

**TOWN OF ORONO
COUNCIL MEETING**

MONDAY, JULY 12, 2021 AT 5:00 P.M.

IN-PERSON

**COUNCIL CHAMBER - MUNICIPAL BUILDING
59 MAIN STREET, ORONO, ME 04473**

**REMOTE ACCESS LINK AVAILABLE ONLINE
AT WWW.ORONO.ORG**

AGENDA

(The annotated agenda and background material will be posted [here](#) prior to the meeting.)

- 1. Roll Call**
- 2. Agenda Review**
- 3. Approval of Minutes of June 3, June 14, and June 28, 2021**
- 4. Public Hearings**
 - a. To consider a Class I - Malt, Spirituous and Vinous Liquor License and Victualer's License for ZRKM, LLC, d/b/a Tacorita, 2 Mill Street.
 - b. To consider a written policy governing the condition upon which members of Town Council, boards, committees, and the public may participate in public proceedings of those bodies by remote method.

5. Acknowledgments by Council Members

6. Unfinished Business

7. Consent Agenda

Order 21-123 Order, approving a Class I – Malt, Spirituous and Vinous Liquor License and Victualer's License for ZRKM, LLC, d/b/a Tacorita, 2 Mill Street.

Order 21-124 Order, confirming a 3-Year Lease of a 2021 Hyundai Kona from Rowe Auburn for the Community Development Office with a gross capitalized cost of \$43,230 less rebates of \$10,750 from Hyundai and \$10,850.04 from Efficiency Maine resulting in \$0 in lease payments owed by the Town during the lease term.

Order 21-125 Order, approving a Memorandum of Understanding with the City of Bangor recognizing a Regional Climate Climate Action Planning Process.

- Order 21-126 Order, adopting written policy governing the condition upon which members of Town Council, boards, committees, and the public may participate in public proceedings of those bodies by remote method.
- Order 21-127 Order, authorizing the Town Manager to expend funds from reserve, grant, and other special revenue funds for projects authorized, but not complete, in FY21.
- Order 21-128 Order, transferring the balance of unspent appropriations remaining at year end (June 30, 2021) in the FY21 Capital Infrastructure Budget to the Infrastructure Reserve Fund.

8. New Business

- Order 21-129 Order, appointing Elizabeth Hufnagel as the RSU#26 Director filling a current vacancy until the Annual Municipal Election in March 2022.
- Order 21-130 Order, approving Ordinance Amendments to Chapter 18 Land Use to amend Section 18-106(f), Schedule of dimensional requirements, to reduce the minimum lot area and minimum lot width in the Medium Density Residential District.
- Order 21-131 Order, approving Ordinance Amendments to Chapter 18 Land Use to create Section 18-114, Village Residential Overlay District, an optional overlay district that would allow for the creation of smaller lots if a property is owner-occupied.
- Order 21-132 Order, approving Ordinance Amendments to Chapter 18 Land Use to create Section 18-154 Solar Energy Systems and amend Section 18-31, Definitions, and Section 18-106, Schedule of uses, to define, zone, and create performance standards for solar energy systems.
- Order 21-133 Order, authorizing the Town Manager to enter into an agreement for Hot Mixed Asphalt Paving Services with B & B Paving of Hermon in the amount of \$466,565.50 for the 2021 construction season including projects on Kelley Road, Essex Street, Westwood Drive, Water Street, Lower Middle and James Streets, School and Plummer Streets, Broadway, Cedar and Elm Streets, Riverdale Drive, and Beech Street.
- Order 21-134 Order, awarding a contract for the Mahaney Subdivision Utility and Roadway Improvements to Sargent Corporation of Stillwater in the amount of \$1,211,460, with \$760,000 to be paid from the Wastewater Clean Water State Revolving Loan Fund (CWSRF) for sewer work and \$452,00 from the 2020 Infrastructure General Obligation Bond proceeds for road/drainage work; and, further, authorize the Town Manager to execute related documents as necessary.

- Order 21-135 Order, authorizing the Town Manager to enter into an agreement with Sebago Technics for planning, design, and engineering services for the Maine Street Safety and ADA Improvements (Phase 1) in the amount of \$44,500 to be paid from the 2020 Infrastructure General Obligation Bond proceeds.
- Order 21-136 Order, authorizing the Town Manager to purchase a 2021 Wacker-Neuson WL32 wheel loader from Central Equipment Company of Stillwater for \$88,086, less the trade-in of the 2013 Wacker-Neuson WL30 for \$14,000, for a total expense of \$74,086 to be drawn from the approved FY22 Capital Equipment Budget.
- Order 21-137 Order, authorizing the Town Manager to purchase two (2) Ford F250 4x4 pick-up trucks from Whited Ford Truck Center of Bangor for a total cost of \$72,505, two Maxon ME2 power lift tailgates provided and installed by The Shyft Group, LLC of Waterville at a cost of \$3,195 each, and up to \$5,000 for miscellaneous equipment to outfit the trucks with funds drawn from the approved FY22 Capital Equipment Budget.
- Order 21-138 Order, adjusting the approved FY22 Capital Equipment Budget to: increase the projected revenue associated with equipment trade in from \$10,000 to \$14,000; decrease the approved budget for the Mini-Front End Loader from \$90,000 to \$89,000 and the Pick-Up Trucks from \$90,000 to \$86,000; and, further, increase the approved budget for the Small Tractor Fleet from \$35,000 to \$44,000. *(This order seeks to redistribute unspent budget appropriations for the Mini-Loader and Pick-Up Trucks to the Small Tractor Fleet budget line.)*
- Order 21-139 Order, authorizing the Town Manager to purchase John Deere 3039R Compact Utility Tractor with related attachments and an X758 John Deere Tractor with related from Greenway Equipment Sales of Bangor for the total cost not to exceed \$29,143 to be drawn from the approved FY22 Capital Equipment Budget. *(This is a net expense including the trade-in of six used tractors.)*
- Order 21-140 Order, authorizing the Town Manager to purchase a Ferris ISX 3300 Zero-Turn Mower from Whittemore and Sons of Skowhegan at a cost not to exceed \$13,900.
- Order 21-141 Order, authorizing the purchase of two (2) 2021 Ford Utility Police Interceptors from Darling' Bangor Ford of Bangor, one in the amount of \$38,920 and another in the amount of \$42,109, for a total of \$81,029; plus \$23,600 for equipment purchase and set-up through Custom Installations LLC, of Levant with the total cost of up to \$104,629 to be drawn from the FY22 Capital Equipment Budget.
- Order 21-142 Order, authorizing the Town Manager to purchase seventeen (17) Glock 19MOS Gen5 9mm handguns with Trijicon RMR red dot optics, and related

accessories from Witmer Public Safety Group of Coatsville, PA, at a cost of \$22,503.09, less the trade-in value of \$5,100, for a total expense of \$17,403.09 to be drawn from the approved FY22 Capital Equipment Budget, with the remaining \$403.09 drawn from the approved FY22 Police Operating Budget.

Order 21-143 Order, authorizing the Town Manager enter into a five (5) year lease purchase agreement with Watchguard Video of Allen, TX for six (6) in-car video systems, seventeen (17) body-worn cameras, and the Video as a Service package at a total FY22 cost (for installation, set up, and lease payments) of up to \$28,612 to be drawn from the approved FY22 Capital Equipment Budget.

Order 21-144 Order, authorizing the Town Manager to purchase a new Fire Engine through the Houston-Galveston Council's procurement process; and execute a tax-exempt lease purchase agreement with Androscoggin Savings Bank to finance up to \$675,000 at a term not to exceed 10 years and interest rate not to exceed 2.74%.

Order 21-145 Order, authorizing the Town Manager to carry forward certain funds from FY21 into the FY22 Municipal Operating Budget to fund expenses approved but not completed in FY21 and special projects.

Order 21-146 Order, approving the following budget for the remaining 2020 Infrastructure General Obligation Bond Proceeds (\$1,932,289):

- North Main, Chapel, and College Heights \$1,100,450
- Mahaney Subdivision Project \$ 472,000
- MDOT Route 2 Culvert Project Match \$ 235,000
- Main Street Sidewalk Project \$ 124,838

9. Council Committee/Representative Reports

10. Future Agenda Items/Items of Concern

11. Public Petitions

12. Public Comments

13. Executive Session pursuant to 36 MRSA, § 841 et seq., to Consider a Request for Poverty Tax Abatement Based on Poverty and/or Disability #2021-002.

Order 21-147 Order, rendering a decision on a Request for Poverty Tax Abatement Based on Poverty and/or Disability #2021-002.

14. Adjournment

ADA Notice. Any person with a disability who requires auxiliary aids or services to fully participate in the activities of the Orono Town Council should contact the Town Manager's Office (866-2556) 72 hours prior to the meeting.