

**TOWN OF ORONO  
COUNCIL VIRTUAL MEETING  
COUNCIL CHAMBER - MUNICIPAL BUILDING**

**MONDAY, AUGUST 10, 2020 AT 4:00 P.M.**

**WATCH ONLINE AT**  
<https://zoom.us/j/93875386920>

**(LINK AVAILABLE AT ORONO.ORG)**

*Comments can be submitted via email prior to the meeting start time  
at [info@orono.org](mailto:info@orono.org) and during the meeting by using Zoom comment features.*

**MINUTES**

**1. Roll Call**

Present: Council Chair Cindy Mehnert, Tom Perry, Laurie Osher, Meghan Gardner, Sam Kunz, Cheryl Robertson, Terry Greenier and Town Manager Sophie Wilson.

**2. Town Manager's Update**

Ms. Wilson introduced Bond Advisor Dick Ranaghan and provided an overview of the refunding (refinancing) of USDA and 2014 bonds to be able to save about \$600,000 of interest payments over the life of the bonds and to consider bonding two infrastructure projects (College Heights/Chapel drainage and Frost Lane drainage (Mahoney Development)) at rates less than 2%. She estimated the project costs at \$400,000 each; however engineering budget costs would be obtained before proceeding further. Councilors agreed with proceeding forward with the refunding and would like more information on the infrastructure project costs.

Mr. Ranaghan provided details of the bond refunding (refinancing). He noted the savings is a result of a drop in interest rates that exists right now. Mr. Ranagan stated it would require staff time to gather the information needed, but there were no other initial costs. He also noted it is a good time to borrow new money due to low interest rates.

Ms. Wilson noted there would be a Special Council Workshop on August 17, 2020 at 4pm to further discuss the bonds and staff would be providing information on the two proposed bond infrastructure projects. Council will also have a conversation with James Francis, Penobscot Nation's Tribal Historian, and Darren Ranco, Chair of Native American Programs at UMaine, about Orono's rich history and connections to the Penobscot Nation.

**3. Presentation: Public Health Update**

Chief Low provided an update on the current efforts underway to support community, education, and business activities during the continued global pandemic. He spoke of UMaine and RSU#26's efforts to welcome students back at the end of the month and CDC guidance for Covid-19 testing, face coverings and social distancing. He spoke of the Town's role in

preparation, education and information. Chief Low stated the housing complexes do not have plans in place; however, UMaine has a plan for support to the complexes.

Councilors asked questions about UMaine's Covid-19 testing and quarantine procedures. Councilors expressed concerns about students not following CDC guidelines, possible outbreaks and the student housing complexes not having written action plans. Council discussed adopting a resolution or an ordinance regarding face masks and social distancing. Council also requested an educational signage campaign regarding safety measures.

Ms. Wilson stated she would talk with the attorney regarding a face coverings ordinance. She noted that funds from Keep Maine Healthy could be used for signage and spoke of a multi-pronged approach to provide education and seek compliance. Ms. Wilson suggested adding an order to the agenda setting the date for a public hearing on a face coverings ordinance at the September Council Meeting. Councilors suggested sending a letter to the housing complexes regarding having written action plans.

Ms. Mehnert recapped the next steps regarding face coverings and social distancing: work on a resolution, send a letter to the housing complexes for their action plans, work on draft ordinance language and send a letter to the Governor on behalf of Council.

#### **4. Agenda Review**

Motion by Tom Perry and seconded by Sam Kunz to add Order 20-135 to the agenda, setting the date of September 14, 2020 at 4pm to consider a public hearing on an ordinance regarding face coverings. All voted in favor, 7-0.

#### **5. Approval of Minutes of July 13, 2020**

Moved by Sam Kunz and seconded by Tom Perry. All voted in favor, 7-0.

Terry Greenier noted a correction to be made to the meeting adjournment which was seconded by Terry Greenier, not Tom Greenier.

#### **6. Public Hearings - None**

#### **7. Acknowledgments by Council Members**

Cheryl Robertson acknowledged all of the people that are wearing face masks and participating in our community economy.

Terry Greenier reminded residents that baby wipes are not flushable and can be very costly to the wastewater system.

Laurie Osher acknowledged the Public Works crew for painting the beautiful rainbow crosswalk. She commented it is wonderful to see people out with their masks.

Sam Kunz echoed the acknowledgement made to Public Works for the crosswalk painting. He thanked the community for their efforts with this project. He acknowledged Bob Sinclair for initiating a community yard sale in the Sailor Development for a family in need and the community businesses that made donations (Leadbetter's and Jersey Subs).

Tom Perry acknowledged the passing of two longtime residents of Orono: Martaine Lapin and Ross Cota.

Meghan Gardner acknowledged the hard work of the Beautification Committee with their beautiful flower plantings this summer. She also echoed the comments made about the crosswalk painting and the efforts of Public Works Director Rob Yerxa.

Cindy Mehnert recognized the efforts of Town Manager Sophie Wilson for her forethought, with all that is going on, to also be involved with refinancing the Town bonds and contacting MMA and the Governor regarding the University's Covid impact on the town.

## **8. Unfinished Business - None**

## **9. Consent Agenda**

- Order 20-125** Order, setting September 14, 2020 at 4:00 p.m. as the date for a public hearing to consider the addition of Section 18-153, Marijuana Establishments, and the amendment of Section 18-106, Schedule of uses, to Chapter 18, Land Use, to establish performance standards and zoning regulations for marijuana establishments; as well as the addition of Article 3, Marijuana Establishments, to Chapter 29, Public Health and Safety, to establish licensing requirements for marijuana establishments should the Town of Orono decide to opt-in to allow such establishments.
- Order 20-126** Order, appointing Dennis Cross to the Board of Appeals as an Associate Member to fill an unexpired 3-year term until April 2022).
- Order 20-127** Order, casting a vote for Thomas Perry to serve as a Regional Representative on MMA Legislative Policy Committee (7/1/2020-6/30/2022).
- Order 20-128** Order, casting votes for the nominated slate of candidates for Maine Municipal Association's (MMA) Election of Vice President (James Bennett) and Executive Committee Members (Robert Butler, Terry Helms and Diane Hines).
- Order 20-129** Order, accepting a State of Maine DHHS Keep Maine Healthy Grant in the amount of \$34,435 for Local Education and Prevention Plans to prevent the spread of COVID-19.

**Order 20-130** Order, authorizing the Town Manager to execute a Service Agreement with iWorQ Systems of Logan, Utah for the purchase of Community Development Software in the amount of \$15,000; \$1,500 to be drawn from the Downtown Transit-Oriented TIF and the remainder from the FY21 Code Enforcement Budget.

**Order 20-131** Order, approving a Notice of Election that postpones the Municipal Referendum Election originally scheduled to be held on June 9, 2020 (and further moved to November 3, 2020) to be held in conjunction with the State Primary Election in June 2021 with polls open from 7AM to 8PM for consideration of Fluoridation of the Public Water Supply.

Moved by Same Kunz and seconded by Tom Perry to approve the consent agenda. All voted in favor, 7-0.

## **10. New Business**

**Order 20-132** Order, awarding the bid for the Town Office Painting Project to CertaPro Painters of South Portland for \$11,605 to be drawn from the approved FY21 Capital Budget.

Moved by Tom Perry and seconded by Sam Kunz. All voted in favor, 7-0.

Ms. Wilson stated staff received three quotes for this project with the low quote coming in under the \$15,000 budgeted amount for the project. She noted the project is scheduled to start in early October, if approved.

**Order 20-133** Order, awarding the bid for the Town Office Carpeting (2nd Floor) Project to Carpet One of Bangor for \$14,000 to be drawn from the approved FY21 Capital Budget.

Moved by Sam Kunz and seconded by Terry Greenier. All voted in favor, 7-0.

Ms. Wilson stated the carpet on the second floor of the Town Office needs to be replaced as part of a phase 1 project. Phase 2 will be carpeting for the Town Office first floor which will be proposed for next year. Current conditions in Council Chamber and the adjacent entry room have hazards that must be addressed. Staff is recommending the work be awarded to Carpet One who submitted the sole quote (after multiple attempts to entice bidders) which is also equal to the approved budget for this project (\$14,000).

**Order 20-134** Order, adopting the FY21 Council Work Plan.

Moved by Sam Kunz and seconded by Terry Greenier. All voted in favor, 7-0.

Ms. Wilson noted the latest draft plan was included in the Council packet.

Terry Greenier noted a correction to be made to the Community Development line which is repeated. Laurie Osher thanked the Town Manager Wilson for the work plan and rationale to make a proposal to her. Meghan Gardner asked for clarification of item H, under 3, Education and Community Outreach and asked for clarification.

**Order 20-135    Order, setting the date for September 14, 2020 as the date for a public hearing on a proposed new Ordinance Regulating Prevention and Planning Practices related to Limiting the spread of Covid-19 as well as the related Community Response.**

Moved by Sam Kunz and seconded by Terry Greenier. All voted in favor, 7-0.

## **11. Council Committee/Representative Reports**

**Diversity and Racial Awareness, Peace and Equity Group** - Cindy Mehnert stated the Group will separate the Police Officers from the initial discussions. Ms. Wilson described a three-pronged approach: the Police with the trainer, staff with the consultant and the Council with the same trainer.

**Penobscot Nation** - Ms. Mehnert stated Penobscot Nation's Tribal Historian James Francis and Darren Ranco, Chair of Native American Programs at UMaine will provide the historic perspective of Chief Orono and what he meant to the community.

**Comp Plan Committee** - Meghan Gardner spoke in recognition of the LGBTQ 10 colors of Pride progress. Ms. Gardner stated the Committee met on September 3rd with the Town Planner to discuss the Downtown and Medium Density Residential District Zoning Amendments. She noted the meeting was Zoom bombed and had to adjourn early.

**Community Development Committee** - Terry Greenier spoke in recognition of the LGBTQ accomplishments. He reported the Committee discussed commercial solar and local regulatory goals, an ordinance revision to allow the expansion of existing self-storage units (east of I-95) and received information on how local businesses are doing.

**Finance and Operations Committee** - Tom Perry reported the Committee reviewed State Revenue Sharing projections (indication an increase for Orono) and felt it would be prudent not to change anything at this time. He noted State Revenue Sharing will be reviewed again in a few months. The Committee also reviewed Fire Department staffing needs and the need to modify the Vision assessing services contract.

**Environment Committee** - Cheryl Robertson reported that community members from UMaine, with energy efficiency knowledge, have shown interest in being on the Committee.

## **12. Brief Town Manager's Report**

Ms. Wilson gave a brief update on the following:

- OTO Fiber Corporation asking for a loan of \$12,500 for one month to apply for grant funds. This item will be on the next Council agenda as a consent item.
- Board of Appeals training on August 12 and hearings on August 20, 2020
- Face coverings, Covid-19 prevention information and bond refunding will be discussed at the Council Workshop on September 17th at 4pm.

- The Council's meeting schedule through the end of the year has been drafted for Council.

### **13. Future Agenda Items/Items of Concern**

Meghan Gardner reminded everyone there will be a public hearing on September 14th regarding implementing standards and a licensing process for marijuana establishments. Ms. Wilson stated postcards will be mailed to residents.

**14. Public Petitions - None**

**15. Public Comments - None**

### **16. Adjournment**

At 6:34pm, Tom Perry moved and Terry Greenier seconded to adjourn. All voted in favor, 7-0.

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