

**RECORD OF SPECIAL MEETING
ELLSWORTH CITY COUNCIL**

DATE: SEPTEMBER 29, 2014

TIME: 6:00 PM

PLACE: ELLSWORTH CITY HALL COUNCIL CHAMBERS

**CITY COUNCIL PRESENT: BEATHAM, BLANCHETTE, CROSTHWAITE,
FORTIER, MOORE, PERKINS AND PHILLIPS.**

CITY COUNCIL ABSENT:

**KEY SPEAKERS PRESENT: CITY MANAGER MICHELLE BEAL, TAMMY
MOTE, TERI DANE, ELENA PIEKUT, MICHELE GAGNON, RICHARD
TUPPER, AND MICKI SUMPTER.**

Call to Order.

Chairman Phillips called the special meeting of the Ellsworth City Council to order at 6:00 p.m.

Council Order #091410, Presentation and acceptance of the proposal from Atlantic Landscape Construction Inc. for the construction and oversight of the Dr. Charles C. Knowlton Community Park.

Michelle Beal, City Manager explained the proposal from Atlantic Landscape Construction has been submitted and attached to the minutes as attachment #1. The attachment contains the complete presentation including the Construction Fee Proposal from Atlantic Landscape Construction, Knowlton Park Pricing Structure, Design Sketchbook, and spreadsheet showing the current balance of the TIF program. Beal explained this will be handled as a management style project, rather than by a contractor bid or proposal process, which is similar to how the Moore School project was handled. The project is estimated at \$1,347,459.50 which is \$148,000 more than originally anticipated. The community raised more than \$700,000 toward this project including in-kind donations received through the bidding process by sub-contractors. Beal felt this reflected a clear dedication by the community to retain this parcel as green space. The total bid price is \$1,482,205.45 including a contingency of 10%, which is standard practice with City projects. Tammy Mote, Finance Director is requesting the borrowing be paid through the recreational category of the City's Economic Development TIF program. It should be noted the balance of the TIF program attached to the minutes only reflects the development in the TIF zone as of today. Any new development in the area will increase the TIF balance. Beal acknowledged the presence of Mr. and Mrs. Dudman and Martha Dudman at the meeting this evening and personally thanked them for being honorary Chairs for the project and seeing this project through to the end. Councilor Fortier noted the project cost included previous development work such as the demolition of the old structure and asbestos abatement. Councilor Moore spoke on the history of the project, and his excitement for the reuse of this property. Fortier spoke on the positive impact other features surrounding the new park, such as Penquest Development's senior housing project, First Atlantic's nursing home and assisted living center and the General Bryant E. Moore Community Center, will mean to this neighborhood. Councilor Perkins expressed

Call to Order.

Approved - Council Order #091410, accept the proposal of Atlantic Landscape Construction for the construction of the Dr. Charles C. Knowlton Community Park at an estimated cost of \$1,482,205.45 including contingency. Project to be funded through pledges, grants, donations and an amount up to \$816,000 will be borrowed and paid for through future Economic Development TIF funds.

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her excitement and support of this project. Perkins acknowledged the dedication and hard work displayed by the team that raised the community dollars for this project. Councilor Blanchette stated the reasons for his support on this project as well as thanked the Dudmans for their support of the project. Chairman Phillips felt the park would only enhance the use of this parcel of land, as the site currently exists it gets used for multiple gatherings. Phillips thanked the Dudmans for their efforts and involvement in the project. Beal explained the current plans for the park have been scaled back a bit from one of the original presentations. The major attractions were not cut to reach the project budget. Beal reviewed some of the elements that were removed through the reduction; however, it was accepted by the Committee and felt the elements would not be missed since the overall project now reflects more closely the atmosphere of Ellsworth. For example, the fountain was removed as well as much of the granite façade from the amphitheatre, the walkways are stone dust instead of asphalt, the entrance to the park was scaled back and the number of trees has been reduced. Fortier noted nothing that has been removed at this point is permanent; they can be added or expanded upon at a later date. For example, stone dust is the base layer for walkways which will allow the asphalt to be added later if so desired. Fortier feels this project must be started this fall. Beal, explained the proposal also includes three alternate items that were mentioned during previous project presentations. 1) A security system for the park. Andrew McCullough confirmed the conduit will be placed within the construction for later use by the closed circuit cameras for the security system. Quotes and proposals are still being obtained for the adequate security system; it is possible better pricing will be available. Beal would like to come back to the Council for approval on this item at a later date. The construction schedule was discussed briefly as it related to the security system and the associated wiring. 2) The expense for the storage sheds at the amphitheatre for chairs and other items necessary for productions and a utility/storage shed for the skating rink has been removed. At this time it looks like Micki Sumpter may have both sheds being donated, allowing this expense to be removed. Councilor Crosthwaite questioned how long it would take to recover the funds being utilized from future TIF funds. Mote explained the process of utilizing and recovering TIF funds for the designated purpose of recreational access and recreational trails. A clearer explanation was included in attachment #1. This project is part of the package of expenses that will go out for financial bonding in the spring. 3) Beal explained there had been a request for a cupola on the comfort station. The cupola was donated to the project as an in-kind donation by Woodshop Cupolas of Trenton. Chad Francis was present to answer questions or address concerns on how the project will proceed. Moore asked Francis if the various types

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of soils located on that site had been tested and studied for usefulness within the park. Francis stated they are fairly familiar with the different types of soils available; however, even with the amount of top soil located on the site it will require more to be brought in. The proposal has been designed with the expectation that the top soil will need to be supplemented. Francis explained how the soil would remain on site and be screened to the desired size without being removed from the parcel. Councilor Fortier thanked Michele and Chad Francis for the very successful fundraising efforts and the proposal which will make the park a reality.

On a motion by Perkins, seconded by Moore, it was unanimously

RESOLVED to approve Council Order #091410, accept the proposal of Atlantic Landscape Construction for the construction of the Dr. Charles C. Knowlton Community Park at an estimated cost of \$1,482,205.45 including contingency. Project to be funded through pledges, grants, donations and an amount up to \$816,000 will be borrowed and paid for through future Economic Development TIF funds.

Adjournment.

On a motion by Fortier, seconded by Crosthwaite, it was unanimously

RESOLVED to approve adjournment at 6:21 PM.

A TRUE COPY

**ATTEST: _____
HEIDI-NOËL GRINDLE**

**Approved -
Adjournment at 6:21
PM.**