



P.O. Box 187, Oakland, Maine 04963 • Ph. 207-465-7357 • Fax 207-465-9118

OAKLAND TOWN COUNCIL AGENDA

March 13, 2024

6:00 pm

Fire Station – Atlantic Room

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. To consider approving the minutes from February 28, 2024, and signing the weekly warrant.
- V. Business Agenda:
 - Order 58-2024 - Vote on FY 25 Budget Warrant Articles with Budget Advisory Committee
 - Order 59-2024 - Discussion/Selection on 2023 Town Report Dedication
 - Order 60-2024 – Discussion of Long-Term Point Entry Treatment System – Boyd Snowden
 - Order 61-2024 - Discussion on misinformation posted on social media sites about town business
- VI. Other Business: (if any)

Adjournment

Upcoming Meetings:

Thursday, March 14 – Department Head Meeting 10:00 a.m.

Thursday, March 21 – OakFest Meeting 4:15p.m.

Wednesday, March 27 – Council Meeting 6:00 p.m.

Thursday, March 28 - Downtown TIF Committee Meeting 4:00 p.m.

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In the Heart of the Belgrade Lakes Region, Maine's Famous Summer Resort

Budget and Advisory Committee met at 6:00 p.m. to go over final numbers within the proposed 2024-2025 budget.

OAKLAND TOWN COUNCIL MINUTES
FEBRUARY 28, 2024

I. The meeting was called to order at 6:30 pm by Council Chair Michael Perkins.

II. Pledge of Allegiance

III. Roll Call

Michael Perkins, Chair Dana Wrigley Robert Nutting David Groder
Absent: Donald Borman

Others present: Kelly Pinney Michaud, Town Manager Abby Marshall, IT
Janice Porter, Town Clerk Kathleen Paradis, Dep

Town Clerk Police Chief Rick Stubbert Amy Calder, Sentinel

Reporter Fire Chief, David Coughlin Anita Chadderton
Harvey Bickford Jon Cox
Nathan Bernier Joanne Bouton
Jim Bouton Anita Chadderton
Ray Gruber

IV. Moved by Dana Wrigley seconded by Robert Nutting and voted 4-0 to approve the minutes from the February 14, 2024, meeting and signing the weekly warrant.

V. Business Agenda:

1. Discussion surrounded the legal opinion from the law office of Bernstein Shur, Matt Tarasevich, regarding emergency services provided by Councilman Groder. The Town Manager read excerpts of an “Opinion regarding Councilor Compatibility” related to the following issue: “Can an Oakland Town Councilor simultaneously serve as an elected Councilor and also work for the Town Fire/Rescue Department as a volunteer, call member of the department?” Findings from the lawyer - it does not appear that Councilor Groder had a “financial interest” in a vote taken earlier which gave the “career staff” at the department, \$1.00 an hour raises. In the instant situation, the Councilor did not vote to increase his own pay or to improve his own financial interests. (Copy of

letter available) Under Section 403 of the Charter nor Maine law does **not** prohibit him from both serving on the Council and participating in his volunteer activities for the town. Councilor Groder stated that in the future he will discuss, ahead of time, with the members, when there might be a conflict, in an upcoming vote for the department.

Other Business:

1. Moved by David Groder seconded by Dana Wrigley and voted 4-0 approving the use of payment processing through Camden Bank known as Avalon. There will be no cost to the town but will provide an opportunity for Oakland taxpayers that wish to pay their taxes and/or sewer bills online. Our office will make this available as soon as possible.
2. Moved by Dana Wrigley seconded by Robert Nutting and voted 4-0 authorizing the town to purchase the vehicle for RSU #18 to be utilized by the School Resource Officer. The school will use grant monies to reimburse the Town of Oakland for the purchase. RSU #18 has agreed to this purchase and to pay the entire cost of an additional officer who will work in all towns within the district.
3. Moved by David Groder seconded by Dana Wrigley and voted 4-0 to approve the immediate purchase of replacement sensors for the Fire Station. Councilor Groder stated that this was necessary for the safety of all firemen that work at our station.

Adjournment – Moved by David Groder seconded by Dana Wrigley and voted 4-0 to adjourn at 6:45pm.

TOWN OF OAKLAND
WARRANT FOR ANNUAL TOWN MEETING
TUESDAY, MAY 7, 2024

To: Rick Stubbert, a resident of the Town of Oakland in the County of Kennebec and State of Maine.

Greetings: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Oakland, qualified by law to vote in Town affairs to assemble at the **MESSALONSKEE HIGH SCHOOL PERFORMING ARTS CENTER, OAKLAND, MAINE** on Tuesday, May 7, 2024, at 6:00 p.m., to act on Articles 1 -25 all said articles set out below to wit:

ARTICLE 1. To choose a Moderator to preside at said meeting.

ARTICLE 2. To see if the Town will vote to authorize the Town Council to pay any and all overdrafts from the 2023-2024 fiscal year that exceed the \$10,001 limit authorized by Section 303 in the Oakland Town Charter.

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 3. To see if the Town will vote to fix dates upon which 2024-2025 taxes shall become payable and to charge interest on same.

Recommendation: Taxes shall be payable in full, or installments, due on August 15, 2024, October 17, 2024, January 09, 2025, and March 13, 2025. Taxes not paid in full on or before due dates shall be charged interest at a rate of 8% per annum. A tax bill of less than \$100.00 shall be payable in full on August 15, 2024 with interest to accrue at a rate of 8% per annum on those taxes unpaid after said date. Any tax refunds granted will have interest computed at the same rate as it originally accrued and was approved at the appropriate Annual Town Meeting.

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 4. To see if the Town will vote to raise and appropriate for General Government as follows:

	Last Year	This Year
Administration	\$ 662,319	\$ 710,411
General Assistance	15,000	20,000
Assessor	190,992	197,896
Insurance	21,192	22,464
Total	\$ 889,503	\$ 950,771
From Tree Growth Revenue	\$ (20,000)	\$ (20,000)
Tax Increment Financing Revenue	(36,790)	(36,790)
General Assistance Reim.	(10,500)	(14,000)
Transfer from Fund Equity	\$ (40,094)	\$ (75,000)
To be raised by Taxation	\$ 782,119	\$ 804,981

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 5. To see if the Town will vote to raise and appropriate for Debt Service and Contingency as follows:

	Last Year	This Year
Debt Service	\$ 208,420	\$ 207,010
Contingency	7,500	24,000
	<u>215,920</u>	<u>231,010</u>

To be raised by Taxation	\$ 215,920	\$ 231,010
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Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 6. To see if the Town will vote to raise and appropriate for Public Library as follows:

	Last Year	This Year
Public Library	\$ 256,251	\$ 246,444
From Library Trust Fund Income	\$ (50)	\$ (50)
From Clarissa Greenough Trust Fund Income	(300)	(300)
Transfer from Fund Equity	(102,729)	(67,746)

To be raised by Taxation	\$ 153,172	\$ 178,348
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Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 7. To see if the Town will vote to raise and appropriate for Recreation as follows:

	Last Year	This Year
Recreation	\$ 237,045	\$ 262,489
Recreation Revenue	(17,000)	(17,000)
Transfer from Fund Equity	(13,029.00)	(38,473)

To be raised by Taxation	\$ 207,016	\$ 207,016
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Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 8. To see if the Town will vote to raise and appropriate for Fire and Rescue as follows:

	Last Year	This Year
Fire Department	\$ 808,250	\$ 822,331
Rescue	69,670	69,670
Total	<u>\$ 877,920</u>	<u>\$ 892,001</u>

Transfer from Fund Equity	\$ (9,520)	\$ (23,601)
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To be raised by Taxation	\$ 868,400	\$ 868,400
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Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 9. To see if the Town will vote to raise and appropriate for Police Department as follows:

	Last Year	This Year
Police Department	\$ 1,104,386	\$ 1,221,877
School Resource Officers	290,814	336,781
Special Details	10,000	7,000
Total	\$ 1,405,200	\$ 1,565,658
School Resource Officer Reimbursement	\$ (243,675)	\$ (280,008)
Police Department Special Details	(5,000)	(7,000)
Transfer from Fund Equity	(250,000)	(318,432)
To be raised by Taxation	\$ 906,525	\$ 960,218

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 10. To see if the Town will vote to raise and appropriate for Protection Services as follows:

	Last Year	This Year
Public Safety Services	\$ 492,649	\$ 585,966
Code Enforcement Services	125,663	129,495
Total	\$ 618,312	\$ 715,461
Tax Increment Financing Revenue	\$ (8,149)	\$ (15,000)
Transfer from Fund Equity	(122,919)	(100,000)
To be raised by Taxation	\$ 487,244	\$ 600,461

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 11. To see if the Town will vote to raise and appropriate for Animal Control as follows:

	Last Year	This Year
Animal Control	\$ 20,000	\$ 15,000
From Dog License Fees	(5,000)	(5,800)
To be raised by Taxation	\$ 15,000	\$ 9,200

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 12. To see if the Town will vote to raise and appropriate for the Transfer Station and Recycling Services as follows:

	Last Year		This Year
Transfer Station & Recycling Services	\$ 579,748	\$	607,285
Transfer from Fund Equity	(16,926)	\$	(44,463)
Commercial Tipping Fees	\$ (2,000)	\$	(2,000)
Transfer Station Revenue	(80,000)	\$	(80,000)
Recycling Revenues	(22,500)	\$	(22,500)
To be raised by Taxation	\$ 458,322	\$	458,322

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 13. To see if the Town will vote to raise and appropriate for Public Works and Road Improvements as follows:

	Last Year		This Year
Public Works	\$ 1,068,880	\$	1,159,449
<u>Town Road Improvements</u>	<u>393,042</u>		<u>375,000</u>
Total	\$ 1,461,922	\$	1,534,449
Excise Tax	\$ (1,300,000)	\$	(1,390,000)
LRAP Funds	(43,000)		(45,000)
Transfer from Fund Equity	\$ (36,322)	\$	(26,568)
Tax Increment Financing Revenue	\$ (22,867)	\$	(13,148)
To be raised by Taxation	\$ 59,733	\$	59,733

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 14. To see if the Town will vote to raise and appropriate for Property Maintenance as follows:

	Last Year		This Year
Town Property Maintenance	\$ 431,030	\$	497,737
Transfer from Fund Equity	\$ (108,461)		(175,168)
To be raised by Taxation	\$ 322,569	\$	322,569

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 15. To see if the Town will vote to raise and appropriate for Capital Improvements as follows:

	Last Year	This Year
Fire Truck	\$ 100,000	\$ 197,317
Assessing Revaluation	\$ 100,000	\$ 94,400
Police HK VP9 9mm Cabilber	\$ -	\$ 15,000
Lease Purchase	\$ -	\$ 60,000
Prop Maintenance Pick -up Truck	\$ 50,000	\$ -
Prop. Mainenance Z-turn Mower	\$ -	\$ 9,000
Transfer Station Loader	\$ 75,000	\$ 25,000
Transfer Station Scale	\$ 10,000	\$ 10,000
Police Cruiser	\$ 35,000	\$ -
Memorial Hall	\$ -	\$ 10,000
Total	\$ 370,000	\$ 420,717
Transfer From Capital Improvement Resv.	\$ (12,500)	\$ (175,000)
Transfer From Fund Equity	(200,000)	(155,717)
Excise Tax	(50,000)	-
To be raised from Taxation	\$107,500	\$ 90,000

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 16. To see if the Town will vote to raise and appropriate for Community Service Organization requests as follows:

	Last Year	This Year
Hospice Volunteers of Waterville Area	500.00	500.00
Community Health & Counseling	500.00	500.00
Kennebec Behavioral Health	1,000.00	0.00
KVCAP Transportation	1,000.00	0.00
Mid Maine Homeless Shelter	1,500.00	3,000.00
Sexual Assault Crisis & Support	1,500.00	2,181.00
Spectrum Generations	1,500.00	0.00
Total	\$ 7,500	\$ 6,181
To be raised from Taxation	\$ 7,500	\$ 6,181

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 17. To see if the Town will vote to raise and appropriate for the following Miscellaneous requests:

	Last Year	This Year
KVCOG	9,209	9,640
Oakland Historical Society	2,000	2,500
Snow Pond Senior Center	1,500	1,500
Memorial Day	500	500
Maine Municipal Association	7,300	7,500
Mid Me Chamber of Commerce	875	899
Snowmobile Club	2,500	2,500
Central Maine Growth Council	24,523	24,523
Total	\$ 48,407	\$ 49,562
Transfer From Snowmobile		
Registration Fees	\$ (2,500)	\$ (2,500)
Tax Increment Financing Revenue	(32,194)	(35,062)
To be raised from Taxation	\$ 13,713	\$ 12,000

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 18. To see if the Town will vote to raise and appropriate for the following Conservation Organization requests as follows:

	Last Year Approved Amount	This Year Council Recommends
7 Lakes Alliance - Youth Con. Corps	\$ 5,000	\$ 5,000
East Pond Association	2,500	3,500
Messalonskee/Snow Pond Lake Assoc.	10,000	11,000
McGrath Pond/Salmon Lake Assoc.	2,600	3,300
Belgrade Dams Committee	\$ 20,830	\$ 14,470
Total	\$ 40,930	\$ 37,270
To be raised from Taxation	\$ 40,930	\$ 37,270

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 19. To see if the Town will vote to apply estimated General Fund Revenues in the amount of **\$1,442,944** towards appropriations to reduce taxation. (Last year - \$1,539,900)

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 20. To see if the Town will vote to authorize the Town Council to sell or dispose of any real estate acquired by the Town for nonpayment of taxes. Except that the Municipal Officers shall use the special sale process required by 36 M.R.S. § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owner(s).

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 21. To see if the Town will vote to authorize the Town Council to accept any and all donations, gifts, reserves or grants and to expend such monies for the purposes stated.

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 22. Shall the Town of Oakland vote to approve a Community Development program and a possible Community Development Block Grant application and to submit same to the Department of Economic and Community Development? If said program is approved, to authorize the municipal officers to accept said grant funds, to make such assurances, further assume such responsibilities, and exercise such authority as are necessary and reasonable to implement such program.

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 23. To see if the Town will vote to authorize the Tax Collector and Treasurer to accept prepayment of taxes not yet committed pursuant to 36 M.R.S. Sec 506, with no payment of interest by the town.

Council Recommendation:

Budget and Advisory Committee Recommendation:

ARTICLE 25. To authorize the use of reserve funds to cover the 25% needed for the the Messalonskee boat launch project. The State grant will pay 75% of the project.

Council Recommendation:

Budget and Advisory Committee Recommendation:

The Registrar will be available to accept names of new voters in person prior to the commencement of the meeting on Tuesday, May 7, 2024, from 5:00 pm to 6:00 pm. The Warrant shall be posted in the following conspicuous places on Monday, April 29, 2024 which is at least seven (7) days prior to the Annual Town Meeting date: Oakland Post Office, Buddies Grocery & Pharmacy, Oakland Town Office, D & L Country Store and the Korner Store & Deli.

Hereof, fail not to make return of this Warrant with your doings thereon unto the Clerk of the Town of Oakland on or before said meeting.

Given under our hands this 27th day of March 2024.

Michael Perkins, Chairman

Dana Wrigley, Vice Chairman

Robert Nutting

Donald Borman

David Groder

The Town of Oakland complies with Federal regulations in accommodating persons with special needs. Voters planning to attend this public meeting in need of special services should contact the Town Office at 465-7357 by Thursday, April 25, 2024

Attest:

Janice E. Porter
Town Clerk

DRAFT

LONG-TERM POINT-OF-ENTRY TREATMENT SYSTEM AGREEMENT

This AGREEMENT is entered by and between the Town of Oakland (hereinafter "Town") and XXXXXXXXXX (hereinafter "Owner"), Owner of the property at XXXXXXXXXX, Oakland in Kennebec County (herein after "the Property"), each a "party" and collectively the "parties".

WHEREAS, the Department of Environmental Protection (hereinafter "Department") has determined that the property's water supply is unsatisfactory due to elevated PFAS concentrations exceeding 20 ppt (for six PFAS sampled contaminants as required as of the date of this agreement, based upon current State of Maine PFAS related drinking water standards);

WHEREAS, the Owner has been provided with a water treatment system funded and installed through the Department to mitigate the contamination of PFAS in order to provide potable water as the long-term resolution for their water supply, and the Owner has agreed to assume ownership of and responsibility for the maintenance of said system, the components of which are listed on Attachment A.

NOW THEREFORE, the parties agree as follows:

I. The Town agrees:

To reimburse the Owner for the maintenance and upkeep (including replacement parts, and media if needed) of the treatment system identified in Attachment A.

For the purposes of this Agreement, eligible costs for reimbursement include:

- A. Routine or emergency maintenance of the treatment system, including reasonable labor rates appropriate for the task,
- B. Collection of annual water samples and associated costs for PFAS (PFAS contaminants requiring testing shall be as determined annually per EPA Safe Drinking Water Act specified contaminants for community water systems) at a qualified laboratory, and
- C. Other costs deemed reasonable by the Town.
- D. Costs to be paid by Town does not include any salt for the water softener, or any such "day to day" operational costs.

In the event of catastrophic failure of the treatment equipment, the Town may consider reimbursement of associated documented costs upon its discretion.

II. The Owner agrees:

- A. To assume ownership of the treatment system immediately upon its installation onto the Owner's premises. The installation date for treatment system was October 3, 2020.
- B. To assume responsibility for any “day to day” operational costs such as electricity, salt for water softener, or other such costs that would be considered normal costs to operate the treatment systems.
- C. To assume responsibility for the operation and maintenance of the treatment system. If the Owner chooses to install and operate any additional treatment equipment on the identified well other than the system identified in Attachment A provided by the Department, such equipment and the associated expenses will be the sole responsibility of the Owner.
- D. To notify the Town of any planned maintenance and/or repairs to the treatment system prior to the work being performed, along with an estimate for the work to be performed. No work shall take place until Town staff/officials have approved the work and the cost to perform said work, in writing.
- E. To submit cost documentation including proof of payment for expenses related to the maintenance and upkeep of the treatment system. In the event of catastrophic failure of the treatment equipment, prior to replacing and submitting a reimbursement request, the Owner shall notify and obtain pre-approval from the Town. All reimbursement and pre-approval requests are to be submitted in writing with accompanying supporting documentation to: Town Manager, Town of Oakland, P.O. Box 187, Oakland, ME 04963.
- F. To notify prospective buyers prior to entering into a purchase and sales agreement of the property's dependence on the treatment system for a potable water supply and that the ownership of the treatment system along with responsibility for its proper operation and maintenance will transfer with ownership of the property. The Owner acknowledges that the Town will file a deed notice in the Kennebec County Registry to notify future owners of the terms of this Agreement.
- G. To hold harmless the Town, its agents, and employees against any liabilities associated with the use of the treatment system including the consumption and/or use of the treated water; except as provided for in this Agreement.

The effective date of this Agreement shall be the date of execution by the last signatory.

Signature on the lines provided below shall constitute acceptance of the terms of this Agreement. The parties represent and state that the individuals whose signature appear below on behalf of each of them are duly authorized to execute this Agreement.

TOWN OF OAKLAND

BY: _____

Printed Name: _____

Title: _____

Date: _____

OWNER

By: _____

Printed Name: _____

Date: _____

ATTACHMENT A

The PFAS Treatment system installed by the Department for the Owner's primary well supply identified in this agreement was installed by Air & Water Quality on October 3, 2020. The equipment that was installed includes the following:

1. Powerline Pro Series Sulfur Filter including
 - a. Kinetco Powerline Pro Series Filter Valve
 - b. 13" x 54" NSF poly-glass filter tank
 - c. 2.5 cubic feet of media for iron and sulfur removal
 - d. Three ball valve by-pass system
 - e. Sanitary Air Gap drain connection
2. Kinetco S250 twin-tank, non-electric water softener including
 - a. Kinetco S250 water softener
 - b. Sanitary "Air Gap" drain connection
3. Two 13" x 54" NSF poly-glass filters with
 - a. 2.0 cubic feet of carbon media in each tank for PFAS removal
 - b. Water meter
4. Big Blue 4.5" x 10" filter installed w/ 5 micron filter

The sulfur and water softener equipment were installed to provide pre-treatment for the PFAS removal filters, to reduce the potential of pre-mature fouling of the carbon PFAS treatment media. The Big Blue filter was also installed to remove large particles prior to any of the installed treatment system.

The projected media life for each of the treatment systems noted above is as follows:

1. Sulfur treatment media – 10-year anticipated design life
2. Water softener media – 10-year anticipated design life
3. Carbon media for PFAS treatment – 2 or 3 year anticipated design life

The projected media life is an estimate, based upon the concentration of the contaminants removed and the water volume flowing through the treatment systems. Actual media life and replacement requirements will be dependant upon these parameters.