
 - i. KMD Pump station – probably 15-20 years old
 - ii. Main PS – approx. 12 years old, however some work has been done since then on each pump.
 - m. Discussed groundwater/precipitation impact on daily flows
 - i. Low flow in system – approx. 115,000 gallons per day on average
 - ii. Average during spring/late fall w/ groundwater impact – 4 to 5 times the low flow average
 - iii. Peak High daily flows can be 9 – 10 times the average low flow.
 - n. Comment was made that some government agencies are anticipating more large precipitation events in the future, which would impact the sewer flows to Waterville.
3. Assessor, Nicole Stenberg, discussed the town certified ratio and current values. It was noted that our building and waterfront property values are very low compared to the current market. An increase in value for those two (2) areas would help to keep our homestead exemption at least at approximately \$21,700. Hoping to certify at 87% to keep the exemption. Noted that the “reval” will push back the due dates for the 2026-2027 tax bills. April 1, 2026, the reval will be in the process, sending notices to property owners, scheduling meetings and steps needed prior to commitment.
 4. Council members discussed the possible benefit of a “Live Broadcast of Council Meetings” compared to the process used now. It was noted that there was an additional cost to do so and what would be the benefit.

compared to what we do now. Council meetings are currently using the Owl recording device. The meetings are uploaded that evening and/or in the morning for viewing. Councilor Borman asked the Manager to get more information on the cost.
 5. The Manager reported that the crosswalks have now been painted. Concerns that the crosswalk in front of Camden Bank has not been done. Reason being that the crosswalk actually ends on the other side in a parking space. Concerns that vehicles are traveling too fast coming around Church to Main Street. Suggested that a Police car presence might be of help. Kelly will also check with DOT for possible consideration on placing signage/signal placement.
 6. Moved by Dana Wrigley seconded by Donald Borman and voted 5-0 to accept the grant from the “Community Building 2024 Foundation” in the amount of \$10,000. The grant purpose of the award stated “to create a secure retaining wall for Memorial Hall, which is currently used as a dance studio and community meeting hall.” Grant period is one (1) year from the date of May 30, 2024. The application for the grant was applied for by Michelle Fontaine, a member of the “Memorial Hall Committee”. Councilor Nutting reported that a referendum question coming up for a vote in November relative to a “Historic Community Building Bond Issue” could possibly assist in projects for the hall.
 7. Moved by Dana Wrigley seconded by Robert Nutting and voted 5-0 to accept the bid of Quirk Ford for the Building and Grounds FY25 Vehicle in the amount of \$61,408.69.

8. Moved by Dana Wrigley seconded by Robert Nutting and voted 5-0 approving the road name of “Purnell Way” located off from Oak Street. A road name is required, as the property is being split into two (2) building lots, utilizing one roadway going to both.
9. Moved by Dana Wrigley seconded by Robert Nutting and voted 4-0-1 (Dave Groder abstained) to accept the bid of Macmulkin Chev Cadillac of Nashua NH in the amount of \$65,315.50 for the Fire Chief Command Vehicle 2024 Chev Tahoe.
10. Moved by Robert Nutting seconded by Dana Wrigley and voted 5-0 to proceed with the necessary steps to hold a Special Town Meeting, near the end of summer, for voter consideration on the purchase of the Worthley property located at 1113 Kennedy Memorial Drive.

- V. Moved by Michael Perkins seconded by Dana Wrigley and voted 5-0 to enter Executive Session: Personnel Matters, 1 MRSA § 405(6)(a) at 7:20 pm.

Moved by Michael Perkins, seconded by Dana Wrigley and voted 5-0 to come out of executive session at 7:56 pm with no votes taken.

Adjournment Moved by David Groder seconded by Donald Borman and voted 5-0 to adjourn at 7:58 pm.

Upcoming Meetings/Events:

6/13/24 – Transfer Station Committee Meeting 4:00 p.m.

6/15/24 – Memorial Hall Tea Party Fundraiser 2:00 p.m.

6/17/24 – Memorial Hall Committee Meeting 4:00 p.m.

6/26/24 – Council Meeting 6:00 p.m.

6/27/24 – Downtown TIF Meeting 3:00 p.m.