



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	05/22/2019	Department	Wastewater
Agenda Item	4.2 Discuss, Evaluate, and Possibly Approve 'List B & C' of Sewer Abatement Requests and Abatement Request from Jack Skehan		
Est. Cost	\$1,787.00 and any possible amount granted to Mr. Skehan		

Background Information	<p>The City Council will discuss, evaluate, and possibly approve the 'C' list of sewer abatement requests. Sewer abatement requests are reported quarterly to the City Council. Requests over \$150.00 require Council approval. See attached list for more information.</p> <p>List A: City Staff approved list (under the \$150.00 threshold) List B: City Council consideration (over the \$150.00 threshold) List C: City Council Special Consideration (outside water meter readings not given within the six (6) month ordinance window)</p> <p>30 Bridge Street Location:</p> <p>Mr. Skehan has received all the abatements in which he has applied for. The issue in which was found at our meeting on May 7, 2019 was that additional outside water was being used without being hooked up to an outside meter. Account was zeroed out previously in 2017 to get a fresh start on getting the readings into us on time. That was about \$900.00</p> <p>Current Balance on his account is: \$638.26 which consists of the following breakdown.</p> <table border="0"> <tr> <td>11/05/2018</td> <td>\$900.48 was billed \$464.00 was abated</td> </tr> <tr> <td></td> <td>\$436.48 plus interest \$455.81 Balance Past Due</td> </tr> <tr> <td>01/03/2019</td> <td>\$90.48 was billed and is past due with interest \$91.97</td> </tr> <tr> <td>04/29/2019</td> <td>\$90.48 Current bill</td> </tr> </table> <p>56 Pierce Street Location</p> <p>This account has not seen an abatement request in over a year, until this request. This account had also been zeroed out back in 2017 for about \$767.00</p> <p>Current Balance on this account is \$1052.40</p> <table border="0"> <tr> <td>11/05/2018</td> <td>\$840.48 was billed and now with interest is \$869.95</td> </tr> <tr> <td>01/03/2019</td> <td>\$90.48 was billed and now with interest is \$91.97</td> </tr> <tr> <td>04/29/2019</td> <td>\$90.48 Current Bill</td> </tr> </table> <p>Mr. Skehan has not stated an abatement amount in which he is looking for.</p>	11/05/2018	\$900.48 was billed \$464.00 was abated		\$436.48 plus interest \$455.81 Balance Past Due	01/03/2019	\$90.48 was billed and is past due with interest \$91.97	04/29/2019	\$90.48 Current bill	11/05/2018	\$840.48 was billed and now with interest is \$869.95	01/03/2019	\$90.48 was billed and now with interest is \$91.97	04/29/2019	\$90.48 Current Bill
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	04/29/2019	\$90.48 Current Bill													

Requested Action	'I move to approve the Sewer Abatement Requests from List C, in the amount of \$1,787.00.' 'I move to approve an Abatement Request for Jack Skehan in the amount of (City Council to insert amount and location(s) here).'
City Manager and/or Finance Review	The City Manager recommends these Abatements.
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised w/in 15 Days _____	
	Final to Dept _____	Updated Book _____	Online _____

CITY OF GARDINER

WASTE WATER ABATEMENTS

NAME	PROP. LOCATION	List "A" AMT	REASON
Wright	26 Cherry St	\$20.00	Outside Meter
Vining	62 Pierce St	\$2.30	Outside Meter
Meehan	34 Andrews St	\$26.10	Outside Meter
Simpson	54 Timberwood	\$18.20	Outside Meter
Hackett	6 Karen Drive	\$50.00	Outside Meter
Porter	87 Dresden Ave	\$5.90	Outside Meter
Cote	58 Harrison	\$1.70	Outside Meter
Total:		\$124.20	
List "B"			
<u>OVER \$150 COUNCIL APPROVAL</u>			
Total:		\$0.00	
List "C"			
Special Consideration Abatement Requests			
Bonnie Dixon	12 Pray St	\$1,427.00	Other
Robert Andrews	46 Oak St	\$360.00	No Outside Meter Outside meter purchased
Total:		\$1,787.00	

Christine Landes

From: Sherry Emmons
Sent: Tuesday, May 14, 2019 3:08 PM
To: Christine Landes
Subject: Skehan

30 Bridge Street Location:

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Account was zeroed out previously in 2017 to get a fresh start on getting the readings into us on time. That was about \$900.00

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Mr. Skehan has not stated an abatement amount in which he is looking for.

Sherry Emmons
Executive Assistant / Utility Clerk/General Assistance
City of Gardiner



May 14, 2019

City of Gardiner
6 Church Street
Gardiner, ME 04345

I am requesting sewer abatements for the outside water usage at my office location at 30 Bridge Street and also for the outside water usage at our personal residence at 56 Pierce Street.

I have always understood that Gardiner's sewer policy was to charge ONLY for water that goes into the sewer system. This policy seems reasonable and I do not believe the policy has changed. In my case, getting to the accurate amount of water sent into the system has proven difficult.

30 Bridge Street Location:

I believe property owners everywhere should be good custodians of their property and take care of it in a manner that would make them, as well as the municipality the property is located in proud. Because of this belief, I installed an irrigation system for our green space in August of 2015. (Our green space, especially the sloped areas, is where the snow melts first, where the grass gets green first and unfortunately, where the grass gets brown first and is the reason I installed the irrigation system.)

Attached is a transaction report of the sewer bill payments dated back to 2004. Our irrigation system was placed into service in August of 2015. My recollection is that we have had window boxes and flower at least since 2004. As I reviewed the report, I noticed that during this time, our sewer bill was seldom over the minimum, and when it was, it was not enough to be troublesome. The inside and outside water usage combined was hardly over the minimum. Once the irrigation was installed, our billing problems began.

Our busiest time of year is the first quarter of each year. We are fully staffed with 18 -20 employees, with employees working from 5AM to 8-9 PM - 6 days a week with some employees choosing to work Sunday as well. We encourage in person interviews with clients and thus have many guests in house during this time as well.

207.582.1040 • 1.800.244.TAXX (8299)
30 Bridge Street, Gardiner, Maine 04345-2102
www.jackskehan.com • e-mail: jack@jackskehan.com
fax: 207.582.3796



We have a bathroom on each floor, one has a shower that has been used perhaps 3-4 times during power outages only. The kitchen has one sink and we used paper plates, cups, etc. Occasionally, we have a dish that needs washing. We have no dishwasher, no washing machine, etc.

Our sewer bill, during our busiest time of the year is the minimum. It just doesn't make sense that our INSIDE water and sewer usage during the remaining three quarters of each year could exceed the minimum. Our staffing level is at half from mid-May thru December and our hours are as well..

I would also like to point out that as a user of the sewer system that I am mostly in the dark about the billing. I am asked to submit meter readings, it is not acknowledged that you have received that reading, and I am not notified if an abatement has been granted or not, or for how much. The next billing comes in and the only indication whether an abatement has been granted or not is to look at the past due balance and GUESS what may have transpired. This system would hardly be pleasing to most. Just imagine receiving a bank or credit card statement with no detail!

We did meet with the mayor, the city manager, the sewer billing clerk and the superintendent on May 7th. It was suggested that the meters be recalibrated and perhaps a portable meter purchased for the front faucet that is used to water the flowers. As suggested at that meeting we did call the Water Department on 5/13/2019 to ask about recalibration of our meters which we purchased from the district. The person who answered said that the Water Department does not do this and couldn't make any suggestions as to who would. She also looked at our water history and said we are minimum water usage except for summer time, which coincidentally is the position we've advocated for many years.

I probably should know better than to ask that logic be used, but as in many IRS audits, logic DOES play a role. In the case of our sewer bill, I believe the ONLY logical outcome is that our office NEVER exceeds the minimum sewer discharge amount allowed per quarter.

Thank you for your consideration.

Jack

Jack Skehan

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30 Bridge

8:35 AM
05/14/19
Cash Basis

Jack Skehan and Associates Transaction Detail By Account All Transactions

Type	Date	Numb	Adj	Name	Memo	Class	Clr	Split	Debit	Credit	Original Amount	Balance
Utilities												
Sewer												
Check	07/31/2004	3045		City of Gardiner				CAMDEN NA...	104.01		104.01	104.01
Check	02/18/2005	3167		City of Gardiner				CAMDEN NA...	85.61		85.61	189.62
Check	04/19/2005	3260		City of Gardiner				CAMDEN NA...	83.77		83.77	273.39
Check	07/18/2005	3350		City of Gardiner				CAMDEN NA...	105.85		105.85	379.24
Check	11/09/2005	3433		City of Gardiner				CAMDEN NA...	87.45		87.45	466.69
Check	02/10/2006	3518		City of Gardiner				CAMDEN NA...	94.81		94.81	561.50
Check	05/16/2006	3625		City of Gardiner				CAMDEN NA...	80.09		80.09	641.59
Check	07/25/2006	3678		City of Gardiner				CAMDEN NA...	92.97		92.97	734.56
Check	11/15/2006	3782		City of Gardiner				CAMDEN NA...	83.77		83.77	818.33
Check	02/06/2007	3891		City of Gardiner				CAMDEN NA...	85.61		85.61	903.94
Check	04/19/2007	3962		City of Gardiner				CAMDEN NA...	80.09		80.09	984.03
Check	08/10/2007	4089		City of Gardiner				CAMDEN NA...	94.81		94.81	1,078.84
Check	12/19/2007	4227		City of Gardiner				CAMDEN NA...	87.45		87.45	1,166.29
Check	03/14/2008	4314		City of Gardiner				CAMDEN NA...	90.65		90.65	1,256.94
Check	05/22/2008	4394		City of Gardiner				CAMDEN NA...	81.30		81.30	1,338.24
Check	08/06/2008	4457		City of Gardiner				CAMDEN NA...	96.26		96.26	1,434.50
Check	10/06/2008	4515		City of Gardiner				CAMDEN NA...	83.17		83.17	1,517.67
Check	02/18/2009	4641		City of Gardiner				CAMDEN NA...	98.13		98.13	1,615.80
Check	04/23/2009	4722		City of Gardiner				CAMDEN NA...	81.30		81.30	1,697.10
Check	07/23/2009	4807		City of Gardiner				CAMDEN NA...	96.26		96.26	1,793.36
Check	10/19/2009	4885		City of Gardiner				CAMDEN NA...	83.17		83.17	1,876.53
Check	03/03/2010	4997		City of Gardiner				CAMDEN NA...	85.07		85.07	1,961.60
Check	05/21/2010	5086		City of Gardiner				CAMDEN NA...	83.44		83.44	2,045.04
Check	08/17/2010	5155		City of Gardiner				CAMDEN NA...	94.38		94.38	2,139.42
Check	11/09/2010	5224		City of Gardiner				CAMDEN NA...	83.46		83.46	2,222.88
Check	02/04/2011	5326		City of Gardiner				CAMDEN NA...	88.77		88.77	2,311.65
Check	05/02/2011	5429		City of Gardiner				CAMDEN NA...	82.94		82.94	2,394.59
Check	11/03/2011	5493		City of Gardiner				CAMDEN NA...	96.31		96.31	2,490.90
Check	02/02/2012	5572		City of Gardiner				CAMDEN NA...	84.85		84.85	2,575.75
Check	07/26/2012	5661		City of Gardiner				CAMDEN NA...	82.94		82.94	2,660.60
Check	11/29/2012	5810		City of Gardiner				CAMDEN NA...	96.31		96.31	2,743.54
Check	05/22/2013	6067		City of Gardiner				CAMDEN NA...	87.00		87.00	2,839.85
Check	08/15/2013	6129		City of Gardiner				CAMDEN NA...	174.00		174.00	2,926.85
Check	11/14/2013	6219		City of Gardiner				CAMDEN NA...	87.00		87.00	3,100.85
Check	03/03/2014	6332		City of Gardiner				CAMDEN NA...	87.00		87.00	3,187.85
Check	05/22/2014	6383		City of Gardiner				CAMDEN NA...	87.00		87.00	3,274.85
Check	08/21/2014	6451		City of Gardiner				CAMDEN NA...	0.00		0.00	3,274.85
Check	11/20/2014	6519		City of Gardiner			X	CAMDEN NA...	174.98		174.98	3,449.83
Check	02/27/2015	6680		City of Gardiner				CAMDEN NA...	137.00		137.00	3,586.83
Check	05/21/2015	6824		City of Gardiner				CAMDEN NA...	87.00		87.00	3,673.83
Check	08/27/2015	6935		City of Gardiner				CAMDEN NA...	87.00		87.00	3,760.83
Check	11/19/2015	7009		City of Gardiner				CAMDEN NA...	87.00		87.00	3,847.83
Check	02/26/2016	7156		City of Gardiner				CAMDEN NA...	447.00		447.00	4,294.83
Check	05/18/2017	7785		City of Gardiner				CAMDEN NA...	87.00		87.00	4,381.83
Check	08/24/2017	7901		City of Gardiner				CAMDEN NA...	76.00		76.00	4,457.83
Check	08/24/2017	7902		City of Gardiner				CAMDEN NA...	0.00		0.00	4,457.83
Check	11/16/2017	8000		City of Gardiner				CAMDEN NA...	87.00		87.00	4,544.83
Check	02/27/2018	8182		City of Gardiner				CAMDEN NA...	257.10		257.10	4,801.93
Check	05/24/2018	8343		City of Gardiner				CAMDEN NA...	87.00		87.00	4,975.93
Check	08/23/2018	8442		City of Gardiner				CAMDEN NA...	87.00		87.00	5,062.93

8:35 AM
 05/14/19
 Cash Basis

Jack Skehan and Associates
 Transaction Detail By Account
 All Transactions

Type	Date	Numb	Adj	Name	Memo	Class	Clr	Split	Debit	Credit	Original Amount	Balance
Check	11/29/2018	8556		City of Gardiner	SERVICE 07...			CAMDEN NA...	87.00		87.00	5,236.93
Check	02/22/2019	8726		City of Gardiner	SERVICE 10...			CAMDEN NA...	90.48		90.48	5,327.41
Total Sewer									5,327.41	0.00		5,327.41
Total Utilities									5,327.41	0.00		5,327.41
TOTAL									5,327.41	0.00		5,327.41



56 Pierce Street Location:

Attached is another report of our payments for the sewer department dating back to 2010.

At our home we do have a pool and a hot tub that we've had for many years. We had irrigation installed in 2015. Our home features 2 bathrooms, a kitchen – no dishwasher. We do have a washing machine, although to help Judy, most of my clothes are laundered outside. Only the 2 of us live there. No pets. Occasionally grandchildren visit with friends to swim. Most of the visits are day trips.

We've had a meter for the back yard area, where the pool and hot tub are. Prior to this we did occasionally water some of the front yard from a faucet without a meter, perhaps accounting for usage over the minimum at times. Around August of 2015 we added irrigation to make our property more pleasing to the eye. A second meter was added at this time.

We do try to submit readings for the meters, however sometimes we may have missed a reading. And it hasn't made sense to me that, for example, an April reading is needed when no outside usage has taken place during the January to March timeframe. It creates additional work for everyone, the city staff and the ratepayer as well.

Overall:

We do realize that the Sewer Department did make changes for the 2019 year and would like the readings reported quarterly. We also understand that beginning in 2019, the Sewer Department is no longer "going back" to give abatements. We have now on our calendar, to read the meter each quarter.

At this time, we are unable to attend the May 22, 2019 meeting. We are asking for the council to thoroughly review and consider our request for abatement as it would be a fair and reasonable outcome.

Jack 5/14/19

Sincerely,
Jack Skehan

207.582.1040 • 1.800.244.TAXX (8299)
30 Bridge Street, Gardiner, Maine 04345-2102
www.jackskehan.com • e-mail: jack@jackskehan.com
fax: 207.582.3796

Itemized Categories Report
1/1/10 Through 5/13/19

Cat/Sub	Date	Acct	Num	Description	Memo	Clr	Amount
EXPENSES							
Utilities:							
SEWER							
							0.00
	2/7/10	GSI Checking	356...	CITY OF GARDINER			-94.43
	2/7/10	GSI Checking	356...	CITY OF GARDINER			0.00
	3/14/10	GSI Checking	358...	CITY OF GARDINER			0.00
	3/14/10	GSI Checking	358...	CITY OF GARDINER			0.00
	6/25/10	GSI Checking	361...	CITY OF GARDINER			-94.35
	6/25/10	GSI Checking	361...	CITY OF GARDINER			0.00
	8/21/10	GSI Checking	365...	CITY OF GARDINER			-89.16
	8/21/10	GSI Checking	365...	CITY OF GARDINER			0.00
	10/11/10	GSI Checking	369...	CITY OF GARDINER			-143.88
	10/11/10	GSI Checking	369...	CITY OF GARDINER			0.00
	2/27/11	GSI Checking	372...	CITY OF GARDINER			-147.86
	2/27/11	GSI Checking	372...	CITY OF GARDINER			0.00
	3/16/11	GSI Checking	374...	CITY OF GARDINER			0.00
	3/16/11	GSI Checking	374...	CITY OF GARDINER			0.00
	5/20/11	GSI Checking	377...	CITY OF GARDINER			-94.51
	5/20/11	GSI Checking	377...	CITY OF GARDINER			0.00
	7/15/11	GSI Checking	379...	CITY OF GARDINER			-90.95
	7/15/11	GSI Checking	379...	CITY OF GARDINER			0.00
	9/14/11	GSI Checking	380...	CITY OF GARDINER			0.00
	9/14/11	GSI Checking	380...	CITY OF GARDINER			0.00
	10/19/11	GSI Checking	382...	CITY OF GARDINER			-124.95
	10/19/11	GSI Checking	382...	CITY OF GARDINER			0.00
	1/23/12	GSI Checking	384...	CITY OF GARDINER			-155.52
	1/23/12	GSI Checking	384...	CITY OF GARDINER			0.00
	3/15/12	GSI Checking	385...	CITY OF GARDINER			0.00
	3/15/12	GSI Checking	385...	CITY OF GARDINER			0.00
	4/19/12	GSI Checking	386...	CITY OF GARDINER			-90.58
	4/19/12	GSI Checking	386...	CITY OF GARDINER			0.00
	7/27/12	GSI Checking	388...	CITY OF GARDINER			-90.58
	7/27/12	GSI Checking	388...	CITY OF GARDINER			0.00
	9/18/12	GSI Checking	390...	CITY OF GARDINER			0.00
	9/18/12	GSI Checking	390...	CITY OF GARDINER			0.00
	3/14/13	GSI Checking	394...	CITY OF GARDINER			0.00
	3/14/13	GSI Checking	394...	CITY OF GARDINER			0.00
	5/11/13	GSI Checking	395...	CITY OF GARDINER			-81.46
	5/11/13	GSI Checking	395...	CITY OF GARDINER			0.00
	7/29/13	GSI Checking	398...	CITY OF GARDINER			-87.00
	7/29/13	GSI Checking	398...	CITY OF GARDINER			0.00
	10/2/13	GSI Checking	401...	CITY OF GARDINER			0.00
	10/2/13	GSI Checking	401...	CITY OF GARDINER			0.00
	11/20/13	GSI Checking	402...	CITY OF GARDINER			-197.00
	11/20/13	GSI Checking	402...	CITY OF GARDINER			0.00
	3/16/14	GSI Checking	405...	CITY OF GARDINER			0.00
	3/16/14	GSI Checking	405...	CITY OF GARDINER			0.00
	5/23/14	GSI Checking	407...	CITY OF GARDINER			-64.00
	5/23/14	GSI Checking	407...	CITY OF GARDINER			0.00
	8/16/14	GSI Checking	410...	CITY OF GARDINER			-277.00
	8/16/14	GSI Checking	410...	CITY OF GARDINER			0.00
	9/11/14	GSI Checking	410...	CITY OF GARDINER			0.00
	9/11/14	GSI Checking	410...	CITY OF GARDINER			0.00
	11/25/14	GSI Checking	413...	CITY OF GARDINER			-157.00
	11/25/14	GSI Checking	413...	CITY OF GARDINER			0.00
	2/22/15	GSI Checking	418...	CITY OF GARDINER			-87.00
	2/22/15	GSI Checking	418...	CITY OF GARDINER			0.00
	3/16/15	GSI Checking	418...	CITY OF GARDINER			0.00
	3/16/15	GSI Checking	418...	CITY OF GARDINER			0.00

Itemized Categories Report
1/1/10 Through 5/13/19

Cat/Sub	Date	Acct	Num	Description	Memo	Clr	Amount
							0.00
	5/26/15	GSI Checking	421...	CITY OF GARDINER			-87.00
	5/26/15	GSI Checking	421...	CITY OF GARDINER			0.00
	8/26/15	GSI Checking	423...	CITY OF GARDINER			-367.00
	8/26/15	GSI Checking	423...	CITY OF GARDINER			0.00
	9/15/15	GSI Checking	423...	CITY OF GARDINER			0.00
	9/15/15	GSI Checking	423...	CITY OF GARDINER			0.00
	11/23/15	GSI Checking	425...	CITY OF GARDINER			-250.00
	11/23/15	GSI Checking	425...	CITY OF GARDINER			0.00
	3/6/16	GSI Checking	428...	CITY OF GARDINER			-87.00
	3/6/16	GSI Checking	428...	CITY OF GARDINER			0.00
	9/15/16	GSI Checking	432...	CITY OF GARDINER			0.00
	9/15/16	GSI Checking	432...	CITY OF GARDINER			0.00
	3/9/17	GSI Checking	439...	CITY OF GARDINER			0.00
	3/9/17	GSI Checking	439...	CITY OF GARDINER			0.00
	3/9/17	GSI Checking	439...	CITY OF GARDINER			0.00
	3/9/17	GSI Checking	439...	CITY OF GARDINER			0.00
	8/18/17	GSI Checking	444...	CITY OF GARDINER			0.00
	8/18/17	GSI Checking	444...	CITY OF GARDINER			0.00
	9/14/17	GSI Checking	445...	CITY OF GARDINER			0.00
	9/14/17	GSI Checking	445...	CITY OF GARDINER			0.00
	9/14/17	GSI Checking	446...	CITY OF GARDINER			-87.00
	9/14/17	GSI Checking	446...	CITY OF GARDINER		R	0.00
	9/27/17	GSI Checking	446...	**VOID**CITY OF GARDINER		R	0.00
	9/27/17	GSI Checking	446...	**VOID**CITY OF GARDINER			0.00
	9/27/17	GSI Checking	446...	CITY OF GARDINER			0.00
	9/27/17	GSI Checking	446...	CITY OF GARDINER			0.00
	3/20/18	GSI Checking	452...	CITY OF GARDINER			-87.00
	3/20/18	GSI Checking	452...	CITY OF GARDINER			0.00
	5/23/18	GSI Checking	456...	CITY OF GARDINER			-87.32
	5/23/18	GSI Checking	456...	CITY OF GARDINER			0.00
	6/6/18	GSI Checking	456...	CITY OF GARDINER			0.00
	6/6/18	GSI Checking	456...	CITY OF GARDINER			0.00
	7/24/18	GSI Checking	458...	CITY OF GARDINER			0.00
	7/24/18	GSI Checking	458...	CITY OF GARDINER			0.00
	7/24/18	GSI Checking	459...	CITY OF GARDINER			0.00
	7/24/18	GSI Checking	459...	CITY OF GARDINER			0.00
	9/10/18	GSI Checking	460...	CITY OF GARDINER			-87.00
	9/10/18	GSI Checking	460...	CITY OF GARDINER			0.00
	11/30/18	GSI Checking	464...	CITY OF GARDINER			-87.00
	11/30/18	GSI Checking	464...	CITY OF GARDINER			0.00
	3/13/19	GSI Checking	468...	CITY OF GARDINER			0.00
	3/13/19	GSI Checking	468...	CITY OF GARDINER			-90.48
	3/17/19	GSI Checking	468...	CITY OF GARDINER			0.00
	3/17/19	GSI Checking	468...	CITY OF GARDINER			0.00
	4/25/19	GSI Checking	469...	CITY OF GARDINER			-49.47
	4/25/19	GSI Checking	469...	CITY OF GARDINER			<u>-3,533.50</u>
TOTAL SEWER							<u>-3,533.50</u>
TOTAL Utilities							<u>-3,533.50</u>
TOTAL EXPENSES							<u>-3,533.50</u>
TOTAL INCOME - EXPENSES							<u><u>-3,533.50</u></u>