

REGULAR MEETING  
PUBLIC HEARING ON RIVERBEND WOODS PHASE 6 – MILLBROOKE FARM  
Tuesday, January 19, 2016  
7:00 P.M.

---

BOARD MEMBERS PRESENT: Justin R. Batchelder - Vice Chairman; Al Niski - Treasurer; Ronald W. Brown – Clerk; Jason M. Talevi – Deputy Clerk.

OTHERS PRESENT: Jayson Haskell, P.E. – Sebago-Technics; Nick Rico, P.E. – Superintendent, Celeste Fletcher – Office Manager.

---

#### AGENDA

Vice Chairman, Mr. Batchelder called the Public Hearing to order at 7:00 P.M.

#### **Public Hearing – Millbrooke Farm (Phase 6 of Riverbend Woods)**

No members of the public attended, nor did anyone send in comments before the meeting.

#### ***Motion: To close the public hearing.***

Moved – Mr. Talevi

Seconded – Mr. Niski

Vote: 4 yeas, 0 nays

#### **1. Minutes from December 22, 2015**

#### ***Motion: To accept the minutes from the December 22, 2015 meeting as submitted.***

Moved – Mr. Talevi

Seconded – Mr. Brown

Vote: 3 yeas, 0 nays, 1 Abstention (Mr. Niski)

#### **2. Kasprzak’s Riverbend Woods Phase 6 – Millbrooke Farm**

Sebago Technics submitted plans for this phase, Wright-Pierce reviewed the plans, and Sebago-Technics resubmitted the plans with response to comments. Wright-Pierce and Mr. Rico will confirm that all the comments have been addressed. Mr. Rico recommended that the Board of Trustees enter into a Developers Permit Agreement with Kasprzak Landholdings, Inc. for the construction of the sewer extension that will service Millbrook Farm Condominiums, Phase 6 of Riverbend Woods. Mr. Haskell gave an overview of the Millbrooke Farm sewer extension.

***Motion: To approve the sewer extension and enter into a Developers Permit Agreement with Kasprzak Landholding, Inc. for the construction of the sewer extension to serve Riverbend Woods Phase 6, Millbrooke Farm Subdivision that will consist of 70, 2-bedroom condominiums.***

Moved – Mr. Talevi

Seconded – Mr. Niski

Vote: 4 yeas, 0 nays

**3. District’s annual employees’ 2015 retirement contribution - \$32,037**

***Motion: To approve the District’s annual employees’ 2015 retirement contribution - \$32,037.***

Moved – Mr. Brown

Seconded – Mr. Talevi

Vote: 4 yeas, 0 nays

**4. Financial Report Update – Budget 2015 update and Proposed Budget 2016**

Mr. Rico included a table in the packet showing the operating budget and expenses through December 31, 2015. WSD spent 103% of the annual budget. The expenses were greater than the budget due to the Superintendent’s search, Mr. Thayer's retirement, and the 2014 electricity bills sent in 2015.

/

Mr. Rico also presented a proposed Budget for 2016. The draft budget showed several line items that increased in value. One proposed increase included hiring a new employee in the middle of 2016. This employee would be part of the succession planning for senior employees. Mr. Rico explained the differences on line items between what was spent in 2015 and what was proposed for 2016. There was some discussion about short-term disability insurance proposed for 2016. Estimated annual cost of this insurance was \$4,000. WSD previously had this insurance, but dropped it because employees had sufficient sick time to cover short-term absences.

Mr. Batchelder had experience in his business in which short-term disability insurance did not provide enough value for the money spent on it. Based on the ensuing discussion, the Trustees directed Mr. Rico to remove it from the 2016 budget and to look into what the Town of Wells provides.

***Motion: To approve proposed Budget 2016 minus short-term disability insurance.***

Moved – Mr. Talevi

Seconded – Mr. Niski

Vote: 4 yeas, 0 nay

**5. Capital Improvement Plan (CIP) 2015 and Proposed CIP 2016**

a. **CIP 2015** - The gate valve replacement project at Pump Station 7 (PS-7) was completed the previous week. The only project not completed was the outfall inspection, which is planned for 2016.

b. **CIP 2016** – Mr. Rico submitted a list of projects for 2016, totaling \$135,215.89. The list was pared down from last month's list per the Trustees' direction. The tractor had been delivered and had come in handy during recent snow storms. Items on the CIP 2016 list included: replacing two 100-horsepower variable frequency drives (VFDs), two samplers, air conditioning for the VFD room, aeration tank probes, spectrophotometer for the lab, and a new roof for Pump Station 3 and rubber membranes for Pump Stations 4 & 8.

***Motion: To approve the CIP 2016.***

Moved – Mr. Talevi

Seconded – Mr. Niski

Vote: 4 yeas, 0 nays

**6. Meeting with Town (1/14/16) – sewer extension west of Turnpike**

Mr. Rico met with Jonathan Carter, Town Manager, Mike Livingston, P.E., Town Planner, Jonathan Hall and Dave MacKenzie (Quinland) last Thursday to discuss a sewer extension west of the Turnpike. Mr. Rico's memo summarizing meeting highlights was included in the Trustees' packet. Mr. Hall is a developer who is submitting a proposal to the State of Maine to site a court house on his property at 739 Sanford Road. This lot is near the Turnpike exit and the Transportation Center.

**Background** - WSD had asked Wright-Pierce to do a study regarding this sewer extension in 2004 and asked W-P to update the study in 2008. Upon W-P recommendation, WSD secured an easement to a parcel near the Turnpike overpass for a future pump station. Currently, the Wells Transportation Center (WTC) is the only connection to public sewer west of the Turnpike. When WTC was built, there was a private pump station installed and spare gravity and force main lines were installed in Sanford Road for future expansion of the sewer system.

**Request from the Town** – During the meeting, Mr. Carter asked what it would take to move forward with a proposed sewer extension. Mr. Rico told Mr. Carter that WSD would be willing to work with the Town and suggested that the Wright-Pierce extension study be updated given that the cost estimates are 8 years old. Wright-Pierce's update in 2008 cost WSD \$11,000. Wright-Pierce did not have time to present a formal proposal for this meeting, but will have one ready by the February meeting, which Mr. Rico estimated the cost of the update to be \$10,000-\$15,000. An alternative to a Route 109 sewer extension with improvements would be to redirect the sewer down Chapel Road instead of down Route 109.

A long discussion ensued about financing the pump station and downstream improvements to the sewer system. Consensus was that extension of sewer west of the Turnpike would benefit the whole Town, not just the users of the District. Therefore, the District would not like the users to fund the sewer extension. The primary function of WSD is to service the Wells coastal area to maintain clean beaches and marshlands. It was noted that there are still some areas on the District's

Master Plan that are not served by public sewer, which should be taken into consideration before extending sewer west of the Turnpike.

## **7. Correspondence**

- a.) York County Community College – email from Oak Point Associates (1/11/16) and response from WSD (1/18/16)

## **8. Other Business**

- a.) York County Community College (YCCC) – Proposed new academic building. Oak Point Associates requested an updated letter regarding availability to serve the new building proposed at YCCC. Mr. Thayer provided a letter in December 2014 and Mr. Rico sent an updated letter this week. The correspondence is included in the packet. YCCC plans to connect a gravity line from the new building, across the parking lot in front of the existing building, and connecting to the existing cross-country gravity line. Originally, Oak Point proposed a private pump station, but they re-evaluated the property and found that a gravity line could accommodate the new building.

## **9. Adjournment**

### ***Motion: To adjourn.***

Moved – Mr. Talevi

Seconded – Mr. Niski

Vote: 4 yeas, 0 nays

Next Meeting is Tuesday, February 23, 2016

Meeting adjourned at 8:18 P.M.

Respectfully submitted,

Celeste Fletcher

Recording Secretary – January 19, 2016