



# Wells Sanitary District

Nick F. Rico, P.E., Superintendent  
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BOARD OF TRUSTEES  
Dean C. Ramsdell  
Chairman  
Justin R. Batchelder  
Vice Chairman  
Al Niski  
Treasurer  
Ronald W. Brown  
Clerk  
Jason M. Talevi  
Deputy Clerk

REGULAR MEETING  
Tuesday, April 26, 2016  
7:00 P.M.

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BOARD MEMBERS PRESENT: Dean Ramsdell – Chairman; Justin R. Batchelder - Vice Chairman; Al Niski - Treasurer; Ronald W. Brown – Clerk.

OTHERS PRESENT: Rita Farry, Esq. – Shankman & Associates (now with Desmond and Rand, P.A.); Nick Rico, P.E. – Superintendent, Celeste Fletcher – Office Manager.

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## AGENDA

Chairman, Mr. Ramsdell called the meeting to order at 7:00 P.M.

### 1. Minutes from March 29, 2016

***Motion: To accept the minutes from the March 29, 2016 meeting as submitted.***

Moved – Mr. Batchelder

Seconded – Mr. Niski

Vote: 4 yeas, 0 nays

### 2. Financial Update

Mr. Rico updated the Trustees on the operating budget. WSD spent \$879,958.44 to date which is 40% of the operating budget. The first quarterly/annual bills were sent out March 31<sup>st</sup>.

Mr. Rico indicated that he requested Certificate of Deposit (CD) interest rates from Kennebunk Savings Bank (KSB) and Sanford Institution of Savings (SIS) for the Sewer Capacity Reserve Funds. Currently, SIS provides 0.3% interest on the savings account with these funds. It is the largest account WSD has, but earns the lowest interest rate.

The Trustees expressed concern in tying the funds up for long periods of time in case WSD needs quick access to the funds. They asked Mr. Rico to compare the costs of early withdrawal to higher interest rates for CDs.

a. Warrant #7 was for \$35,687.17 and Warrant #8 was for \$85,082.58.

b. **CIP 2016** – Mr. Rico indicated that most of the items on the CIP 2016 have been completed. The two 100-horsepower variable frequency drives (VFDs) are up and running. Also, Jim Fritz (EII) connected the new

probes to SCADA a few weeks ago. Mr. Rico informed the Board that Blower #3 VFD recently failed, so a new 50-hp VFD has been ordered. Given that we did not need the harmonic filters for the 100-hp VFDs, there are enough funds in the equipment replacement budget for the purchase of this third VFD.

- c. Mr. Niski asked if the District has looked into solar panels and Mr. Batchelder inquired about the use of windmills. Mr. Rico said that he will contact Revision Energy to get some information about alternative energy options.

### **3. Legal Counsel Changes**

Rita Farry, Esq. is changing firms from Shankman & Associates to Desmond & Rand in Westbrook. Shankman & Associates sent the enclosed letter asking the Trustees to decide whether to keep Shankman & Associates as counsel, or to release their files so that Attorney Farry may continue as counsel for WSD. Mr. Rico recommended keeping Attorney Farry as the District's legal counsel.

***Motion: To keep Rita Farry, Esq., soon to be employed by Desmond & Rand, as the District's legal counsel.***

Moved – Mr. Batchelder

Seconded – Mr. Niski

Vote: 4 yeas, 0 nays

### **4. Lien Foreclosure Status**

On April 20, 2016, WSD filed 26 lien releases at the registry of deeds. Mr. Rico informed the Board that there are three properties with liens that automatically went to foreclosure. Two of the three properties have mortgage holders. WSD has return receipts proving that the mortgage holders received notices on April 6<sup>th</sup> and April 7<sup>th</sup>, respectively. Attorney Farry indicated that the rules have been modified, so the mortgage holders may have 90 days to respond from the time of notice. The third property does not have a mortgage holder and the owners are paying what they can every month. The Trustees asked Mr. Rico to look into the status of property taxes on the foreclosed properties.

The Trustees discussed the three locations and noted that one of them is for sale. There is already a lien on the property, so if a sale occurs, WSD will be paid at the closing.

### **5. Correspondence**

- a. 2060 Post Road (Tax Map 144-1) – Todd Hamula email string – Mr. Hamula is a potential buyer of part of the property. His proposal is to purchase 2.3 acres of the total 7 acres and build 9,000 square feet of retail space. Mr. Rico communicated with him that the sewer capacity reserve fee could be offset by a credit for previous use. The Trustees

expressed concern that this property may have been multiple lots in the past, so a credit for previous use may not be equitable. The Trustees asked Mr. Rico to research old tax maps.

- b. Letter from Shankman & Associates dated April 22, 2016
- c. Compass Pointe – email string re: PS relocation

## 6. Other Business

- a. **Cumberland Farms** – The site work for the new Cumberland Farms is underway. Asbestos abatement and demolition of the existing buildings is complete. There will be a Fracturation (Frac) tank brought to the site to collect groundwater. WSD has agreed to accept the groundwater as long as the contractor follows the plan to analyze the contents, remove any floating products, and then filter the groundwater before discharge. The new facility will be connected to the sewer on Route 109 while the three existing connections will be capped off.
- b. **Website Update** – Ms. Fletcher and Mr. Rico have worked with Sarah Merchant (modSpot) to update the website. Mr. Rico described some of the updates, including adding agenda and meeting minutes to the website. Mr. Rico asked the Trustees to let him know if they have any comments.

## 7. Adjournment

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

Moved – Mr. Batchelder

Seconded – Mr. Niski

Vote: 4 yeas, 0 nays

Next Meeting is Tuesday, May 24, 2016

Meeting adjourned at 7:59 P.M.

Respectfully submitted,

*Celeste Fletcher*

Celeste Fletcher

Recording Secretary – April 26, 2016