

Kittery Water District – Board of Trustees Meeting – July 22, 2020 (via Zoom)

Meeting held via Zoom and called to order at 7:31 a.m. Members in attendance: Trustees Caroline Rose, Julia O'Connell, James Golter and Supt. Mike Rogers. Members of the public in attendance: Garvin McCurdy, Suzanne Sayer, Jen Brewer, Jen Thayer, Linda Johnson, Kevin Sutherland, Bob Sheppard, Ann Grinnell, Jenny Freeman, Judy Spiller, Debbie Driscoll, Cathy Wolff, William St. Laurent, Erin Brochu, Emily Flinkstrom, Nancy Johnston, Linda Cheatham, Betty Olivolo, Tim Brochu, Kendra Amaral, Shara Geiger, Adam Causey, Brian Rodonets and Bill Wagner. Mission statement read.

Agenda reviewed- and adopted unanimously.

Secretary's report - Minutes from July 15, 2020 were read and will be revised and reviewed next week. Garvin McCurdy provided clarification on his public comment.

Treasurer's report – Submitted bills were read by Supt. Rogers and checked by Trustee Rose. Trustee Golter moves to pay bills. Seconded by Trustee Rose. Roll call, three in the affirmative, motion passes. Trustee O'Connell will sign checks.

Life Cycle Budgeting presented by Kevin Sutherland. He presented a PowerPoint analysis of water main expansion into Eliot based on preliminary figures. Return on Investment appears to be 8 years to recover the \$38,000 of concessions being considered and 25 years to cover the cost of increased pipe size. Is the infrastructure expansion in line with our Mission Statement? - "The District strives to maintain stable water rates for domestic and municipal purposes." Mr Sutherland states that a conservative estimate shows a 200 year ROI to recover long term costs and the increased shortfall would need to be either passed on to water users by increasing rates or bonded. Unanswered questions remain as to role of PUC : can KWD require the town of Eliot to cover costs of future pipe replacement? A basic principle is that development of infrastructure should occur where development has occurred. The Rte 236 expansion offers 34 parcels that if developed as single-family homes at present water rates will fall far short of covering concessions offered by KWD. He suggests that we meet with the town of Eliot TIF Committee to discuss our concerns further and specifically address the following: What is the expected type of development? How much water will be needed and how much revenue will be created? How can revenue cover (future) costs?

Mr Sutherland has offered to do a more comprehensive analysis of the financial health of the District and where opportunities exist for future development. Today's power point presentation will be sent to Trustees. Mr Sutherland can be reached at (207) 805-7990 Kevin.L.Sutherland@gmail.com

Proposed Eliot TIF concessions discussed. Trustee O'Connell moves to postpone until after meeting with the town manager of Eliot and their TIF committee. Seconded by Trustee Rose. Roll call, three in the affirmative, motion passes.

2020 Master Plan update discussed. Trustee Rose has reviewed the table of contents and Section 1. We will put it on the agenda for next week to give more time for everyone to review.

Financial Report for month of June reviewed. Commercial and government sales are down.

Second Quarter Budget comparison reviewed.

PNSY payment history reviewed.

Meeting with Maine Vision Holdings. Brian Rodonets, architect, requests that the LOI that expired in March 2020 be reconsidered. Financing for building a new \$ 2.8 Million facility for KWD, - based on PNSY financing a parking garage at 15-17 State Rd. Mr. Wagner states that concepts of affordable housing and the Fair Tide retail operation will not be included in a new LOI and the town of Kittery will be "watchdogs" to that concept. Life cycle budgeting could be used as a tool to evaluate the plan. The merits of surveying water users to assess future needs of water users at 15-17 State Rd. will be discussed at next week's meeting. Expertise will be solicited to evaluate the process moving forward and whether a survey constitutes a vote.

Open Discussion

*Supt. Rogers states that the sed basin at Hatch Filtration plant was drained on Thursday July 16, 2020 and a plugged sludge line was discovered that needed to be addressed first. A-1 Environmental cleaned it out. There is also a broken 12" mud valve which will require draining the sed basin before being repaired. We will need to hire Ted Berry, contractor, who will clean the sludge from the outside sludge holding basin. Stultz Electric has replaced VFD for Pump #3. Express Electric has begun work on installing new VFD in Pump #2. Wright Pierce will evaluate Pump #1. A new laborer will shadow next week.

* Trustee Rose requests that we put "decision to meet with Holly Stark, facilitator", on next week's agenda to be discussed in executive session. We have 1 ½ hours remaining to use in our agreement.

* Penta and Express Electric will replace the lime feed system. Water main replacements are on schedule with Pinkham and Harris scheduled next. The 2" water mains will be replaced with an 8" pipe to boost fire protection. Mendum Ave. will be the final line replacement project this year.

Watershed report- One violation noted- old fire ring discovered *and cleared.*

Public Comment (3 minute limit)

* G. McCurdy states that the MVH outcome could be good but the elephant in the room is if the PNSY will buy into a parking garage. Town officials, (Ann Grinnell, Kendra Amaral) should be able to find out. * S. Sayer requests that presenters turn on their video when presenting. Would like to know how we could benefit from a new higher cost building; analysis could be done by Kevin Sutherland. * Shara Geiger inquires about the impact of remote workers on the needs for a parking garage for PNSY. * Dr. J. Brewer states she has a 20 year career studying public participation as it relates to the decision making process. She is glad to hear that the trustees are expanding their vision about MVH acquisition of State Rd property to include more public participation. Surveys are an extremely limited way of obtaining public input. She recommends a broad diversified conversation in which the context is clearly stated before asking for public opinion. There are many ways to engage with the public. Dr. Brewer and others that she can recommend, can provide expertise on how to do this in the current Covid-19 climate.

Next BOT meeting scheduled for Wednesday July 29, 2020 at 7:30 a.m. via Zoom.

Meeting adjourned at 10:41 a.m.

Respectfully submitted, Julia O'Connell, clerk



Disclaimer: The preceding minutes constitute the author's understanding of the meeting. While every effort has been made to ensure the accuracy of the information, the minutes are not intended to be a verbatim transcript of comments at the meeting, but as a summary of the discussion and actions that took place.