

Adopted Minutes of Freeport Sewer District  
REGULAR MONTHLY MEETING  
Monday, July 21, 2025, at 6:00 P.M.

**Trustees and Staff in Attendance:** Chair Michael Ashby, Vice-Chair Chad Coffin (arrived at 6:18 P.M.), Treasurer Thomas Hudak, Vice-Treasurer Kathryn Wallingford, Clerk Marissa Elliott, Trustees Timothy Whitacre and Molly Lincoln, General Manager Sara Randall, and Construction Manager/Senior Advisor Leonard Blanchette.

**Members of the public in attendance:** Jay Yilmaz, Jennifer Yilmaz, and Rodney Regier.  
Via Zoom: Reginald Leese.

Chair Ashby called the meeting to order at 6:00 pm.

**1. Public Comment:** Chair Ashby opened the Public Comment period. There were no public comments. Vice Treasurer Wallingford moved to close the Public Comment period, seconded by Clerk Elliott. Unanimous approval of Trustees present.

**2. Approval of Minutes of June 16, 2025:** Vice Treasurer Wallingford moved to accept the minutes of June 16, 2025, Trustee meeting as presented. Seconded by Trustee Whitacre. Clerk Elliott abstained as she was not at the May meeting. Unanimous approval of remaining Trustees present.

**3. Financial Reports.** The June Financial Reports were reviewed. The GM is working with new bookkeeping service on the formatting of the reports. Staff will be meeting with Maine DOT to present the case for the reimbursement of some \$41,000 expended on the repair of the force main struck by DOT's site contractor. Hudak moved to accept the June 2025 Financial Reports, seconded by Wallingford. Unanimous approval of the Trustees present.

**4. Maple Ave Homeowner Appeal.** Chair Ashby noted that as requested, the District's insurance provider re-examined the 7 Maple Avenue claim of December 18, 2021 (Claim #222P0429-0001) based on the new information provided by the District. The insurer's response of July 02, 2025, noted that the statute of limitations has expired on the claim and as such are unable to reconsider and/or make payment on the claim. In essence, denying the claim again. Mr. Yilmaz then requested the Board reconsider its past stance and suggested reimbursing him for all or a portion of the \$9,573 expended due to the back-up of sewage into his home. Mr. Yilmaz offered an 80/20 [%] split. The Trustees noted that at the previous meeting it suggested a 50/50 split, which Mr. Yilmaz declined, instead requesting the Board ask its insurer to re-evaluate based on the new information provided by the District. During the discussion Trustee Wallingford requested Josef Yilmaz return to his seat. She noted she felt threatened by Mr. Yilmaz standing up, raising his voice, and approaching and pointing at the Board of Trustees. Following the discussion, it was moved by Trustee Whitacre, seconded by Trustee Lincoln, to split the homeowner's cost 50/50. The motion failed. Upon which it was moved by Vice-Treasurer Wallingford, seconded by Treasurer Hudak, to accept the findings of the Maine Municipal Association to deny the claim. Additionally, this will be the last discussion of the Freeport Sewer District obligation to

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discuss this issue in the future. The vote was five to two in favor, with Trustees Whitacre and Lincoln opposing. Mr. and Mrs. Yilmaz then departed the meeting.

**5. WWTP & Pump Station Facilities Rehab & Upgrade**

**a. Treatment Units Repair Bids.** Bids for the Treatment Units Emergency Repairs were open on Tuesday, July 15<sup>th</sup>. Three (3) bids were received. T Buck Construction for \$2,078,715; Apex Construction for \$2,094,000; and Penta Corporation for \$2,344,000. Based on the bids review conducted by the District's engineers, Woodard & Curran, and with concurrence by USDA-RD, it was recommended that the Board award the contract to the low bidder, T. Buck Construction, Inc.

It was moved by Trustee Whitacre, seconded by Trustee Wallingford that the Board of Trustees of the Freeport Sewer District, upon the recommendation of its engineers, Woodard & Curran, and the concurrence of that recommendation by USDA-RD, award the contract for the Treatment Units Emergency Repairs to T. Buck Construction, Inc., the low bidder, for the base bid total project price of \$2,078,715. Unanimous approval by Trustees.

**b. Timeline.** Bids went out for Phase 1, the Admin and Laboratory building, on July 15th. A pre-bid meeting will be held on Tuesday, July 22nd and the bid opening is scheduled for 2:00 P.M. on August 12th at FSD.

The bid request for the balance of the work for the WWTF (Phase 2) will go out near the end of July. Phase 3 is work on the selected pump stations which will move forward once it is assessed how much funds FSD has remaining following the completion of Phases 1 & 2 and the emergency bid package.

**c. Pay Requisition #8.** Payment was approved on July 10<sup>th</sup>, in the amount of \$176,043.46 of which \$5,672.46 was a reimbursement to the District. The total amount requisition to-date is \$1,479,578.52 which represents 7.3% of the project budget of \$20,132,000.

**d. Pump Station Easements.** CM Blanchette reported that he met with the property owners next to the Cushing Briggs station and they are currently working on a response to the District's request for an easement. He contacted LL Bean regarding the easement expansion request for the Desert Road pump station. L.L. Bean is reviewing our request.

The Harraseeket Yacht Club has been provided with the information requested for the planned upgrade of the Dixon Road station. They are also considering our easement request.

Letters have been drafted and will be sent to the remaining property owners from which the District has requested an easement or easement expansion, requesting they review the information sent earlier and respond back to us.

**7. Route 1 Force Main Break/Repair.** There was a break in the Route 1 force main next to the District's Route 1 pump station on July 3<sup>rd</sup>. Repairs were completed that day.

**8. Staffing.** JMH Associates has been obtained to provide bookkeeping and financial services. Per procurement policy, GM Randall will inform the Board when the cost is approaching \$10,000.

**9. Communications.** Regarding developing a website for the District, CM Blanchette noted he had advertised a Request for Proposals (RFP) in the local paper. The goal was to find someone or some firm in the local area. He was not aware that the paper placed the RFP on the web and, as a result, FSD received nine proposals from all over the country. None were local. The lowest cost to simply develop the website was \$4,926, not counting the ongoing cost of hosting and site maintenance.

Following a discussion, it was moved by Trustee Whitacre, seconded by Vice Treasurer Wallingford, to not accept any of the proposals and to strive to obtain a local firm to help with setting up a website. Unanimous approval by Trustees.

Further discussion noted Clerk Elliott's continued interest in helping the District develop its website. In an inquiry by Chair Ashby concerning trustee work for the district, CM Blanchette reminded the Trustees that the Charter prohibits a trustee from contracting with the district for the construction of facilities of the district, but providing a service is not addressed. It was moved by Trustee Lincoln, seconded by Vice-Treasurer Wallingford, to revisit this issue within the next few months.

**10. Superintendent's Report.** The June Superintendent's Report was reviewed by Trustees and no questions or concerns were raised.

**11. FSD Cross-Country Line Stream Bank Stabilization Project:** Mr. Rodney Regier of South Freeport Road presented a proposal to the Board concerning cost sharing to stabilize a stream bank that is in danger of washing out the District's 14-inch diameter interceptor line that traverses his property. The stream bank has eroded to within five feet of the sewer line. His proposal, based on a licensed engineer's review and design, detailed the recommended work necessary to stabilize the stream bank from further erosion. Mr. Regier paid the cost for this engineering work and for the DEP permit required for this work. Mr. Regier presented a written cost estimate of \$15,195 from a contractor licensed by the Maine DEP for such work. Mr. Regier has worked with this contractor previously and noted the contractor had never gone beyond the cost estimate provided. Mr. Regier noted the entire project would be about \$17,000. He requested the district cover \$15,000 of the cost, and he would be responsible for all costs above that amount. Following a brief discussion and additional questions from the Board, it was moved by Vice Chair Coffin, seconded by Vice-Treasurer Wallingford, that to protect the integrity of its subsurface sewer line, the District participate in the cost, not to exceed \$17,000, for the stream bank stabilization project. Noting that if not for the district's sewer line this work would not be necessary. Unanimous approval by the Trustees.

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Noting that the district has lost access to that line from the L.L. Bean property, Vice-Treasurer Wallingford asked Mr. Regier if he would provide the district with an easement to access the line from his property. Mr. Regier declined, but noted that as long as he owned the property, he would grant access and be cooperative with the District.

**12. Upcoming Meetings:** The next two meetings scheduled for 6:00 P.M. on Monday, August 18, 2025, and September 15, 2025. As previously discussed, the GM will not be present for the currently scheduled August meeting, and CM Blanchette will represent her.

There being no other information before the board, Vice-Chair Coffin moved, seconded by Vice-Treasurer Wallingford, to adjourn the meeting at 7:20 P.M. Unanimous approval.