

City Council Minutes
Special Meeting, Tuesday, June 3, 2025

Special Meeting
City Hall Council Chambers

Tuesday, June 3, 2025
6:00 p.m.

The regular meeting was called to order by Mayor Daniels. The city clerk called the roll:

Councilor Phanthay-present
Councilor Kimball-present
Mayor Daniels-present

Councilor O'Halloran-absent
Councilor Morin-present

Mayor Daniels declared that a quorum was present. City Manager Eric Glidden was also present.

Mayor Daniels led members of the Council and others present in reciting the pledge of allegiance to the flag of the United States of America.

Mayor Daniels read the notice for the regular meeting.

TO: Soubanh Phanthay, Dani O'Halloran, William Kimball, Jenn Morin and Michele Daniels;
MEMBERS OF THE BREWER CITY COUNCIL. You are hereby notified that a **special meeting** of the City Council of the City of Brewer will be held on **Tuesday, June 3, 2025 beginning at 6:00 p.m.**, at 80 North Main Street, to consider and act on the items on the attached agenda.

s/ Michele Daniels

Mayor and Chairman of the City Council

Or _____

Majority of the City Council

a true copy, attest: s/Vincent P. Migliore

City Clerk

OFFICER'S RETURN

I have on the date(s) and time(s) indicated given notice of this meeting by giving in hand of by leaving at the usual dwelling place of the within named an attested copy of this notice of meeting:

| Given/Delivered to: | by (person delivering) | Title | Date | Time |
|---------------------|------------------------|-------|------------|------|
| Soubanh Phanthay | | | 05/30/2025 | |
| Dani O'Halloran | | | 05/30/2025 | |
| William Kimball | | | 05/30/2025 | |
| Jenn M. Morin | | | 05/30/2025 | |
| Michele Daniels | | | 05/30/2025 | |

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CITY COUNCIL SPECIAL MEETING

June 3, 2025 6:00 P.M.

Brewer City Hall Council Chambers

- I. Call to Order** (Mayor Daniels)
- II. Roll Call** (City Clerk)
- III. Pledge of Allegiance to the Flag of the United States of America** (Mayor Daniels)
- A. Minutes** (none)
- B. Awards, Petitions and Public Comments**
 - 1. Presentation: Proposed Fiscal Year 2026 City and School Budgets.
 - 2. Public Comments
- IV. Recess for Public Hearing**
 - 1. Brewer Water Department, proposed water rate increase.
- V. Adjourn Public Hearing**
- C. Consent Calendar** (none)
- D. Monthly Reports** (none)
- E. Nominations, Appointments, Elections** (none)
- F. Unfinished Business** (none)
- G. New Business**
 - 1. (2025-A111) ORDER Authorize contract with Marcel A. Payeur, for recoating and upgrades to Levensellar storage tank.
(Councilor Morin)
- H. New Items with Leave of Council**
- I. ADJOURN**

A. Minutes

There were no meeting minutes.

B. Awards, Petitions and Public Comments

- 1. Presentation: Proposed Fiscal Year 2026 City and School Budgets.

Mayor Daniels recognized City Manager, Eric Glidden and City Finance Director, Karen Fussell, to present the City of Brewer's Consolidated Municipal Budget for Fiscal Year 2026. The City Manager made a presentation on the proposed Fiscal Year 2026 Brewer Consolidated Budget. Mayor Daniels said that she felt that the budget process leading into Fiscal Year 2026 was much improved over previous years and thanked Karen Fussell for her efforts.

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Mayor Daniels recognized School Superintendent, Gregg Palmer, and the School Business & Finance Director, Gretchen Gardner, to present the Brewer School Budget for Fiscal Year 2026. The School Superintendent made a presentation on the proposed Fiscal Year 2026 Brewer School Budget. Mayor Daniels thanked the School Superintendent, the School Business & Finance Director, and Brewer School Committee Chairman Mark Farley for their efforts in coordinating with the Council on the Fiscal Year 2026 Budget.

Public Comments

There were no comments from the public.

IV. Recess for Public Hearing

Mayor Daniels said the City Council would recess for a public hearing and after the public hearing the Council would return to the regular meeting and take up the rest of the items on the agenda.

The public hearing was called to order by Mayor Daniels. The city clerk called the roll:

Councilor Phanthay-present

Councilor O'Halloran-absent

Councilor Kimball-present

Councilor Morin-present

Mayor Daniels-present

Mayor Daniels declared that a quorum was present. City Manager Eric Glidden was also present.

1. Brewer Water Department, proposed water rate increase.

Mayor Daniels read the public notice for the hearing:

| | | |
|--------------------------------|-----------------------------|---------------------|
| <u>BREWER WATER DEPARTMENT</u> | <u>NOTICE OF PROCEEDING</u> | <u>May 19, 2025</u> |
|--------------------------------|-----------------------------|---------------------|

The Brewer Water Department hereby notifies its customers that a proposed increase in rates has been filed with the Maine Public Utilities Commission (MPUC). The proposed rate adjustment is being filed pursuant to section 6104 of Title 35-A of the Maine Revised Statutes.

The purpose of the rate increase is to dedicate funding to infrastructure renewal projects as allowed under MPUC Chapter 675. The Brewer Water Department is proposing an increase in current water rates to become effective August 1, 2025. The last time Brewer Water rates increased was in August 2024. The proposed rates provide an increase in annual revenue of approximately \$160,786. We are proposing a rate change of 5% for all customer classes.

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The minimum residential water bill will increase \$1.57 per month, for a quarterly charge of \$98.78. The average residential water bill will increase \$1.97 per month, for a quarterly charge of \$123.78.

A public hearing, pursuant to 35-A MRSA § 6104, will be held on Tuesday, June 3, 2025, starting at 6 p.m. in the City Council Chambers at City Hall, 80 North Main Street in Brewer. The hearing will give customers the opportunity to testify, pose questions, and make comments regarding the proposed water rate increase. Customers have the right to an open and fair hearing, and to further hearings before the MPUC. Customers may petition the MPUC to investigate the proposed water rate change. Signatures on customer petitions filed pursuant to 35-A MRSA § 6104 (7) are invalid unless accompanied by the printed names and addresses of the signers. Pursuant to 35-A MRSA § 6104(7), the petition must include the signatures of at least 550 customers of the Brewer Water Department and be submitted within 30 days of the public hearing. Brewer Water Department will, upon request, provide customers with petition forms that include spaces for signatures and the printed names and addresses of the signers. Customers may also request assistance from the Public Advocate, State House Station 112, Augusta, ME 04333, or telephone (207) 624-3687, or OPA.Admin@maine.gov.

Materials supporting the water rate change are available for review at the Brewer Water Department's office, 223 Green Point Road, Brewer, Monday–Friday (excluding holidays) between 8:30 a.m. and 4:30 p.m. Customers have the right and are encouraged to review these materials and to request information relating to present and proposed rates.

Mayor Daniels recognized City of Brewer Water Department Superintendent Rodney Butler. The Water Department Superintendent made a presentation on the proposed 5% increase of Brewer Water Rates for Fiscal Year 2026. The Water Department Superintendent said that the Water Department's strategy was to focus on the most critical areas to improve, deferring some projects while pursuing others, balancing present work that will be needed in the future. The Water Department Superintendent said that the Water Department worked to minimize costs by working with other City Departments, by taking on projects in-house, and by using grants and low-interest loans when possible. The Water Department Superintendent said that the Water Department tried to keep rate increases low to avoid shocking family budgets. Councilor Morin praised the Water Department for their work providing safe and reliable drinking water to rate payers at a reasonable cost. Mayor Daniels asked if any written comments had been received on the Water Department's rate case; there were none. Mayor Daniels invited the member of the public present to speak; there were no public comments.

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V. Adjourn Public Hearing

Mayor Daniels adjourned the public hearing.

The regular meeting was called back to order by Mayor Daniels. The city clerk called the roll:

Councilor Phanthay-present
Councilor Kimball-present
Mayor Daniels-present

Councilor O'Halloran-absent
Councilor Morin-present

Mayor Daniels declared that a quorum was present. City Manager Eric Glidden was also present.

C. Consent Calendar

There was no consent calendar.

D. Monthly Reports

There were no monthly reports.

E. Nominations, Appointments, Elections

There were no nominations, appointments or elections.

F. Unfinished Business

There was no unfinished business.

G. New Business

2025-A111

June 3, 2025

TITLE: ORDER, AUTHORIZE CONTRACT WITH MARCEL A. PAYEUR, FOR
RECOATING AND UPGRADES TO LEVENSELLAR STORAGE
TANK.

Filed May 20, 2025
By Jenn M. Morin

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WHEREAS, the Brewer Water Department's Levensellar Storage Tank requires internal and external recoating to prevent further corrosion and structural damage; and

WHEREAS, this project has received partial federal funding in the amount of \$1,006,000, to be matched by up to \$345,000 from Brewer Water Department reserve funds; and

WHEREAS, the design and specifications for this project are complete, having been funded by a \$52,000 engineering and design grant awarded by the Maine Drinking Water Program (MDWP) in 2022; and

WHEREAS, this project is included in the previously approved FY25 Capital Improvement Plan under the "Paint Levensellar Standpipe – Internal & External" account 0571002-572000 for a total budget of \$1,500,000; and

WHEREAS, the Brewer Water Department solicited bids for the recoating, repairs, and upgrades, and Marcel A. Payeur submitted a bid in the amount of \$1,157,000.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council hereby authorizes the City Manager, or his designee, to enter into a contract with Marcel A. Payeur in the amount of \$1,157,000 for the recoating and upgrades to the Levensellar Storage Tank; and

BE IT FURTHER ORDERED, that the City Council authorizes a contingency of up to 10%, or \$115,000, to be used if necessary, during the course of the project; and

BE IT FURTHER ORDERED, that the City Council authorizes the appropriation and expenditure of up to \$1,272,000 for this project, to be funded from Water CIP account "Paint Levensellar Standpipe – Internal & External," account number 0571002-572000.

Statement of Fact: This order authorizes the Brewer Water Department to contract with Marcel A. Payeur the lone bidder for recoating and upgrades to the Levensellar Storage Tank, including construction of a new control building. Previous inspections have revealed failure of the interior coating and the development of rust on the steel structure. If left unaddressed, this deterioration will result in premature failure of the tank and cause water quality issues.

ACTION: Councilor Morin moved that the order have passage. Councilor Phanthay seconded the motion. The motion passed with a vote of 4 to 0.

H. New Items with Leave of Council

There were no new items with leave of Council.

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I. ADJOURN

ACTION: Councilor Phanthay moved to adjourn. Councilor Morin seconded the motion. The motion passed with a vote of 4 to 0. The meeting was adjourned at 6:53 P.M.

ADJOURNED, ATTEST: _____ Vincent P. Migliore
City Clerk

A TRUE COPY, ATTEST: _____ Brewer, Maine