



## SPECIAL TOWN COUNCIL MEETING & WORKSHOP MONDAY, JULY 31, 2023 AT 5:00 P.M.

COUNCIL CHAMBER, 59 MAIN STREET, ORONO, MAINE

### MINUTES

#### 1. Roll Call

Present: Council Chair Geoffrey Wingard, Leo Kenney, Sarah Marx, Rob Laraway, Dan Demeritt, Sonja Birthisel, and Town Manager Sophie Wilson.

#### 2. Agenda Review *(Video record time 0:0:16 - 0:00:45)*

Council Chair Geoffrey Wingard noted that Public Comments will be taken up before the Workshop, to allow the opportunity for public comments.

#### 3. New Business

**Order 23-148** **Order, authorizing the Town Manager to purchase an Ambulance from PL Custom at a cost not to exceed ~~\$383,000~~ \$332,336, with \$185,000 drawn from the Ambulance Reserve, \$108,000 from FY24 Capital Equipment Budget, and the remaining balance of \$39,336 from American Rescue Act Funds. ~~funds drawn from the Ambulance Reserve, American Rescue Act Funds, and FY24 Capital Equipment Budget.~~** *(Video record time 0:0:46 - 0:17:08)*

Moved by Sonja Birthisel and seconded by Leo Kenney

Motion to Amend by Sonja Birthisel and seconded by Rob Laraway to include purchasing an Ambulance from PL Custom at a cost not to exceed \$332,336, with \$185,000 drawn from the Ambulance Reserve, \$108,000 from FY24 Capital Equipment Budget, and the remaining balance of \$39,336 from American Rescue Act Funds. All voted in favor of the amendment, 6-0.

All voted in favor of the motion as amended, 6-0.

Ms. Wilson stated the Town received four requests for proposals (RFPs) which were opened by staff on Thursday, July 27th. She noted that two of the proposals included hydraulic load equipment which was not part of the bid and they had the opportunity to remove it.

Deputy Fire Chief Kevin Sirois provided an overview of the bid results, detailing the warranty, bid prices, and delivery dates. He noted that staff is recommending PL Custom due to their

customer service, warranty, and the only company to agree to a liquidated damage clause of 112 weeks, with an assessment of \$75 per day afterwards.

Ms. Wilson reviewed the proposals from Greenwood and Autotronics regarding their cost, warranty, customer service, and the lack of commitment for delivery. Councilors asked questions about the trade-in, funding sources, delivery needs, and contingency fund.

**Order 23-149** **Order, authorizing the Town Manager to enter into an Agreement to Reconstruct the Senior Center and Public Library Parking Lot (Birch Street) with Lou Silver, Inc of Veazie at a cost not to exceed \$91,250 with funds drawn from the Approved FY24 Capital Infrastructure Budget (\$75,000) and FY24 Capital Infrastructure Budget (Miscellaneous Roads - \$16,250).**  
*(Video record time 0:17:09 - 0:23:03)*

Moved by Rob Laraway and seconded by Dan Demeritt.

Motion to Amend by Rob Laraway and seconded by Leo Kenney to include the Public Library Parking Lot with Lou Silver, Inc of Veazie at a cost not to exceed \$91,250 with funds drawn from the approved FY24 Capital Facilities Budget (\$75,000) and FY24 Capital Infrastructure Budget (Miscellaneous Roads - \$16,250). All voted in favor of the amendment, 6-0.

All voted in favor of the motion as amended, 6-0.

Public Works Director Rob Yerxa stated he received three quotes and the low quote was from Lou Silver, Inc for \$91,250. He explained that this project did not include the portion of the lot used for the library; however this area is due for improvement as it was last paved about 14 years ago. He noted that the additional funds will add the parking area for the library to the scope of work so that both parking areas are on the same maintenance cycle. Ms. Wilson provided language for the amendment.

**Order 23-150** **Order, authorizing the Town Manager to enter into an Agreement with Impeccable Painting of Bangor to Paint the Keith Anderson Community House at a cost not to exceed \$37,580 with funds drawn from the Approved FY24 Capital Facilities Budget.** *(Video record time 0:23:04 - 0:25:10)*

Moved by Dan Demeritt and seconded by Rob Laraway. All voted in favor, 6-0.

Mr. Yerxa stated the proposal came in well under budget for this project. He noted that \$60,000 was allocated in the FY24 Capital Facilities Budget. He stated that Impeccable Painting was the low bidder and commented that he personally had positive experience with them.

**Order 23-151** **Order, authorizing the Town Manager to enter into an Agreement with Great Works Internet of Biddeford, Maine for Hosted VOIP Services for Town-Owned Facilities with funds drawn from the FY24 Operating Budget.**  
*(Video record time 0:25:11 - 0:27:19)*

Moved by Rob Laraway and seconded by Leo Kenney. All voted in favor, 6-0.

Assistant Town Manager and IT Director Belle Ryder stated staff sent out request for proposals (RFP) for the Town's phone service. Based upon the proposals received, staff recommends renewing the agreement with GWI, who was the low bidder. Ms. Ryder stated GWI will provide updated technology at a lower per unit charge than we currently have. Ms. Ryder noted the upgraded technology needs may necessitate changes in the number and type of equipment used; however, it is expected that any changes to the system configuration will not exceed the budget for these services. Ms. Marx asked about the costs. Ms. Ryder noted the current cost for the phone system is \$2,050 per month and the new cost will be \$1,400 per month with some changes.

**Order 23-152 Order, approving the renewal of a Marijuana Establishment (Retail Store) License for Red Brick & Mortar, d/b/a Firestorm of Orono, 6 Stillwater Avenue, Suite 300. (Video record time 0:27:20 - 0:34:44.)**

Moved by Sarah Marx and seconded by Dan Demeritt. All voted in favor, 6-0.

Ms. Wilson stated that Firestorm of Orono is seeking a renewal of their Retail Marijuana Business License for operations at 6 Stillwater Avenue, Suite 300. In reviewing the Ordinance, she noted there is some ambiguity as to whether or not a public hearing is required. In a discussion with the Town Attorney, he stated he could make an argument either way. Ms. Wilson stated in this case, the Town would lean in favor of the applicant. She stated staff has completed its inspections and reports no complaints or issues with the business and recommends approval

Mr. Wingard noted it is on Council's future work plan to tighten up the ordinance language. Ms. Wilson noted it will be reviewed at the Council Committee Meeting on August 28th.

Ms. Wilson explained the reason for expediting the license, due to the ambiguity as to whether a public hearing is required or not for a marijuana establishment renewal license.

Matt Powers asked about the rules for Burby and Bates. Ms. Wilson noted they do not need a liquor license because it is not consumed onsite, and noted that marijuana requirements are different and require municipal approval.

(Leo Kenney left the meeting at 5:35 p.m.)

**4. Public Comments - None**

**5. WORKSHOP: Review of the Community Facilities Assessment Report (Video record time 0:38:30 - 1:59:40)**

Staff and Council reviewed the Community Facilities Assessment Report in depth.

**6. EXECUTIVE SESSION Pursuant to 1 MRSA § 405(6)(c) for Discussions with a Developer Related to a Potential Economic Development Project**

At 7:00 p.m., Dan Dameritt motioned and Sarah Marx seconded to move into executive session for discussions with a developer related to a potential economic development project. All voted in favor, 5-0.

At 7:50 p.m, Sonja Birthisel motioned and Dan Demeritt seconded to move into regular session. All voted in favor, 5-0.

**7. Adjourn**

At 7:51 p.m., Sonja Birthisel motioned and Dan Demeritt seconded to adjourn the meeting. All voted in favor, 5-0.

Minutes are not verbatim.

A video-recorded version is available on the Town's website at [www.orono.org](http://www.orono.org).

Respectfully submitted,

Nancy W. Ward  
Executive Assistant