

MEETING NOTICE

The regular monthly meeting of the Ellsworth City Council will be held on Monday, October 20, 2025, at 6:00 PM in the Ellsworth City Hall Council Chambers

Meetings will be broadcast live on:

YouTube: <https://www.youtube.com/@CityofEllsworthMaine>

Public Access/Spectrum Channels 5 and 7

AGENDA

1. Call to Order.
2. Pledge of Allegiance.
3. Rules of Order.
4. Adoption of the Ellsworth City Council minutes from the following meeting:
 - September 15, 2025, Regular Meeting
5. Presentation of Awards.
 - Keli Gancos – 20 years of service
 - Virginia “Ginny” Derise – 25 years of service
 - Richard Fortier – 50 years of service
6. City Manager’s Report.
7. Committee Reports.
8. Citizen’s Comments.
9. Councilor Comments.

UNFINISHED BUSINESS

10. Council Order #092508, Public Hearing and potential action on a proposed ordinance to provide for and regulate the annual issuance of Local Licenses for Adult Use Cannabis Establishments and amendments to City of Ellsworth, Code of Ordinance, Chapter 14, Licenses and Permits, to add related licensing fees and verbiage for the proposed ordinance.

CONSENT AGENDA

CONSENT AGENDA: All items with an asterisk (*) are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

NEW BUSINESS

11. Public Hearing and action on the application(s) for renewal for the following license(s):

- Hane Yee, Inc., d/b/a China Hill Restaurant, 301 High Street, for renewal of a City Class B License (Victualer, Liquor and Amusement) and renewal of a State Restaurant (Class I, II, III, IV) Malt, Spirituous, Vinous Liquor License.
- Ellsworth Marketplace, 110 Downeast Highway, for renewal of a City Class C License (Victualer and Liquor) and renewal of a State Off-Premise Beer and Wine License.
- KALHAR LLC d/b/a Smokey Bear Tobacco and Beverage, 139 High Street for renewal of a City Liquor License and a State Off-Premise Beer and Wine License.

****New Business****

- Guru Ellsworth Inc d/b/a Cilantro Indian Bistro, 200 High Street, for a new City Class C License (Victualer and Liquor) and a new State Restaurant On-Premise Beer, Wine & Spirits License.
12. Council Order #102500, Presentation from Arthur Langley from Living History Heritage, on Ellsworth Living History Days, an event planned for 2026 in Ellsworth. (Sponsored by Councilor O'Halloran)
13. Council Order #102501, Public Hearing and action on the request of the Finance Director to authorize the issuance of up to \$2,150,000 of the City's General Obligation Bonds and Note in anticipation thereof to finance School Track Construction/Improvements and a Fire Engine/Tanker.
14. Council Order #102502, Public Hearing and action on proposed amendments to the 2025 Ellsworth Code of Ordinances, Chapter 36, General Assistance Ordinance.
15. Council Order #102503, Discussion and potential action on the Moore Community Center Lease.
16. Council Order #102504, Discussion and potential action on the renewal of the Merrill Park parking lot lease.
17. Council Order #102505, Request of the Public Works Director to award the bid for two vertical balers.
18. Council Order #102506, Request of the Public Works Director to award the bid for a Butt Fusion Machine.
19. Council Order #102507, Discussion and potential action on increasing water rates by 1.5%.

20. Council Order #102508, Request of the Facilities and Parks & Recreation Director to approve the purchase of a multi-function tractor for sidewalk winter maintenance and ground work.
21. Council Order #102509, Discussion and potential action on the excess proceeds from the 2020 foreclosure and 2023 auction of 16 Fifth St. (Sponsored by Councilors Lyons and Stein)
22. Council Order #102510, Discussion and Potential action on the dissolution of the Assessing Department upon execution of a contract with an Assessing Contractor and appointment of the Contractor as City Assessor.
23. Council Order #102511, Discussion and potential action on the approval or an Assessing Contractor's proposal.
24. Council Order #102512, Discussion and potential action on the appointment of a Certified Assessor from the contracted firm as the City of Ellsworth's Official Assessor.
25. Executive session to discuss personnel matters in accordance with MRSA Title 1, Chapter 13, Section 405, Paragraph 6A.
26. Adjournment.

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Public Access/Spectrum Channels 5 and 7

AGENDA

1. Call to Order.
2. Pledge of Allegiance.
3. Rules of Order.
4. Adoption of the Ellsworth City Council minutes from the following meeting:

- August 18, 2025, Regular Meeting

Move to approve, M Beal, seconded T White, passed 6-1 (N Smith abstain)

5. Presentation of Awards.
 - Renee McManus – 5 years of service
 - Suzanne McLean – 5 years of service
 - Jane Metzler – 10 years of service
 - Peter Leighton – 10 years of service

6. City Manager's Report.

Ellsworth Craft Fair will be Saturday, September 27th from 9-3 at the Ellsworth Elementary Middle School. Proceeds from the craft/vendor tables goes to the Christmas for Kids/Backpacks for Kids fund.

Thanks to our cemetery volunteers, Natascha Minze, one of our newest Cemetery Commission members, as well as a local Boy Scout Troop, did an incredible clean-up job at the Higgins Cemetery. Also, a big thanks to Camden National Bank and Heart of Ellsworth who did a second round of weeding, which will hopefully get us to the fall. The downtown looked great this year, thanks to our Parks and Recreation crew, so thank you to them for all the work they did there and also at Knowlton Park.

He would also like to add two more awards to the night. He, DCM Devlin and HR were all trying to come up with a way to honor Councilor Beal and Mote for their long dedication and service to the city and as Councilor and figure out a way to keep their spirit alive. The two awards are the Mote Award for excellence in city government and the Beal Award for leadership in city government. DCM Devlin presented the Mote Award to Tina Vanadestine. "Tina Vanadestine embodies the same values that defined Tammy's career. She is known for her huge heart and unwavering commitment to serving disadvantaged residents of Ellsworth. A colleague and community member who leads with humility, Tina never seeks recognition for her work but is always the first to lend a hand. She cares deeply about her coworkers, brings laughter and

positivity into the workplace, and approaches challenges with determination and compassion.” City Manager Pearce presented the Beal Award to Nate Burckhard. “[He] has been the “glue” holding together countless aspects of city operations—whether responding to IT service requests, climbing bucket trucks to repair lights at Ellsworth High School, or driving forward every major data and process modernization effort of the past decade and a half.

In recent years, Burckhard has played a central role in advancing some of the City’s most critical projects, including the finalization of Ellsworth’s budgeting software implementation, a complete overhaul of the budgeting process, and modernization of tax billing and assessing systems. His ability to deliver under pressure has made him indispensable to the organization.”

7. Committee Reports.

Councilor Stein, Solid Waste Committee – he attended the trash talk fair at the Moore Community Center on Saturday September 13th. It was a lot of fun and there was a great turnout. There were a couple City Councilors there, the City Manager and Economic Development Director. They heard from composters, other folks operating in different areas of the solid waste spectrum, from food waste, compost and solid waste removal, with the overall goal of starting to hone in on ways to reduce costs to the taxpayers and help the ecology of our community. Green Ellsworth was also there.

Councilor Smith, Cemetery Commission – in addition to the update about the Higgins Cemetery clean-up, the commission has been eager to get out and get their hands dirty; a commission member and her son, as well as the Boy Scouts, were able to do a terrific clean-up there. She would also like to give a shout out to Roddy (Parks & Recreation Director), he attended one of their meetings and shared that there was a concern about saplings that were on the boundary line for the Ancient Burial Grounds. They were intruding into the church foundation, and he was able to go in and take care of it. Part of taking care of a cemetery, or in this case an ancient burial ground, is making sure that the trees aren’t impinging on the graves but also not on the neighbors. The commission would like to thank him for stepping up and taking care of it but also letting them know about it. The commission is going to be meeting every other week to continue working on their structure and the budget for the work moving forward.

Councilor White, Arbor Commission – they had a meeting with the public on Monday September 8th about the Forestry Management plan for the Ellsworth Public Forest and the newly acquired land we have there. They got some great feedback from the public and are on track to have the final plan for October. They have also completed a rough ash tree count in Ellsworth. We have city-owned ash trees that may be or will be affected by emerald ash borer in the next ten-years or possibly less, so they are hoping to understand what our ash population is. The rough count is around 500 trees, so they are diving into that so they can make a solid recommendation to the Parks and Recreation department and so the Arbor Commission can budget to hopefully treat some of the trees to protect them.

8. Citizen’s Comments.

Judith Felch – has a code comment but first would like to say thank you. She came in and met with the City Manager, the Code Enforcement Officer and a Police Officer who represented animal control, and she want them to know that all three men were kind, articulate and professional and she felt very welcome. With the ongoing world events, she thought it was important to recognize and acknowledge government officials who are kind and exhibit a great deal of care for the

citizens. She would like to speak to code 8024, which is the code that deals with farm animals, specifically roosters and chickens. In the code, roosters are prohibited; they addressed as noise and nuisance animals. Her neighbor, for months, has kept a rooster that begins making noise at 3:30am and continues crowing all day. The Code Enforcement Officer doesn't have any tools in his immediate disposal for the immediate enforcement of this code or the removal and rehoming of the rooster. Chickens, unlike roosters, are allowed if they are in a run. The neighborhood has chickens and 12 to 25 of them run freely in her yard every day. Code Enforcement can file a court complaint, which usually takes up to a year to resolve. Which again, gives him nothing for an immediate resolution. Because of this, they have been allowed to roam through her yard, dig up her iris and spring bulbs, decimated and reduced a whole garden bed to mud, scrape out flowers by the roots, nip tops off of seedlings, and dig holes in the garden beds and in the lawn. They have scraped all the moss and mulch from around bushes and around the whole basement edge, allowing for erosion and water to get into the basement. They have also lacerated her deer fencing, costing her time and money to repair, and have done it to one particular spot three times. She attempted to resolve this by speaking to her neighbor and he told her to get off his property. She contacted animal control, which is part of the Police Department, and was told they only deal with dogs. This is also drawing wild animals to her property; she had a fisher weasel outside her back door and a chicken carcass on her lawn. She is asking for the Code office to be given what he needs to solve these issues quickly and effectively, she would like to have this nuisance resolved. She can have her property ruined, her peace taken away, but she is not allowed to catch and rehome the animals because they are not her property.

Susie Shepard – first played a recording of the rooster outside her window, then stated that this starts at 3:30 every morning and continues every 20 seconds. They have had to try to find a place in the house for her to live where she is able to sleep. She would like everyone to have empathy for her and her sister and their neighbors, including the nursing home. She would like for them to “march to the beat of her drumstick, a bone we can pick tonight about chickens.” She would like to stop chicken vandalism, they vandalize more than people, who if they were caught for the same thing would be put in jail. She would also like to have the illegally kept roosters removed immediately and something done with the chickens because they have destroyed her sister's gardens costing time, money and “garden gifts” that she donates to Ellsworth church services and to other neighbors. From her window, she can see people at the nursing homes struggling with their wheelchairs because the chickens dig at the mulch and get it on the walkways. There was also a fisher weasel in their yard, which now explains the dead chicken carcasses they had found. Koko Preston – she lives across the street from Ms. Felch and is here to witness and advocate on behalf of her in her request for assistance. There are at least three issues to address, first is the neighbor's rooster. The rooster crows at any hour, day or night, and his crow is intrusive and disruptive. Second, the neighbor's hens, the flock roams into Ms. Felch's garden and their continuous pecking and scratching cause a lot of damage. Third, a neighbor who is unresponsive. Ms. Felch has approached the owner of the rooster and chickens and asked him to manage his flock, which is a reasonable request for accountability, but he is not interested. She believes that everyone is aware that a garden requires an investment of time, attention and money. Ms. Felch has created an “oasis” of cheer and hope for others. She encourages the Council to listen to Ms. Felch, she has good, practical and specific suggestions. A law that cannot be enforced is useless when dealing with lawless people. Please do not encourage the bully and discourage the victim. Sara Devlin – we are having our first public meeting for the Village Partnership Initiative this Thursday night (9/18) at the Moore Center from 5:30-7:30pm. There is a survey online, they

would love to have people attend or take the survey. For the VPI we are working with the Maine Department of Transportation and are looking at once in a generation levels of investment in our downtown, Main Street and Water Street up to Christian Ridge Road. They are currently in the planning phase right now and it is about an 18-month long effort.

Cara Romano, Heart of Ellsworth Director – also on Thursday (9/18), Heart of Ellsworth is hosting Ellsworth's original commercial district, which is a walking tour of the proposed downtown historic district that is being nominated to the National Park Service at the end of the year. They are hosting a walking tour that will feature the 43 different properties that are part of the nomination, starting at 5:30pm in front of Provender, who is also sponsoring the event and will have some treats for everyone to try before heading out on the tour. If you are interested in participating, please go to their website and RSVP so they can prepare enough food.

Scott Nickel – has been in talks for about a year and a half with Councilor Stein about the lack of connectivity in his area. Councilor Lyons let Mr. Nickels know that this item was on the agenda later in the meeting, so he will be able to comment on it then.

9. Councilor Comments.

Councilor O'Halloran – he has had many calls about the tax bills this year, and in the last few days there have been a lot of calls concerning the taxes. He would like to remind everyone, this Council, other Councils and future Councils, that every time they raise their hand to spend money, there is a good chance that Mr. and Mrs. Ellsworth have to bring money to City Hall. It is his opinion that it needs to be said because when they raise their hand and commit to spending money, (using a visual aid he brought, he took money from one box labeled Mr. and Mrs. Ellsworth and put it into another box labeled Ellsworth's spending) Mr. and Mrs. Ellsworth have to bring money to City Hall. He believes that hearing the taxes and complaints that he has heard this week (9/15), that each Council needs to be reminded of the citizens.

Councilor Stein – asked if someone was working on the chicken/rooster issue. City Manager Pearce responded that yes, it has been added to the October workshop for a broader discussion. He thought potentially maybe doing something that would tier fines instead of only being able to send a letter as an action. He would like to speak with legal counsel but also in a public session, to see if the Council would be amenable to giving the Code Enforcement office increased authority. He would also like to have a discussion about bikes and e-bikes on sidewalks because of the danger they can present. Councilor Stein wanted Ms. Felch to know that they aren't just speaking into the void, that we are listening and it sounds like there are plans to continue discussions and figure this out.

UNFINISHED BUSINESS

CONSENT AGENDA

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10. Council Order #092500, Request of the Deputy City Clerk to approve the time polling places will open for the November 4, 2025, State of Maine Election and the City of Ellsworth Municipal Election as 8:00am. *

11. Council Order #092501, Request of the Deputy City Clerk for appointment of Wardens and Ward Clerks for the four voting districts within the City of Ellsworth for the November 4, 2025, State of Maine Election and City of Ellsworth Municipal Election. *

Move to approve the consent agenda, T Mote, seconded N Smith, passed 7-0

NEW BUSINESS

12. Public Hearing and action on the application(s) for renewal for the following license(s):

- Hannaford Supermarket & Pharmacy #8123, 225 High Street, for renewal of a City Class C License and renewal of a State Agency Liquor Store License.
- James B. Card II d/b/a Jimbo's Junkin, 62 Kylies Way, for renewal of a City Junkyard/Automobile Graveyard License.
- Daron Goldstein d/b/a Provender, 112 Main Street, for renewal of a City Class C License (Victualer and Liquor) and renewal of a State Restaurant (Class I, II, III & IV) Malt, Spirituous and Vinous Liquor License.
- Shaw's Supermarket #57, 175 High Street, for renewal of a City Class C License and renewal of a State Agency Liquor Store License.

Move to approve all licenses, J Stein, seconded T White, passed 7-0

13. Council Order #092502, Update from the Finance Director on the 2024 audit.

Nate Moore, Finance Director – we have just finished the FY2024 audit, it was done by RHR Smith & Company. Ron Smith from RHR Smith is present tonight to discuss the audit.

Ron Smith, RHR Smith & Company – he went over the general fund balance sheet and stated that there is a total of about \$10.5M worth of assets against liabilities and obligations of about \$5.8M, leaving us with a fund balance equity carryover of almost \$4.7M. That is down from FY23 by approximately \$600,000, because last year there were some assigned fund balances, which have now been moved to the appropriate columns, so this is showing the true general fund balance as of 6/30/2024. They meet with the Finance Committee about two weeks ago and had a similar dialog with them. The capital projects fund, shows that we have been busy with infrastructure projects. There is a lot of timing and delays in finalizing debt proceeds and attaching them to capital projects. He believes that by 6/30/2025, a lot of that will have caught up and will show the true picture. We are right where the standards say that we should be. He talked about our utility departments, that are supposed to be self-sufficient and have had a lot of upgrades and infrastructure. It shows that the wastewater fund still shows an operation deficit that has gone back for a period of time. He believes that this is the last big conversation that is needed, to talk about the plan and how we are going to pull ourselves out of the deficit. One of the biggest difficulties they had with this audit was the change in software, so they had to reconcile and audit

6 months in one software and 6 months in the new software and make sure that everything came out.

City Manager Pearce thanked Ron and his team for all the work they put into the FY24 audit. FY24 was nine months over when he arrived and when he asked for budgeted actuals, no one could give him an answer and now you can see in the results, all the budget overruns from a variety of departments. When you don't have budget software that is tracking your actuals, unfortunately that is what happens and there was where we were at. There was an enormous amount of work put in to finish the budget integration last cycle to prep a lot better for FY25, and it wasn't just to get a budget passed, it was also so we could capture our target inflation. We still have a lot of work to do on tax reconciliation, grants management and capital expenditures tracking, and we are working on those. We have engaged Sue Lessard, the former Bucksport Town Manager, to help us as well. We will be bringing her back for an initial report on changes we need to make to policies and procedures, so there are safeguards in place, and we have a tech solution, so it isn't so dependent on past knowledge of those who were in charge of finances, so the city succeeds going forward.

Councilor O'Halloran asked Ron to explain a little more about the Wastewater plant and the depreciation. Ron explained that they look at two things, they look operationally at where the money and equity are and also from an infrastructure standpoint on where the equity is there. With all the infrastructure upgrades that have been done over the past few years, it is heavily tilted toward infrastructure. The depreciation figure in the audit report is the annual wear and tear on that infrastructure, and it has a direct correlation to their standards, saying that there should be some kind of attachment with a capital reserve account where we are budgeting for the depreciation. Councilor Beal asked about the capital fund that they have been setting aside \$35,000 a year, for at least 12 years now, and stated that that fund should be going against the depreciation. She also asked if Ron had any suggestions of things that could be done to help reduce that depreciation. Ron responded that there is some debit service that will be starting to dropping off, which will help a lot.

Councilor O'Halloran spoke against taking other towns sewer because it is using our infrastructure and that they are not charged enough because he believes that the taxpayers should be benefiting greatly from it. Councilor Beal responded that it is also Ellsworth taxpayers that are using that service because those people that are not on city utilities, call a company from outside of the city to come and pump their septic tanks and then dump it at the Wastewater Facility. We aren't losing money at this facility but if we were to stop taking the income from the outside companies, we would be.

14. Council Order #092503, Discussion and potential action on the Moore Center lease extension.

Roddy Erlenbach, Facilities & Parks and Recreation Director – here tonight to update everyone on the progress of a new lease agreement for the Moore Community Center. As they are all aware, the Downeast YMCA approached the council at the last meeting, asking for more immediate action on the current state of the lease. He has been collaborating with Downeast Family YMCA, Friends in Action, Ellsworth Community Music Institute and the school district, to try to work toward a new algorithm on how we figure out how to fairly and equitably distribute the operational cost of the building. The process is moving along well, but they do still need some time to get things hammered out. The YMCA has asked us to consider a short-term or “gap lease”, where everything would stay status quo and the YMCA would still run the operations, the only change would be that

the city would assume all cost of occupancy. A 12-month average would be \$7,500 a month, however since we are not in heating season yet, he believes the cost would be a bit less than that for the next couple months. He hopes that within 90 days, they will have something more permanent worked out and be able to move forward with a new lease. This recommendation would be effective immediately and retroactive to September 1st, so the city will cover September's utilities, however it is renegotiable every 30 days so doesn't create any long-term commitment on the part of the city but gives us an opportunity to demonstrate good faith to the YMCA.

City Manager Pearce – stated that Roddy has also been working with a private sector partner that has a lot of experience managing private sector lease agreements. The YMCA has been very patient with us for a long time and this covers us for the near term and he believes that this lights a fire for us to get something more permanent in place.

Councilor Smith – asked for clarification about the school having their pre-k program there but not paying anything. Roddy responded that to his knowledge, they are not currently paying anything. She also wanted to remind everyone that since budget conversations will be starting up again soon, that this should be something discussed and added to their budget for next year.

Councilor Beal – asked about how much square footage there is there, Roddy responded that there is 28,302 square feet and that the YMCA is occupying 37%. However that isn't 37% of the total space, because you have to subtract all the common spaces, such as hallways, elevators, bathrooms, etc. Roddy believes that we are all in agreement that the services that are being offered out of that building are far more important to the community than a retail space. His effort is to get away from just assigning a baseline value to a building based on square foot and look at truly what is it costing us to operate the building. That way we are transparent and showing the true costs of operation and then the intent is to distribute that cost equitably across all the tenants so that what they are paying reflects the portion of the building they are using. We would also like to working filling those spaces that sit empty, like the gymnasium, the auditorium and the conference room. The Rotary is going to be moving their meetings to the conference room, also to show the importance of the facility and to support its longevity, that we need to get the word out to civic organizations that need a meeting space.

Councilor O'Halloran expressed his concern for giving them more money, where we already give them funds yearly and they currently rent the building for \$1 per year. He stated that if they can't make it work with a free building that isn't our problem.

Councilor Lyons disagreed and said that he believes it is our problem because the Moore Center houses very valuable organizations that serve our community and families, and he doesn't believe that the city is out to make money off them. As a Council and a community, we have decided to invest funds into that building to support those organizations. His family has benefited from all the programs that are housed there. It may not be a moneymaking venture, but he thinks it is a community building venture, and he is willing to invest in it.

Move to enter into a short term lease agreement with the Downeast Family YMCA, effective immediately and retroactive to September 1, 2025, with the lease to be renewable every 30 days, until such a time as a long-term lease can be drafted, negotiated, and executed. Under the terms of the short-term agreement, the city shall assume responsibility of the costs of utilities associated with the lease premises, J Stein, seconded by N Smith, passed 5-2 (S O'Halloran and T Mote opposed)

15. Council Order #092504, Discussion and potential action on the request of the IT Systems Administrator to award a contract for streetlight acquisition and LED conversion services.

Jason Ingalls, IT Systems Administrator – as they discussed at the workshop on October 6th, he is here tonight to ask to have a contract awarded to RTE Energy Solutions to take us through the process of purchasing our street lights from Versant and converting them to LED. An RFP was issued in August, and they received two proposals, which a group of staff members scored, and they preferred the proposal from RTE. The primary benefits with RTE is it's the lower cost, they have a lot more local Maine experience with Versant and Emera, and they have someone local in state, all were important factors in the scoring groups opinion. We are currently spending approximately \$135,000 per year on street lighting and if we do this project, even with the debt service required for it, we would be saving about \$43,000 the first year. The project payback is three to four years and a cash flow payback of about seven years. Other benefits are that we can choose our own lights, we can pick the color temperatures and the brightness that we like. The biggest savings with owning our lights is that we won't be paying the maintenance charges from Versant because we will be doing our own maintenance. At the workshop, a question was asked about insurance, we can insure the lights for \$300 per year, which is another savings because Versant required liability insurance and that was \$600 per year. The project costs \$400,000, and he is proposing we do a municipal lease. It is a seven year lease and at the end of it, there is a \$1 buyout. It is a true municipal lease, with a non-appropriation clause, so we will have the opportunity every year to appropriate funds to the lease. It is not contributing to the city's debt load because of the way it is structured. The downside is, there are not a lot of banks that do that type of lease, but he did receive two proposals, one from Maine Community Bank and that is who they were proposing to go through. However, since the packet came out he did receive a new lease proposal from Municipal Leasing Consultants, which has a better rate. It does have the same terms as the lease from Maine Community Bank, but the interest rate is lower, which would save us approximately \$3,000 in finance charges over the course of the lease.

Councilor Beal asked what would happen if we didn't appropriate the funds one year and the answer was that the bank would take ownership of the lights. She also asked where this would be funded from and the answer was because it's a cash flow, it would be paid from the street light account.

Mark Carter, RTE Energy – they have done about 350 municipal LED street light upgrades and 49 of them were in Maine. They have had a number of customer use this company, Municipal Leasing Consultants out of Vermont, and they specialize in tax exempt lease financing or purchasing.

Councilor O'Halloran asked about the maintenance and since the city recently bought a bucket truck, would that be something that they could use to do maintenance. The answer was no because you have to be on Versant's approved list and also be a certified electrician.

Patrick Shea – Versant owns the poles, though there are some that are owned by Consolidated Communications, that's why they only want certain entities to be able to access those poles, and they lease space out to the other companies, such as Spectrum. His question is, are we going to lease space from Versant or Consolidated? Jason answered that we don't have to. Mark expanded on that stating that we are grandfathered because of the location of the lights on all the existing poles, but we do have the ability to request and petition for new lights on existing poles.

Move to award the street light acquisition and LED conversion project to RTE Energy Solutions, authorize the City Manager to execute all necessary agreements with Versant Power and RTE, and enter into a municipal lease purchase with Municipal Leasing Consultants, with the project amount not to exceed \$400,000 and with an actual projected

amount to be paid in an annual appropriation, consistent with the final Investment Grade Audit, J Stein, seconded by N Smith, passed 6-1 (S O'Halloran opposed)

16. Council Order #092505, Discussion on internet connectivity in the Graham Lake area.
(Sponsored by Councilor Stein)

Councilor Stein – would first like to apologize to Mr. Nichols, if he is watching, because he wanted to speak on this. He was one of the first people who emailed him nearly a year ago and has kept up communication, as have several of his neighbors. The purpose of this discussion is to get this back on everyone's plates. It unfortunately was taken up by a few different staffers in City Hall who were working on it and making some progress, that are no longer with the city. So he wanted to make sure that this is going to move forward and that someone, other than himself, is looking into this. In 2023, the Broadband Committee interviewed internet service providers to understand their plans for Ellsworth and determine a path forward. The Broadband Committee also looked into potential grant funding to fill in the gaps. They were looking to get internet connectivity in Ellsworth where none existed, if there were any areas. The majority of Ellsworth was covered with existing service or fiber networks through various providers such as Fidium, Spectrum and Rivahnet. They found that Fidium covered all of the loose ends with fiber except for North Street and streets off of North Street, like Graham Way and Branch Pond Road area. North Street was covered by Spectrum and Rivahnet but only going as far as the intersection with Eagle Road. What he was hearing from folks was that people were home and trying to work but weren't able to because there was not enough connectivity. Also, students were trying to attend school remotely and were not able to for the same reasons. This struck him as something that we needed to dig into because in this day and age, it is a basic need to work and go to school. Thanks to the IT department and previous Economic Development Directors for getting this information. The frustrating things were that in an effort for Fidium to expand some of their networks, the city confirmed that Graham Way and Branch Pond Road were initially planned and on a build list, but the project was dropped due to cost. It was discovered that the map showing coverage did show that both Graham Way and Branch Pond Road were covered even though they weren't because the build list didn't get updated when the project was stopped. The IT department worked with the Maine Connectivity Authority for interim programs, but they ran into similar problems with the mapping.

Councilor Smith – after seeing this on the agenda this morning, she emailed with Twila, who looped in Danielle, for more conversations on this. She understands that with the turnover here, it is hard to pick up on seemingly small projects like this, so being able to move forward and know what staff member they can connect with Kendra-Jo Grindle at MCA. The way the coverage is reported, is by census block, so if one building is covered in that census block, the whole block is marked as covered. What was interesting in that email thread, was there was mapping of the latest BEAD awards, which are the final ones because that program is not moving forward at the federal level, and there is a polygon of Ellsworth that is in that.

City Manager Pearce – he believes that this is one of Councilor Stein's best aspects, no matter how small the project or what it is, he has great citizen responses. He has seen it via email and just how much he cares about each citizen.

Cara Romano, Heart of Ellsworth – she would just like to bring to the Council's attention that the State Street block in downtown also does not have fiber. That block was left off when the downtown was done years ago. They are working on it, but perhaps there is some opportunity to couple the projects and make the trip for the corporation make sense financially.

17. Council Order #092506, Ratification of the appointment of Danielle Gift as the incoming Director of Planning and Urban Development.

Charlie – really excited to bring Danielle on, she brings an amazing skill set to the Planning Department. She has over 15 years of municipal and federal leadership in forestry sustainability and community development, most recently as the Regional Program Manager for the USDA's Forest Service Urban and Community Forest Program. She has also led multiple large scale, multi stakeholder initiatives in the New York City Parks and Recreation department. She also earned national recognition for the 2025 USDA Secretary Honor Award and the US Forest Service Regional Honor Award. She has incredible experience supervising planning, zoning, housing development initiatives, green infrastructure, transfer planning and aligning grants management to the city strategic goals.

Danielle Gift, incoming Director of Planning and Urban Development – she is thrilled to be here. She loves this area and has been visiting for a very long time, so she is happy to be a resident and to help contribute to making the city even better than it is now. She is really excited to get to work and start working with everyone.

Move to ratify the appointment of Danielle Gift as the Director of Planning and Urban Development as an administrative employee reporting to the City Manager and Deputy City Manager in accordance with the city charter and applicable personnel policies effective immediately, T White, seconded by M Beal, passed 6-1 (S O'Halloran opposed)

18. Council Order #092507, Public Hearing and action on the request of the City Manager to accept the proposal for a Clerk of the Works for the Merrill Lane Extension Project.

City Manager Pearce – he would like to table this as we only received one proposal, although we did receive a second one that was late. The one proposal we did receive, the cost was much higher than anticipated. He believes in the near term, because we have only promised a construction road and temporary power access to the judiciary, that it is too much to engage a clerk of the works at this stage.

Move to table indefinitely, M Beal, seconded by T Mote, passed 5-2 (S O'Halloran and N Smith opposed)

19. Council Order #092508, Public Hearing and potential action on a proposed ordinance to provide for and regulate the annual issuance of Local Licenses for Adult Use Cannabis Establishments and amendments to City of Ellsworth, Code of Ordinance, Chapter 14, Licenses and Permits, to add related licensing fees and verbiage for the proposed ordinance.

Robert Grant, Code Enforcement Officer – before the last workshop (10/6) we added the impact fee to the ordinance. Both the Planning Board and our city attorneys had issues with them, so we have reworked the ordinance. Rudman and Winchell recommended that we make it a licensing fee not an impact fee. He has all the notes from the Planning Board meeting and is going to take those and send them to Rudman and Winchell's lawyers, as well as any comments the Council gives him.

The recommendation from the Council was to wait until the October workshop to have the discussion, if CEO Grant could get them the information to review prior to it.

Move to table the adult use establishment licensing ordinance until the October meeting, J Stein, seconded by N Smith, passed 6-1 (S O'Halloran opposed)

20. Council Order #092509, Request of the Economic Development Director to accept the proposal for a TIF District Redesign Consultant.

Twila Fisher, Economic Development Director – she is here for approval to bring on the consultant who scored the highest in the second round of bids. When she started, she was told that they had put it out to bid once and received no bids, so they issued a second bid request. So tonight, she is asking for approval to award the bid for the TIF redesign, in the amount of \$33,500, to Raegan LaRochelle. Her proposal scored the highest, was also the low bidder and she brings compelling prior TIF experience working with Maine municipalities. She is very qualified and we are honored that she submitted a proposal to us.

City Manager Pearce – he is highly supportive of this and with the research he has done, this is a very well regarded consultant. It has been since 2014 or 2015 that they were last edited or redesigned. When the original TIFs were created, they were edited every few years to be in line with current projects and economic development thinking. He is looking forward to the consultant coming on board and giving the Council the options on how to edit, redesign, reallocate or potentially dissolve our TIF districts.

Councilor Smith wanted to highlight from the proposal, task two, TIF 101 and community discussion. She believes it is going to be really important and is glad that it is included as a key piece of letting people know and understand what a TIF is, what the value is, the implications it has for revenue sharing that we get and for the budget.

Councilor Beal agreed with Councilor Smith, she believes that TIFs are a great tool for the city and there are so many misconceptions, it is an incentive, it isn't money that is given to people that come into the district. The plus is for the city itself, not the person that comes in.

Move to approve the request of the Economic Development Director to accept the request for proposals from Raegan LaRochelle to review and redesign the existing tax increment financing (TIF) districts, with total costs not to exceed \$35,000 from the Professional Services account of the Economic Development budget, M Beal, seconded by T Mote, passed 6-1 (S O'Halloran opposed)

21. Council Order #092510, Request of the Public Works Director to award the bid for Mineral Screening & Supply.

Mike Harris, Public Works Director – this first item is for the winter sand screening. Last year the contract was extended, but this year we put it out to bid. We received two bids back, the low bid was from RF Jordan, and they met the qualifications, so we would like to request that they are awarded the sand screening contract for this year. Their bid came in around \$76,000 and KJ Dugas's bid was about \$81,000. There was an alternate bid included that we are not interested in.

Councilor Mote asked what we were paying last year for this. PWD Harris responded \$85,000. Councilor Beal asked about the alternate, PWD Harris said that we are not in favor of selling them the tailings for \$2/cubic yard and them turning around and selling it for \$38-\$40/cubic yard. We will either negotiate that separately or keep it because we are able to use it.

Move to approve the acceptance of the bid for the FY2026 mineral screening and supply contract for the screening of 7,000 cubic yards of winter sand and 5,000 cubic yards of 4 inch minus gravel to RF Jordan in the amount of \$5.50 per cubic yard and \$7.50 per cubic yard respectively, T Mote, seconded by N Smith, passed 7-0

22. Council Order #092511, Request of the Public Works Director to award the bid for an excavator.

Mike Harris, Public Works Director – we were approved to purchase an excavator, so we put it out to bid and received 5 bids back. The low bid was from Jordan Equipment in the amount of \$196,595.03. They do have concerns with this bid that he would like to discuss. When they reviewed the bids to make sure they match the specifications, they had a couple of issues with this one. First, this is the first big excavator that Bobcat has created, so there are none of these around, this would be the first one. The closest one around is in Lincolnville, and it isn't the 165, it is a 145. So, it concerns him that we would be the guinea pigs for the test run of these excavators. The second thing that concerns him is the service; it is not local. They also don't list a block heater in the specs and in the wintertime when they are going to be using this machine, it is going to be necessary to have one. He called the rep because it does say that it can be delivered within 90 days and he has not received a call back to confirm that is possible. So, at the request of the Public Works crew, he would like to request that Council consider going with the Volvo unit, that is in stock, has a proven track record and has more horsepower.

Brian Moon, Highway Foreman – this is a new machine, and they have checked different forums and have seen several problems with them such as overheating, bad wiring, not starting and the quick coupler, which is the pin grabber where you can change buckets from one to another. The pin is not strong enough and keeps breaking. There were several municipalities that said they would never buy another one because they have had so many problems with them. They are also worried about the service because it would be coming from either Southern Maine or New Hampshire. Chadwick Baross has a service center in Bangor, and they have three guys that do service, and they will usually come the same day or the next morning for service.

Nathan Hardwick, Crew Leader – he would rather know the machine than get to know it when it is purchased. The difference is \$17,000, and he would rather see us put that money into something we own instead of renting, which we are currently doing and would continue to do if we waited for the Bobcat machine. Also, the pin grabber that they were going to supply with the Bobcat is for a 36-42 inch bucket, but they were going to give us a 60 inch bucket.

PWD Harris – in summary, this is not something they do lightly. They understand the procurement policy and the importance of low bid, but they also understand the importance of having a piece of equipment that you can count on and that you are going to get your value out of.

Councilor Smith – when she is listening to the concerns about the pin and the bucket, she is seeing safety concerns, which weren't mentioned, but she would guess that if that doesn't do its job that would be a concern. To reinforce the point they are making, one of her sons is a car salesman, and she was asking him about a car. He told her to never buy the first year of a car model because they've got to work out the kinks. She owned a 1985 Dodge Caravan, and the side door fell off because they hadn't figured out how to do those yet. She supports the need to let someone else figure out what the problems are.

Move to approve the purchase of a 160 class excavator from Chadwick Baross, in the amount of \$217,433.64, with funding provided through the bond anticipation note approved by the City Council for equipment purchases, M Beal, seconded by N Smith, passed 6-1 (S O'Halloran opposed)

23. Council Order #092512, Request of the Public Works Director to award the bid for sidewalk plow equipment.

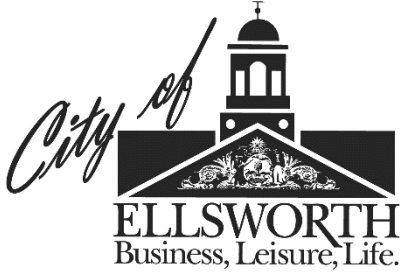
Mike Harris, Public Works Director – for this piece of equipment, we put it out to bid and received four bids. Friend and Friend was the low bid with their Bobcat. However, we don't feel that the machine they put forth to us, which was a loader and not necessarily a sidewalk plow, is going to work for us. There were some further discussions with the City Manager and Parks and Recreation Director about the possibility that Parks and Recreation is going to be more involved with sidewalk plowing opportunities in the wintertime instead of Public Works/Highway. After those discussions, they determined that we would prefer to reject the bids and work out who is doing what and what piece of equipment is going to be best for that task.

City Manager Pearce – the team that has been working with Roddy on parks and beautification they would like to have them focus on things like sidewalks and parking lots, while the other team takes care of the bigger things like the roads.

Move to reject all bids received for the sidewalk plow and further direct Public Works and Parks and Recreation department to revise the bid specs and solicit additional equipment bidders. The revised bid process should seek equipment proposals more in line with the city's winter operational needs and return to the Council for consideration at the October meeting, J Stein, seconded by N Smith, passed 6-1 (S O'Halloran opposed)

24. Adjournment.

Move to adjourn, M Beal, seconded T Mote, passed 7-0



Code Enforcement

1 City Hall Plaza ▪ Ellsworth, ME 04605

Phone (207) 667-2563

ellsworthmaine.gov

Memo

To: City Council

CC: City Manager Pearce, Deputy City Manager Devlin

From: Robert Grant, Code Enforcement Officer

Date: October 14, 2025

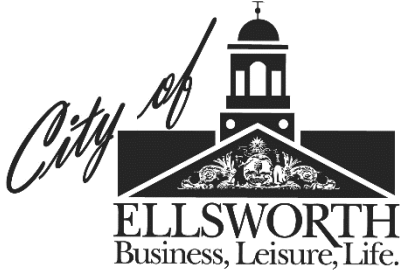
Subject: Adult Use Cannabis Retail Licensing Ordinance

Suggested Motion:

Move to table based on lack of legal justification for recent changes.

Background:

There are no updates at this time. Staff recommends to table this agenda item until further notice.



City Clerk's Office

1 City Hall Plaza ▪ Ellsworth, ME 04605

Phone (207) 669-6680

edowling@ellsworthmaine.gov

Memo

To: City Council
CC: Charles Pearce, City Manager
From: Ebony Kramp-Dowling
Date: October 20, 2025
Re: Business License Renewals & New Business License

Suggested Motion:

Move to approve the Business License renewals for Hane Yee, Inc d/b/a China Hill Restaurant, Ellsworth Marketplace and KALHAR LLC d/b/a Smokey Bear Tobacco and Beverage.

Background:

All licensing fees have been paid, inspections done and licensed signed off on by all required departments.

Suggested Motion:

Move to approve the Business License for Guru Ellsworth Inc d/b/a Cilantro Indian Bistro.

Background:

All licensing fees have been paid, inspections done and licensed signed off on by all required departments.

LIVING HISTORY HERITAGE

WHAT ?

Hands - On Experiential Learning Events Ashore and Afloat
Outdoors Cultures and Arts School and Museum

Living History Heritage involves educational activities that recreate historical settings and practices to give participants a sense of "stepping back in time". This includes organizations and museums that use costumed interpreters, historical tools, and hands-on demonstrations to teach about everyday life in past eras. Examples range from major sites like Colonial Williamsburg to local groups focused on specific regional histories, such as the Living History HERITAGE Long Weekend in Harrington, Maine, which covers colonial and Native American history.

- There is an ongoing development outline for one of 9 Living History Days, four day weekend events actively underway for 2026
- Event requests have been received from 3 municipalities in New Hampshire, 28 in Maine, and 4 in New Brunswick and inquiries received from many more.

Below is an example of a Living History Heritage weekend that occurred in September and information on an event taking place in 2026.



3160 BC and well before...

LIVING HISTORY HERITAGE

...to 1840 AD

4th Annual Fall Long Weekend September 11 - 14 2025

Tribal Nations Colonial Settlers French & Indian Patriots & Redcoats Privateers

OLONAHOEM QESAWEYU + FORT WILLIAM ISLAND CULTURES & ARTS SCHOOL & MUSEUM

We recognize and honor that the land on which we gather is part of the traditional territory of the Passamaquoddy Tribal Nation, one of the five great Wabanaki Confederacy Tribal Nations

4 miles south of US1 Hardwood Point Harrington Washington County Maine



PUBLIC 9 AM to 5 PM EACH DAY THURSDAY - SATURDAY SUNDAY to 3 PM

hands on - experiential learning - living history - period encampments

period regalia pow wow - rendezvous - indigenous & colonial life ways demonstrations - flintlock shoots

tacticals possible ashore & afloat - trade blankets welcome - sutlers of all kinds welcome - entertainment

sutlers and participants must have documented proof of event insurance or join us for our insurance

pre - 1840 area ... 25 acres of open fields - large, warm, fresh water pond - woods to the north & south

2025 area ... 5 acres of open spaces - parking - supervised ranges - modern camping & RVs - wood buildings

over 1/2 mile of ocean shoreline with great vistas and breezes cooler & few bugs!

self bow & arrow - mortars shoots over the bay - cannon shoots over the bay - woods walks

'hawk & knife - flintlock & matchlock long guns & pistols

sword & 'hawk fighting - watch or help build two story historic Fort William blockhouse

birch bark canoes - wood dory - wood bateaux

Tribal Nations encampment - Colonial / Settler encampment - Privateer / Pirate camps

French tent line - British / Scottish / Ranger tent line - Hessians needed, wanted, and welcome!

firewood - ice - pressure drinking water in encampment areas - modern latrines

large, warm, spring fed, freshwater pond for unsupervised watercraft and swimming

we honor over 15,000 years of five Wabanaki Confederacy Nations, Red Paint, & Maritime Archaic peoples on these their homelands

Wabanaki Nations artisans - colonial / settler artisans - calligraphy - cob oven baking - barrel making
blacksmithing - making bows & arrows - camp fire cooking & baking - canvas care & repair
carpentry & log building - firelock gunsmiths - hide tanning - militia drill & life - making lye & soap
period correct fabrics, sewing, & tailoring - period foods - quilting - trapping & pelt preparation
making rag rugs - making salt from seawater - saw pit - spinning wool - splitting shakes

What might YOU like to demonstrate and teach ? ! ?

“armory” of 30 flintlock muskets & rifles, including 5 carbines & canoe guns, and 1 blunderbuss
12 flintlock pistols - swords - bayonets - fighting axes - tomahawks - mortars - cannons
“regalia wardrobe” could be available to Passamaquoddy & other four Wabanaki Tribal Nations members
rental “wardrobe” of men’s & boys colonial / settler era clothing, hats, and accoutrements
rental “wardrobe” of women’s & girls colonial / settler era clothing, caps, hats, and accoutrements
children’s rentals ... small tricorne hats, shirts, small nerf swords, small nerf muskets, colonial era toys

GRAND JOLLIFICATIONS! entertainment fireworks Saturday evening
music & singing each day period dancing & instruction folk songs & sea chanteys

9 am Sunday morning worship any and all welcome

in period camping as guests anytime the week prior ... 9 am Friday, September 8 to 9 am Thursday, September 11
9 am Friday, September 26 to 9 am Thursday, October 2

PLUS every month all year ...

LIVING HISTORY HERITAGE Luncheons, Learnings, & Shoots 1 - 3 PM

third (3rd) Sunday of each month... By Reservation Only
under sky and canvas in good weather! those attending Sunday luncheons are welcome to period camp Friday through Monday

... ALSO ...

June, July, & August

LIVING HISTORY HERITAGE Suppers, Workshops, & Shoots 5 - 7 PM

third (3rd) Wednesday evening of each month outdoors, campfire cooking ... weather allowing
under sky and canvas in good weather! those attending Wednesday Workshops are welcome to period camp Tuesday and Wednesday evenings

250th Anniversary !

The Margarett Homestead at Hardwood Point 1775

established by Joseph Libbe (later Libby) from Scarborough & Machias & Jane Joanna Cole from Marshville (later Harrington)

Please, we request and welcome any and all comments plus suggested additions or changes, however big or small

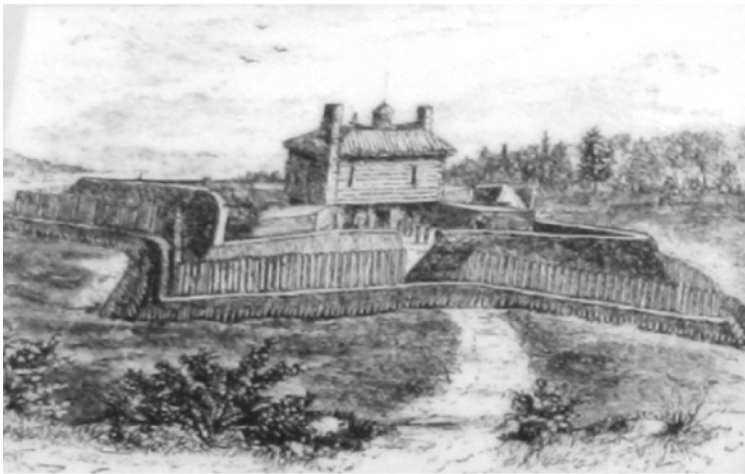
We hope you will lend your ideas, advice, and maybe lend a hand ... perhaps even join us!

QUESTIONS call Arthur 207.459.6410 tel & txt Linda 207.650.4536 tel & txt
to receive ongoing info, please send your name and town to ... arthur_langley@me.com

Fort Pownall at Fort Point

LIVING HISTORY HERITAGE

FORT POINT STATE PARK - PENOBSCOT RIVER
 1ST ANNUAL HUGH AWALT & BILL NETTELL MEMORIAL
 2026 - Cape Jellison - Stockton Springs - Waldo County - Maine



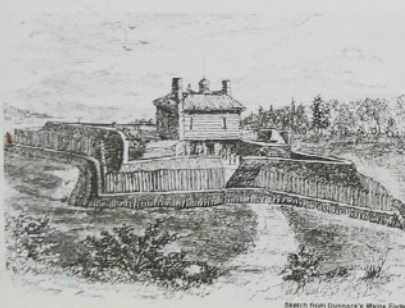
FORT POWNALL, 1759 - 1775

Maine Department of Agriculture, Conservation and Forestry
 Division of Parks and Public Lands

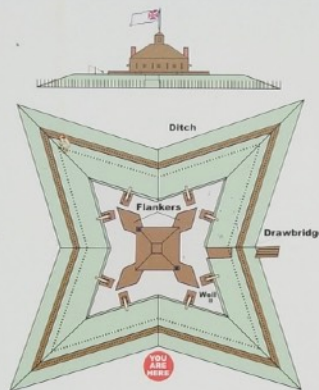
In 1759, Massachusetts Governor Thomas Pownall sought to plug the mouths of Maine's key rivers so as to keep the French and Indians well inland. In January 1758, he wrote to William Pitt, prime minister of England about the advantages of this site, then called Aquahassidek (landing place).

"A Fort at Penobscot River would be of utmost importance... It would take possession of the very fine Country... It would effectively drive off the Remains of the Noridgwoak and Penobscot Indians as it would break up their Hunting and Fishing. It would take possession of the finest Bay in North America for large shipping just at the mouth of the Bay of Fundy and would be advancing the Frontiers of his Majesty's Dominions."

The following year, Pownall led a group of 400 men who established and built a fort here, naming it after the governor.



Sketch from Donnan's Maine Forts



While the fort never fired a shot in anger, its protective presence encouraged Anglo-American settlement in the Penobscot region.

In 1775, British forces seized the fort's cannons and powder. Later, a regiment of Continentals burned the blockhouse and filled in much of the ditch system to prevent the British from occupying the fort.

The only record of the fort's style and construction is a plan drawn by an unknown artist (rendered above) that includes such detail that it was likely drawn by someone who had knowledge of the fort.

Revolutionary War veteran Joesph P. Martin never saw the fort, but in 1828 he recorded a description apparently passed on to him by someone who had been there.

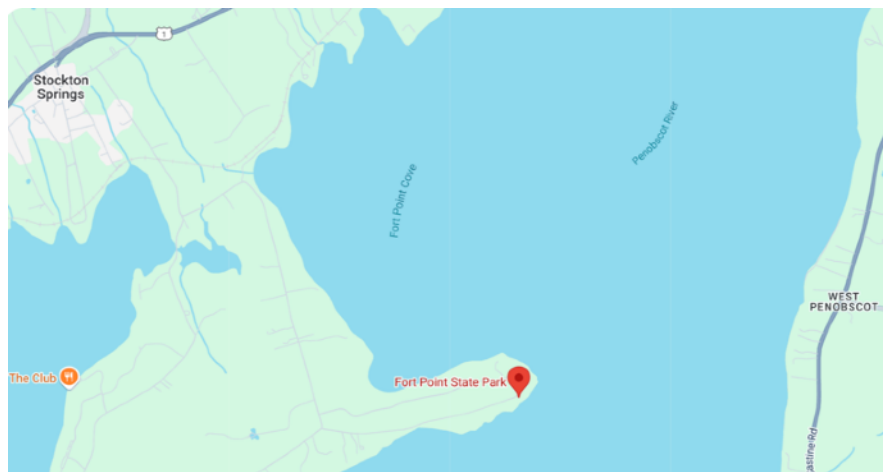
It was a regular fortification, four square flankers, with a block house in the centre. It was surrounded by a ditch 15 feet wide at the top and five feet at the bottom, and probably 8 feet deep. The outer side of the ditch was 240 feet, and the breast[works] within the ditch 90 feet. A block-house was erected within the Fort 44 feet square with flankers 33 feet on the side.

The block-house was of square timber, dovetailed at the corners. It was of two very high stories--the lower story used as a barracks; the upper story jutted over the lower 2-1/2 or three feet.

In this room were 10 or 12 cannon. The roof was hipped, with a centry box on the top. The houses of the officers were situated between the fort and the bank of the river.



Governor Thomas Pownall



We are currently pursuing affirming associations for this great, new,
annual, regional, national, and international event ! ...

YES	Bath Chamber + Maine's Mid-Coast & Islands - Tourism	Bath	Cory King
YES	Bath Historical Society	Bath	Nathan Lipfert
YES	Patten Free Library	Bath	Elizabeth Manning
YES	Patten Free Library - Sagadahoc County History	Bath	Jack Martin
YES	Thomaston Historical Society	Thomaston	Susan Devlin
YES	Thomaston Public Library	Thomaston	Caroline Ward-Nesbit
YES	Apprenticeshop / Rockland Community Sailing	Rockland	Bella Feracci
tbd	Hurricane Island - Outward Bound School	Rockland	Tim Barker
YES	Rockland Historical Society	Rockland	Brian Harden
YES	Rockland Public Library	Rockland	Emily Lewis
YES	Sail, Power & Steam Museum	Rockland	Robin McIntosh
YES	Camden Library	Camden	Kristy Kilfoyle
YES	Camden Historian	Camden	Ken Goss
YES	Camden-Rockport Hist. Soc. & Conway Homestead 1770s	Camden	Susan Rieder
YES	Belfast Area Chamber of Commerce	Belfast	Scott Smith
YES	Belfast Free Library	Belfast	Steve Norman
YES	Belfast Historical Society. & Museum	Belfast	Megan Pinette
YES	Carver Memorial Library	Searsport	Keith Drago
YES	Penobscot Marine Museum	Searsport	Karen Smith
YES	Searsport Historical Society	Searsport	Dorothy Alling
YES	Searsport Historical Society	Searsport	Karen Kelly
YES	Stockton Springs Community Library	Stockton Springs	Sally Stanton
YES	Stockton Springs Historical Society	Stockton Springs	Paul Bock archeologist
YES	Stockton Springs Historical Society	Stockton Springs	Kathy Harrison
YES	Stockton Springs Historical Society	Stockton Springs	Charlie & Hilu Smith
YES	Frankfort Historical Society	Frankfort	Bonnie Veinote
YES	Waldo-Peirce Reading Room Library	Frankfort	Bonnie Veinote
YES	Bucksport Historical Society	Bucksport	Elizabeth LaForge
YES	Bucksport Library	Bucksport	Lisa Ladd
YES	Orrington Historical Society	Orrington	Judith Frost-Gillis

- by "association" LIVING HISTORY HERITAGE intends only that your organization .. "likes the idea" .. of this event enough that you are comfortable that others know this

- NONE of the above are being asked for money, for volunteers, for staff time, nor for any administrative or organizational efforts - however any ideas, suggestions, and other contributions will always be welcome

- Supporters, Sponsors, and Donors will be approached, presented, positioned, and described quite differently

tbd	Bangor Area Chamber of Commerce	Bangor	Deb Neuman
tbd	Bangor Histocial Society Thomas Hill House 1835	Bangor	Matt Bishop
YES	Eastern Maine Economic Development	Bangor	Tanner Hanes
YES	Ellsworth City Councillor	Ellsworth	Steve O'Halloran
tbd	Ellsworth Economic Development	Ellsworth	Micki Sumpter
YES	Ellsworth Historical Society	Ellsworth	Bill Fogle
tbd	Ellsworth Hist. Soc. & Union River Action Team	Ellsworth	Mary Blackstone
YES	Ellsworth Public Library	Ellsworth	Sarah Lesko
YES	Maine House	Ellsworth	Russ White
YES	Maine Senate	Ellsworth	Nicole Grohoski
YES	Surry Historical Society	Surry	John Curtis
YES	Surry Gatherings with Ellsworth Library	Surry	Sarah Lesko
YES	Blue Hill Maritime Heritage Festival	Blue Hill	Steve Brookman
YES	Blue Hill Public Library	Blue Hill	Rich Boulet
tbd	WoodenBoat School	Brooklin	Rich Hilsinger
tbd	WoodenBoat Store	Brooklin	Eric Stockhinger
YES	Castine Historical Society	Castine	Kate McMahon
tbd	Nutting Memorial Library	Castine	Lauren Starbird
tbd	Wilson Museum	Castine	Julia Gray
tbd	Witherle Memorial Library	Castine	Nick Berry
tbd	Abbe Museum	Bar Harbor	Betsy Richards
tbd	Jesup Memorial Library	Bar Harbor	Matt Delaney
YES	Bar Harbor Historical Society	Bar Harbor	Erin Cough
YES	Bar Harbor Historical Society	Bar Harbor	Laura Johnson
YES	Maine Parks Historic Site Specialist ashore and afloat	Augusta	Christina Bear
YES	Maine Parks	Bangor	Matt Hamilton Reg. Mgr.
YES	Maine Parks / Fort Point State Park	Stockton Springs	Joshua Kenney Mgr.
tbd	Historic New England	Haverhill MA	Vin Cipolla
YES	Katahdin Area Council Scouts	Orono	Dana Kuhns
YES	Maine History 54,000+ members		Myra Felicia 19,000+ members
tbd	New England Hist. Soc.	Boston MA	Ryan Woods
YES	The History List 280,000+ members	Marlborough MA	Lee Wright

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A few being asked from amongst our 1,400+ Living Historian associates from Maine and from away ..

YES	Abanaki Nation	Winthrop	Dawn Charlonne
tbd	Abanaki Nation	Fairfield	Tony Two Bears Francis
YES	Abanaki Nation	Dresden	Billy Two Feathers Pelkey
YES	Abanaki Nation	Cushing	Heather Sprague
YES	Abanaki Nation	West Gardiner	Jonathan Yellowbear
YES	Abanaki Trading Post	Edgecomb	Jocelyn Howe
5			
tbd	Braunschweig-Ansbach Reg't	Castine	recruiting
0 just being founded			
YES	Corsaires Acadien & Les Habitants - 1690s	Corinth	Ken Hamilton
1 of 9			
YES	Colonial Maine Living History Association	Amherst	Bill & Cathy Cook
YES	Colonial Maine Living History Association	Dresden	Mike Dekker
YES	Colonial Maine Living History Association	Belfast	Richard Phillips
YES	Colonial Maine Living History Association	Thomaston	Bill Wasson
YES	Colonial Maine Living History Association	Thomaston	Judy Wasson
6 of 32			
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	Smithtown NB	Bernadette Fowler
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	Saint John NB	Steve Fowler
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	Fredericton NB	Peter Gillies
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	NB	Laura Matthews
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	NB	Tony Matthews
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	NB	Colin Moore
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	NB	Alex Steele
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	Moncton NB	Rob Steele
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	Quispamsit NB	Wendy Steele
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	Richmond Corner NB	Bob Waller
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	Richmond Corner NB	Kate Waller
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	Glenwood NB	Emma Warren
tbd	Delancey's Brigade 2nd Battalion Capt. Allison's Co.	Glenwood NB	Xander Warren
0 of 16			
tbd	Danks' Rangers	Moore's Mills NB	Peter Annis
tbd	Danks' Rangers	Saint Stephen NB	Maurice LaKing
tbd	Danks' Rangers	Brockway NB	Larry Thomas
0 of 3			
YES	Harmon's Companies - 1600s & 1700s	Camden	Bill Payson
YES	Harmon's Companies - 1600s & 1700s	Rollinsford NH	Mark Richardson
2 of 47			

YES Living History Heritage
 YES Living History Heritage
 YES Living History Heritage
 YES Living History Heritage
 tbd Living History Heritage
 YES Living History Heritage
 YES Living History Heritage
 YES Living History Heritage
 YES Living History Heritage
 YES Living History Heritage
 YES Living History Heritage
 YES Living History Heritage

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YES Mi'kmaq Nation
 tbd Mi'kmaq Nation
 tbd Mi'kmaq Nation
 YES Mi'kmaq Nation

2

tbd Milice de Beaubassin - Acadien
 tbd Milice de Beaubassin - Acadien

0 of 4

YES Passamaquoddy Nation
 YES Passamaquoddy Nation
 tbd Passamaquoddy Nation`

3

YES Pequawket Alliance - French & Indian War
 tbd Pequawket Alliance - French & Indian War

1 of 23

YES Penobscot Nation
 YES Penobscot Nation
 YES Penobscot Nation
 YES Penobscot Nation

4

tbd Royal Artillery, 84th Reg't of Foot
 YES Royal Artillery, 84th Reg't of Foot

0 of 4

tbd Royal Fencible Americans
 tbd Royal Fencible Americans
 tbd Royal Fencible Americans
 tbd Royal Fencible Americans
 tbd Royal Fencible Americans
 YES Royal Fencible Americans

0 of 8

Bingham
 Rusagonis NB
 Newcastle
 Harrington
 Maugerville NB
 Hancock
 Whiteman MO
 Gouldsboro
 Marlbank ON
 Waltham
 Harrington
 Tenants Harbor
 Bangor

Bruce & Evelyn Beane
 Sandra Cook
 Mark Daiute
 Linda Gray
 Cindi Hachey
 Jeffrey Harden
 Ethan Harter
 Rick Henion
 Peter Kelly
 Joann Kilton
 Arthur Langley
 Mark O'Malley
 Anette Ruppel Rodrigues

Elsipogtog NB
 Miawpukek NF
 Charlottetown PEI
 Freedom

Hubert Francis
 Gregory Jeddore
 Junior Peter-Paul
 Jennifer Pictou

Moncton NB
 Sussex NB

Paul-William Flowers
 Paul Menard

Sipayik
 Sipayik
 Motahkomikuk

Aaron Dana
 Joseph Greywolf Sapiel
 Donald Soctomah

Gloucester MA
 Springfield MA

Bruce Atkins
 Denis & Patti Bessette

Corinth
 Corinth
 Indian Island
 Indian Island

Nathan Hamilton
 Nikki Johnson
 Jennifer Neptune
 Jason Pardilla

Shubenacadie NS
 Truro NS

Dave & Sue Bailey
 Francis Nickerson

Yarmouth NS
 West Pubnico NS
 Yarmouth NS
 Yarmouth NS
 Pubnico NS
 Yarmouth NS

Lyman Barry
 Earle Dentremont
 Colin & Nicola Marr
 Lili Muise
 Grace Parker
 Brian & Heather Watkins

YES	The Ancient Ones of Maine	Swanville	John & Jennifer Butler
YES	The Ancient Ones of Maine	Searsport	Mike Kinstler
YES	The Ancient Ones of Maine	Scarborough	Tamara Konczal
YES	The Ancient Ones of Maine	Livermore	Ray Hamilton
tbd	The Ancient Ones of Maine	Trenton	John & Beth Sundberg

5 of 211

tbd	Wolastoqyik Nation (Maliseet Nation)	Houlton	Henry Bear
YES	Wolastoqyik Nation (Maliseet Nation)	Winslow	Chris Bernier
tbd	Wolastoqyik Nation (Maliseet Nation)	Houlton	Alan St. Jean
tbd	Wolastoqyik Nation (Maliseet Nation)	Houlton	Isaac St. John

1

YES	74th Reg't of Foot, Royal Highland	Dixmont	Bill Siebert
YES	74th Reg't of Foot, Royal Highland	Dixmont	Ruth Siebert
YES	74th Reg't of Foot, Royal Highland	Hartland	Anne McDougall
YES	74th Reg't of Foot, Royal Highland	Hartland	Don McDougall
tbd	74th Reg't of Foot, Royal Highland	Reading MA	Christine Redford
tbd	74th Reg't of Foot, Royal Highland	Reading MA	Bill Redford

4 of 17

tbd	82nd Reg't of Foot, Highland	Castine	recruiting
-----	------------------------------	---------	------------

0 just being founded

tbd	84th Reg't of Foot, Royal Highland	Kentville NS	Gary Corbin
tbd	84th Reg't of Foot, Royal Highland	Dartmouth NS	Kerry Delorey
tbd	84th Reg't of Foot, Royal Highland	Antigonish NS	Alistair Hamilton
tbd	84th Reg't of Foot, Royal Highland	Antigonish NS	Owen Hamlin
tbd	84th Reg't of Foot, Royal Highland	Kentville NS	Brock Hemmings
YES	84th Reg't of Foot, Royal Highland	Shubenacadie NS	Mary MacInnis
tbd	84th Reg't of Foot, Royal Highland	Westphal NS	Shevon O'Toole
tbd	84th Reg't of Foot, Royal Highland	Port Wade NS	Rod Redden
tbd	84th Reg't of Foot, Royal Highland	Port Wade NS	Rob & Vana Redden

0 of 13

... on the water ...

YES	HMS DANCE	coastal patrol schooner	Harrington LHH
	LHH is considering another schooner for 2026		
tbd	JOSEPH LIBBE	30' armed pinnace	Harrington LHH
	Joseph Libbe helped capture HMS MARGARETTA, June 12 1775		
YES	HARRINGTON BAY	22' bateau	Harrington LHH + from other LHH event communities
YES	HARRINGTON	16' dory	Harrington LHH + from other LHH event communities
YES	Birch Bark Canoes	16'	Harrington LHH + from other LHH event communities

YES	Maine Dept. of Education, Commissioner's Office	Augusta	Melissa O'Neal-Low
YES	Maine Dept. of Education, Commissioner's Office	Augusta	Pamela Partridge
YES	Maine Dept. of Education, Commissioner's Office	Augusta	Georgette Valliere

... TOURISM ...

YES	Downeast & Acadia Regional Tourism	Ellsworth & Machias	Cecil Gardiner
tbd	Maine Dept. of Economic & Community Development, Office of Tourism	Augusta	Carolann Ouelette
tbd	Maine Dept. of Economic & Community Development, Office of Tourism	Augusta	Hannah Collins
tbd	Maine Dept. of Economic & Community Development, Office of Tourism	Augusta	Chiara Mariconi
YES	Maine Motorcoach Network	Portland	Stacey Warren
tbd	Maine Tourism Association	Hallowell	Tony Cameron
YES	Maine's Mid-Coast & Islands - Tourism	Bath	Cory King

... local region print MEDIA ...

YES	Bangor Daily News	Bangor	Chris Burns digital
YES	Bangor Daily News	Bangor	Julie Harris outdoors
YES	Bangor Daily News	Bangor	Stuart Hedstrom community
YES	Bangor Daily News	Bangor	Paul Koenig digital
YES	Bangor Daily News	Bangor	Lindsay Putnam Chief Editor
YES	Bangor Daily News	Bangor	Leela Stockley digital
YES	Bangor Daily News	Bangor	Bill Trotter Hancock County
YES	Calais Advertiser	Calais	Pierre Little
n / a	Camden Herald 1869 - 2024	Camden	n / a
tbd	Castine Patriot	Stonington	Nat Barrows
YES	Coffee News - Waldo, Penobscot, Hancock counties	Bangor	Ben & Marjorie Sprague
YES	Coffee News - Hancock County	Ellsworth	John Dyer
YES	Coffee News - Washington County	Orland	Bart McGraw
-	Coffee News - Maine	Bangor	Bill Buckley, John Buckley, Melissa
YES	County Wide	Machias	Bob Berta
n / a	Courier Gazette - Knox County 1882 - 2024	Rockland	n / a
tbd	DownEast magazine	Rockport	Will Grunwald
YES	Ellsworth American	Ellsworth	Steve Fuller Arts & special Sections
YES	Ellsworth American	Ellsworth	Rebecca Halberstadt
YES	Ellsworth American	Ellsworth	Jennifer Osborn
YES	Ellsworth American	Ellsworth	Cyndi Wood Mng. Editor
YES	Ellsworth American	Ellsworth	Rebecca Alley
n / a	Free Press, The - Knox & Waldo counties 1855 - 2024	Rockland	n / a
tbd	Island Ad-vantages	Stonington	Nat Barrows
YES	Machias Valley News Observer	Machias	Will Tuell
tbd	Maine Boats Homes & Harbors magazine	Rockland	Ted Ruegg
YES	Midcoast Villager - 2024	Camden	Willy Blackmore
YES	Mount Desert Islander / Out & About	MDI / Ellsworth	Christine Simmonds
YES	Penobscot Bay Pilot	Blue Hill	Aaron Britt, Publr.
tbd	Penobscot Bay Press	Stonington	Julie Clark
n / a	Republican Journal - Waldo County 1829 - 2024	Camden	Janis Bunting /
tbd	Weekly Packet, The	Stonington	Kevin Burnham
tbd	WoodenBoat magazine	Brooklin	Nat Barrows / John Boit
tbd	Yankee magazine	Dublin NH	n / a
			Nat Barrows
			Matt Murphy / Andrew Breece
			Brook Holmberg

... regular postings on over 200 facebook groups or facebook pages related to pre-1840s history and living history, many with tens of thousands of members or followers in the Northeast, in North America, and internationally, the latter mostly in Europe

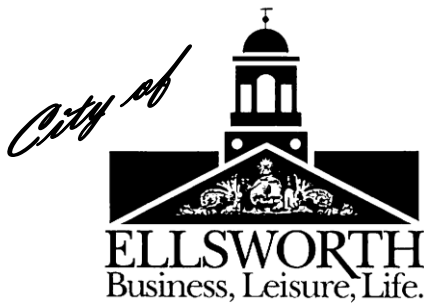
... regular postings on Instagram, Snapchat, Tik Tok, WhatsUp, YouTube, and X

... online MEDIA ...

tbd	Downeast Diaries blog	Lewiston	Brandy Tunnell
tbd	Downeast Monitor	Hallowell	Jacqueline Weaver
YES	Village Soup	Camden	Willy Blackmore /Christine Simmonds /Aaron Britt, Pub.
YES	DownEast Cowboy	Columbia Falls	Kelly Hinkle

... local region broadcast MEDIA ...

YES	WABI-TV	Bangor	Joy Hallowell /Morgan Sturdivant
YES	WVH-TV	Bangor	Craig Colson & Emma Smith
YES	WGME-TV / WPFO-TV	Portland	Marissa Bodnar / Gregg Lagerquist / Jeff Peterson / Katie Sampson
tbd	WPME-TV WIPL-TV	Portland	Jamie Grey / Greg Phillips / Tisha Powell / Wade Smith / Brandon Wissbaum / Lee Zurik
YES	WMTW-TV	Portland	Jess Gagne
YES	Maine Public Radio, TV, Online	Lewiston	Mark Simpson
YES	Maine Public Radio, TV, Online	Lewiston	Ari Snider
YES	Maine Public Radio, TV, Online	Lewiston	Susan Tran
YES	WGAN-FM morning talk	Portland	Matt Gagne
YES	WLOB-FM morning talk	Portland	Ray Richardson
YES	WERU-FM some talk	Orland	Amy Browne
YES	WVOM-FM morning talk	Bangor	George Hale & Ric Tyler
YES	WODY-FM music & talk	Calais & Machias	Bill McVicar / Lupe Soto
YES	CBC - TV News New Brunswick	Moncton	Harry Forestall / Rachel Cave / Kalin Mitchell
YES	CBC - TV News Nova Scotia	Halifax	Tom Murphy / Preston Mulligan / Amy Smith /
tbd	CTV - TV News Atlantic	Halifax	Todd Battis / Bruce Frisko / Maria Panopalis /
tbd	Global News New Brunswick	Halifax	Tracy Tong / Paul Brothers / Aaia Adam / Heidi Petracek
YES	CBC - Radio News New Brunswick	Saint John	Julia Wright



Office of the City Treasurer

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MEMO

Date: October 20, 2025
To: City Council
From: Nate Moore, Finance Director
RE: Bond Anticipation Note

Suggested Motion

Order authorizing the issuance of up to \$2,150,000 of the City's General Obligation Bonds and Notes in Anticipation Thereof to Finance School Track Construction/Improvements and a Fire Engine/Tanker.

BAN Description

1. School Track (\$1,150,000)

The school needs to replace the current outdated track. It is unsafe, outdated, and is not very accessible for students or the public. More details attached.

2. Fire Engine/Tanker (\$1,000,000)

Fire Department requested a new engine during the budget process. They are recommending a new engine to replace an older engine (Engine 7). Another solution is to replace an older tanker (Tanker 4) instead of the engine, which would total \$700,000. More details attached.

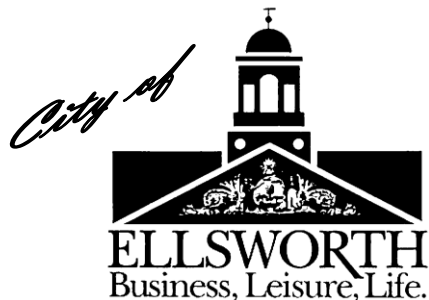
Next Steps

Upon approval of the motion, Finance Director will reach out to local banks to secure financing. Proposals will be presented at upcoming Council Meeting for Council approval.

City of Ellsworth Total Debt Schedule

	2008 DWSRF	2009 CWSRF	2011 CWSRF	2012 CWSRF	2015 GOB	2016 GOB	2017 DWSRF	2019 GOB	2020 DWSRF	2023 GOB	2025 BAN/BOND	2026 BAN/BOND**		
Fiscal Year	\$271k/20yrs	\$1.19M/20yrs	\$3.5M/20yrs	\$245k/20yrs	\$14.27M/25yrs	\$1.4M/10yrs	\$1.04M/20yrs	\$3.05M/10yrs	\$953k/20yrs	\$3.45M/20yrs	\$2.575M/7yrs	\$1.0M/20yrs	TOTAL	GEN FUNDS ONLY
2026	14,956.00	62,671.04	76,759.24	13,833.95	685,625.00	158,950.05	61,200.60	342,950.32	57,279.91	330,693.46	34,383.93		1,839,303.50	1,030,645.88
2027	14,956.00	62,671.04	75,881.66	13,705.27	670,925.00	158,827.55	60,656.60	333,597.74	56,779.66	323,937.07	404,682.30	33,898.31	2,210,518.20	1,414,472.48
2028	14,956.00	62,671.04	75,004.11	13,576.59	656,225.00		60,112.60	324,245.16	56,279.40	317,300.94	404,682.30	60,104.84	2,045,157.98	1,261,674.99
2029		62,671.04	74,126.53	13,447.90	641,525.00		59,568.59	314,892.58	55,779.14	310,708.54	404,682.29	59,579.92	1,996,981.53	1,240,999.44
2030			73,248.98	13,319.21	626,825.00		59,024.58		55,278.88	254,882.00	404,682.30	59,054.98	1,546,315.93	885,672.10
2031			72,371.40	13,190.52	612,125.00		58,480.58		54,778.62	249,822.33	404,682.29	58,530.05	1,523,980.79	875,255.41
2032				13,061.83	596,812.50		57,936.58		54,278.36	244,745.79	404,682.29	58,005.12	1,429,522.47	864,541.27
2033				12,933.14	580,887.50		57,392.57		53,778.09	239,627.08	404,682.30	57,480.19	1,406,780.87	853,514.71
2034					564,350.00		56,848.56		53,277.83	234,457.78		56,955.26	965,889.43	437,488.41
2035					542,287.50		56,304.56		52,777.57	211,794.03		56,430.31	919,593.97	410,600.05
2036					304,250.00		55,760.60		52,277.30	206,477.92		55,905.11	674,670.93	177,993.97
2037					295,150.00		55,216.58		51,777.04	200,764.28		55,380.45	658,288.35	174,090.87
2038					280,500.00		54,583.67		51,276.78	194,712.81		54,855.51	635,928.77	169,987.75
2039					270,300.00				50,776.52	188,402.86		54,330.58	563,809.96	165,731.80
2040					260,100.00				50,276.26	181,900.19		53,805.64	546,082.09	161,361.87
2041										175,241.07		53,280.71	228,521.78	156,899.45
2042										168,459.52		52,755.78	221,215.30	152,364.64
2043										161,596.35		52,724.69	214,321.04	148,275.42
2044										154,650.05		50,794.51	205,444.56	142,237.95

**Potential future BAN/Bond involving City portion of school track
(\$400k) as well as Tanker 4 for Fire Dept. (\$600k)



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MEMO

Date: October 20, 2025

To: City Council Members

From: Nate Moore, Finance Director

RE: Ellsworth School Department: Request for an Updated School Track

Current Challenges

- **Unsafe Conditions:** Cracks, uneven surfaces, and poor drainage pose injury risks to students and community users.
- **Outdated Facility:** The current track does not meet standards to host official meets or events.
- **Limited Accessibility:** Wear and tear prevent consistent use by students, staff, and the broader community.

Why It Matters

- **Student Health & Safety:** Students use the track daily in PE classes and athletic programs. A deteriorating surface increases the risk of injury and limits physical activity.
- **Athletic Excellence & Opportunity:** A regulation track allows Ellsworth to host meets and better prepare student-athletes to compete at the regional and state levels.
- **Community Wellness:** Ellsworth residents regularly use the school track for walking and running. A safer, modern facility supports public health and fitness.
- **Pride & Equity:** Our students deserve the same quality facilities as neighboring districts. An upgraded track reflects our commitment to equity and excellence.

Our Vision

We envision a **modern, all-weather track** that serves as a safe, inclusive space for:

- Student athletics and physical education
- Community use year-round
- Hosting local and regional track events

Our Request to City Council

We respectfully ask for the **City of Ellsworth's partnership** in prioritizing the funding and development of a new school track. We are looking to split the cost up, with one-third coming from the City, one-third coming from the School, and one-third being raised in donations. The cost breakdown that we anticipate is as follows:

\$900,000 Track - take down to nothing and bring all back

\$150,000 Soccer field - re-do

\$100,000 ADA Ramp - on hill, new stairs

TOTAL COST: \$1,150,000

If we had additional money or things came in under budget:

Moving the garage 10 feet back from the track and fixing the drainage area along Forrest Ave, to make that more level.



Ellsworth Fire Department
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To: Deputy City Manager Sara Devlin
From: Scott Guillerault, Fire Chief
Date: September 23, 2025
Subject: Capital Request Justification for Fire Apparatus Replacement

Executive Summary

This memo outlines the critical need to utilize approved **BAN/Bond funds** to replace our aging and unreliable fire apparatus. As agreed upon by the City Council during the spring 2025 budget process, a fire truck would be replaced during the upcoming bond cycle. While there was a later discussion about replacing Tanker 4 due to its age, it is the recommendation of the Ellsworth Fire Department to follow the original request and replace **Engine 7** (a 2007 International MetalFab), currently in reserve, with a new front-line engine. This proposal falls in line with the current Capital Improvement Plan for apparatus replacement that was submitted to the Deputy City Manager.

This new apparatus will allow us to move the costly and problematic **Engine 2** (a 2016 E-One Typhoon) to a reserve status. This strategic move is vital for maintaining our department's overall response capability, as it provides a reliable reserve vehicle for when our front-line apparatus are out of service for repairs or other details.

Timeline of Events:

- **March 20, 2025:** A capital request was submitted to Deputy City Manager Sara Devlin identifying the same plan to replace Engine 7 and place Engine 2 in reserve.
- **Spring 2025:** During the budget process, the City Council agreed to replace a fire truck in the upcoming BAN/Bond cycle.
- **FY 2026 Budget Cycle:** It was proposed to replace Tanker 4, the oldest vehicle in the fleet, with a new apparatus.
- **Current Request (September 23, 2025):** The Ellsworth Fire Department recommends moving forward with the original plan to replace Engine 7, allowing Engine 2 to be placed into reserve status. The estimated cost for this new engine is approximately **\$1,000,000**. The replacement of Tanker 4 will be prioritized in the next bond cycle, with an estimated cost of **\$700,000**.

Current Operational Challenges

The Ellsworth Fire Department faces significant challenges with its current front-line fleet, which compromises operational readiness and increases long-term costs.

- **Engine 2:** This 2016 E-One Typhoon, despite its relatively young age, has become a liability due to recurrent and expensive mechanical issues. The ongoing repairs are not only a drain on our operational budget but also result in significant out-of-service time, impacting our ability to respond effectively. In the first quarter of FY 2026 alone, Engine



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2 has already incurred approximately \$15,000 in repair costs not associated with the November 2024 accident. In FY 2025, Engine 2 incurred over \$30,000 in repairs.

- **Tanker 4:** As a 1997 International, this apparatus is well past its recommended service life. It is the primary response vehicle for all rural and limited water supply areas. While its age is a concern, it has proven to be a more reliable vehicle than Engine 2 in recent years. It will remain in service as a front-line apparatus until the next bond cycle, when its replacement will be the top priority. The estimated cost for a replacement tanker is approximately **\$700,000**.
- **Engine 7:** Our 2007 International MetalFab is an outdated apparatus that no longer meets the needs of our front-line staffing requirements. It currently seats only two personnel, while our standard front-line engine staffing is three. If Engine 7 were to be used as a front-line apparatus, we would have to utilize a second apparatus to transport the third crew member. The operation of multiple vehicles in emergency mode to facilitate the movement of personnel comes with high risks and costs. It increases the potential for accidents and places a greater financial burden on the department through higher fuel and maintenance expenses. The use of Engine 7 is therefore a temporary measure solely for times when a front-line engine is out of service, to maintain a basic response capability.

Proposed Solution and Rationale

We propose a strategic and fiscally responsible plan that aligns with the City Council's decision to invest in our fleet.

1. **Procure a New Front-Line Engine:** The primary request is for **BAN/Bond funds** to purchase a new, modern fire engine at an estimated cost of **\$1,000,000**. This new apparatus, designed to meet our staffing and operational needs, will be a direct replacement for the outdated Engine 7.
2. **Repurpose the Existing Fleet:**
 - **Place Engine 2 into Reserve:** The troublesome 2016 E-One will be placed into a reserve capacity. This will allow us to use it for training and as a backup unit while avoiding the high costs of continuous front-line use and repairs. This move is crucial to maintaining our overall response capability when other trucks are out of service for repairs or other reasons.
 - **Keep Tanker 4 on Front Line:** The 1997 Tanker 4 will remain a front-line apparatus until the next bond cycle. While this is not an ideal long-term solution, it allows us to address the immediate reliability issues with Engine 2 and plan for the eventual replacement of Tanker 4.
 - **Future Fleet Planning:** The replacement of Tanker 4 will be a priority in the next bond cycle, as originally proposed during the FY2026 budget cycle. This phased



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approach allows us to address the most pressing issue—the unreliable Engine 2—while planning for future capital needs.

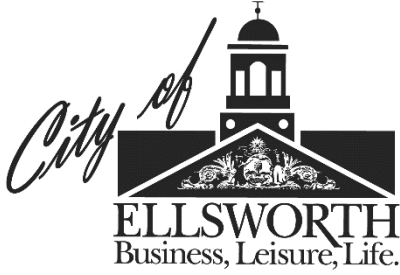
Financial Justification and Benefits

This plan offers a substantial return on investment by mitigating current financial and operational risks.

- **Reduced Maintenance Costs:** By removing the high-maintenance Engine 2 from the front line, we can significantly reduce our annual repair budget. This will free up funds that can be reallocated to other critical departmental needs. The documented repair costs of \$30,000 in FY 2025 and \$15,000 in the first quarter of FY 2026 highlight the significant and ongoing financial drain of keeping this apparatus in front-line service.
- **Enhanced Operational Readiness:** A new, reliable front-line engine will guarantee that we have a fully operational and dependable apparatus available for every emergency call. This also eliminates the costly and inefficient practice of using multiple apparatus to transport a single crew to an incident, as would be required with Engine 7 when it is moved to front-line status from reserve due to a front-line engine being out of service.
- **Improved Safety:** The removal of Engine 2 from front-line service reduces the risk of mechanical failure during a fire, protecting the safety of our firefighters and the public. Furthermore, the new apparatus will eliminate the need to operate two vehicles in emergency mode to transport personnel, a practice that poses increased risks of accidents and liability.

Conclusion

The current state of our front-line fire apparatus poses a clear and present risk to the department's operational readiness and places an unnecessary strain on our budget. The proposed capital request to purchase a new front-line engine for an estimated cost of **\$1,000,000** is a prudent and necessary investment. It will immediately address our most pressing operational challenges, enhance public safety, and set us on a path toward a more sustainable and reliable fleet. We respectfully request your support in approving this capital request and moving forward with the procurement process using **BAN/Bond funds**.



Social Services

1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 669-6630 ▪ Fax (207) 667-4908
thowes@ellsworthmaine.gov

Memo

To: City Council
CC: Charles Pearce, City Manager
From: KaTina Vanadestine
Date: October 20, 2025
Re: Adopting New General Assistance Maximums

Suggested Motion:

Move to approve the new amended 2025 version of the Ellsworth Code of Ordinances, Chapter 36, General Assistance Ordinance as presented.

Background:

Each year the General Assistance maximums expire on September 30th, and new ones are sent to each municipality but the Maine Department of Health and Human Services with new dollar figures to use for the following year. I have included last year's and this year's maximum to make it easier to compare the increases. Also, as part of your packet there is a memo from the state explaining the updates to the General Assistance Ordinance.

The state will remain at the 70% reimbursement rate for FY 2026.

[For use when adopting **updated appendices only** without amending the body of an existing GA ordinance]

MUNICIPALITY OF _____
GENERAL ASSISTANCE ORDINANCE

Pursuant to 22 M.R.S. § 4305(1), the municipal officers of the Municipality of _____, after notice and hearing, hereby amend the municipal General Assistance Ordinance by repealing and replacing appendices A through H of the existing ordinance with the attached appendices A through H, which shall be in effect from October 1, 202__ through September 30, 202__. This amendment will be filed with the Maine Department of Health & Human Services (DHHS) pursuant to 22 M.R.S. § 4305(4), and a copy of the ordinance and amended appendices shall be available for public inspection at the municipal office along with a copy of the 22 M.R.S. chapter 1161.

Signed this _____ day of _____, 20____, by the municipal officers:

(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

(Signature)

[Please send a copy of the enactment page only to DHHS, 109 Capitol Street, SHS 11, Augusta, ME 04330-0011]

Janet T. Mills
Governor

Sara Gagné-Holmes
Commissioner



Maine Department of Health and Human Services
Office for Family Independence
11 State House Station
109 Capitol Street
Augusta, Maine 04333-0011
Tel.: (207) 624-4168; Toll-Free: (800) 442-6003
TTY: Dial 711 (Maine Relay); Fax: (207) 287-3455

To: Welfare Officials and Contracted Agents
From: Sara Denson, Program Manager, General Assistance
Date: September 5, 2025
Subject: New GA Maximums for October 1, 2025

Enclosed please find the following items:

- MMA's updated **General Assistance Ordinance** (9/2024)
- MMA's new (October 1, 2025–September 30, 2026) **“General Assistance Ordinance Appendices”** (A – H).
- Recovery Residence Housing Maximums (October 1, 2025-September 30, 2026)
- **“GA Ordinance Adoption Form”** which was developed so that municipalities may easily send DHHS proof of the adoption of any updated or changed GA Ordinance. Once the selectpersons or council adopts the new ordinance, the enclosed form should be signed and submitted to DHHS. (*see “Filing of GA Ordinance and/or Appendices” below for further information*).
- **“GA Maximums Adoption Form”** which was developed so that municipalities may easily send DHHS proof of GA maximums adoption. Once the selectpersons or council adopts the new maximums, the enclosed form should be signed and submitted to DHHS. (*see “Filing of GA Ordinance and/or Appendices” below for further information*).

Updates

Please note that updates have been made to Appendix A (overall maximums), Appendix B (food maximums), and Appendix C (housing maximums) of the General Assistance Ordinance. There is also a new Recovery Residence Housing Maximums guide. You can find information about the MMA Model Ordinance on the Maine Welfare Director's Association (MWDA) website at www.mainewelfaredirectors.org.

Appendix A – C

The enclosed Appendices A – C have been revised for your municipality's General Assistance Ordinance. These new Appendices, **once adopted**, should replace the existing Appendices A – C. Even if you are not updating your GA Ordinance, **the municipal officers must approve/adopt the new Appendices yearly.**

General Assistance Maximums Reference Sheet-Hancock County

SFY 2026: Oct 1, 2025-Sept 30, 2026

OVERALL MAXIMUMS (A)				
Persons in Household				
1	2	3	4	5
\$1,139	\$1,140	\$1,349	\$1,787	\$1,791
Household of 6 = \$1,866				
*Note: Add \$75 for each additional person.				

HOUSING MAXIMUMS (C)				
Bedrooms	Unheated		Heated	
	Weekly	Monthly	Weekly	Monthly
0	\$231	\$995	\$260	\$1,118
1	\$231	\$995	\$260	\$1,118
2	\$260	\$1,118	\$307	\$1,322
3	\$351	\$1,509	\$408	\$1,756
4	\$351	\$1,509	\$408	\$1,756
Recovery Residence			\$195.00	\$838.50
26+ rooms			\$136.50	\$586.95

FOOD MAXIMUMS (B)			
Persons	Weekly	Monthly	
1	\$69.30	\$298.00	
2	\$126.98	\$546.00	
3	\$182.56	\$785.00	
4	\$231.16	\$994.00	
5	\$275.12	\$1,183.00	
6	\$330.47	\$1,421.00	
7	\$365.35	\$1,571.00	
8	\$416.05	\$1,789.00	
Note: For each additional person add \$218 per month.			

FUNERAL MAXIMUMS (H)	
Burial	\$1,620
Additional costs that may be allowed:	
* A cremation lot in the least expensive section of the cemetery.	
* Urn, not to exceed \$55.	
* Transportation costs at a reasonable rate per mile.	
Cremation	\$1,125
Additional costs that may be allowed:	
* Wholesale cost of cement liner, if required.	
* Opening and closing of gravesite.	
* A lot in the least expensive section of the cemetery unless they can provide a lot in a municipally owned cemetery.	

ELECTRIC (D)					
Without electric heat/hot water			WITH electric heat/hot water		
# in HH	Weekly	Monthly	# in HH	Weekly	Monthly
1	\$19.95	\$85.50	1	\$29.63	\$127.00
2	\$22.52	\$96.50	2	\$34.07	\$146.00
3	\$24.97	\$107.00	3	\$39.67	\$170.00
4	\$27.53	\$118.00	4	\$46.32	\$198.50
5	\$29.88	\$128.50	5	\$55.65	\$238.50
6	\$32.55	\$139.50	6	\$58.68	\$251.50

For each additional person, add \$10.50/mo

NOTE: For an electrically heated dwelling also see "Heating Fuel" maximums below. But remember, an applicant is not automatically entitled to the "maximums" established applicants must demonstrate need. 1) Electricity Maximums for Households Without Electric Hot Water: The maximum amounts allowed for utilities, for lights, cooking and other electric uses excluding electric hot water and heat:

For each additional person, add \$14.50/mo

2) Electricity Maximums for Households with Electrically Heated Hot Water: The maximum amounts allowed for utilities, hot water, for lights, cooking and other electric uses excluding heat:

HEATING FUEL (E)	
Month	Gallons
January	225
February	225
March	125
April	125
May	50
June - August	0
September	50
October	100
November	200
December	200

NOTE: When the dwelling unit is heated electrically, the maximum amount allowed for heating purposes will be calculated by multiplying the number of gallons of fuel allowed for that month by the current price per gallon. When fuels such as wood, coal and/or natural gas are used for heating purposes, they will be budgeted at actual rates, if they are reasonable. No eligible applicant shall be considered to need more than 7 tons of coal per year, 8 cords of wood per year, 126,000 cubic feet of natural gas per year, or 1000 gallons of propane.

PERSONAL CARE & HOUSEHOLD SUPPLIES (F)		
# in HH	Weekly	Monthly
1-2	\$10.50	\$45.00
3-4	\$11.60	\$50.00
5-6	\$12.80	\$55.00
7-8	\$14.00	\$60.00
For each additional person add \$1.25/wk or \$5 per month		
Mileage Rate (G)		\$5.54 per mile

SUPPLEMENTS FOR HOUSEHOLDS WITH CHILDREN UNDER 5 (F)		
# of Children	Weekly	Monthly
1	\$12.80	\$55.00
2	\$17.40	\$75.00
3	\$23.30	\$100.00
4	\$27.90	\$120.00
When an applicant can verify expenditures for the following items, a special supplement will be budgeted as necessary for households with children under 5 years of age for items such as cloth or disposable diapers, laundry powder, oil, & shampoo, up to the following amounts:		

GA Hotline: 1-800-442-6003, option 2 then 1

Revised 09/04/2025

2025-2026 GA Housing Maximums

Recovery Residences

The following Recovery Residence maximums are in effect from 10/1/2025- 9/30/2026

Non-Metropolitan FMR Areas	25 Beds or less		26+ Beds	
Area	Weekly	Monthly	Weekly	Monthly
Aroostook County	\$147.00	\$633.00	\$102.90	\$443.10
Franklin County	\$158.25	\$681.75	\$110.78	\$477.23
Hancock County	\$195.00	\$838.50	\$136.50	\$586.95
Kennebec County	\$168.75	\$726.00	\$118.13	\$508.20
Knox County	\$168.00	\$723.00	\$117.60	\$506.10
Lincoln County	\$207.75	\$892.50	\$145.43	\$624.75
Oxford County	\$160.50	\$689.25	\$112.35	\$482.48
Piscataquis County	\$159.75	\$687.00	\$111.83	\$480.90
Somerset County	\$171.00	\$734.25	\$119.70	\$513.98
Waldo County	\$192.00	\$825.00	\$134.40	\$577.50
Washington County	\$148.50	\$639.00	\$103.95	\$447.30

Metropolitan FMR Areas	25 Beds or less		26+ Beds	
Area	Weekly	Monthly	Weekly	Monthly
Bangor HMFA	\$210.00	\$901.50	\$147.00	\$631.05
Cumberland Cty. HMFA	\$251.25	\$1,080.00	\$175.88	\$756.00
Lewiston/Auburn MSA	\$186.75	\$802.50	\$130.73	\$561.75
Penobscot Cty. HMFA	\$165.00	\$708.75	\$115.50	\$496.13
Portland HMFA	\$296.25	\$1,273.50	\$207.38	\$891.45
Sagadahoc Cty. HMFA	\$219.75	\$946.50	\$153.83	\$662.55
York Cty. HMFA	\$247.50	\$1,065.00	\$173.25	\$745.50
York/Kittery/S. Berwick HMFA	\$289.50	\$1,243.50	\$202.65	\$870.45

These rates were calculated according to CMR 10-144, Ch. 323, Section V which requires:

- A. The Recovery Residence is 75% of 1 bedroom heated rate.
- B. The Recovery Residence rate for a facility with 26 or more beds is 70% of the <26 bed rate (A).

Revised 08/22/2025

2025-2026 GA Overall Maximums

Metropolitan Areas

COUNTY	Persons in Household				
	1	2	3	4	5*
Bangor HMFA: Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie	1,137	1,225	1,566	2,008	2,401
Cumberland County HMFA: Baldwin, Bridgton, Brunswick, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago	1,317	1,463	1,920	2,410	2,934
Lewiston/Auburn MSA: Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales	988	1,093	1,395	1,829	2,030
Penobscot County HMFA: Alton, Argyle UT, Bradford, Bradley, Burlington, Carmel, Carroll plantation, Charleston, Chester, Clifton, Corinna, Corinth, Dexter, Dixmont, Drew plantation, East Central Penobscot UT, East Millinocket, Edinburg, Enfield, Etna, Exeter, Garland, Greenbush, Howland, Hudson, Kingman UT, Lagrange, Lakeville, Lee, Levant, Lincoln, Lowell town, Mattawamkeag, Maxfield, Medway, Millinocket, Mount Chase, Newburgh Newport, North Penobscot UT, Passadumkeag, Patten, Plymouth, Prentiss UT, Seboeis plantation, Springfield, Stacyville, Stetson, Twombly UT, Webster plantation, Whitney UT, Winn, Woodville	923	968	1,271	1,601	1,895
Portland HMFA: Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth; Buxton, Hollis, Limington, Old Orchard Beach	1,517	1,721	2,212	2,798	3,429
Sagadahoc HMFA: Arrowsic, Bath, Bowdoin, Bowdoinham, Georgetown, Perkins UT, Phippsburg, Richmond, Topsham, West Bath, Woolwich	1,141	1,285	1,579	2,212	2,651

Appendix B

Effective: 10/01/25 to 09/30/26

2025-2026 Food Maximums

Please Note: The maximum amounts allowed for food are established in accordance with the U.S.D.A. Thrifty Food Plan. As of October 1, 2025, those amounts are:

Number in Household	Weekly Maximum	Monthly Maximum
1	69.30	298.00
2	126.98	546.00
3	182.56	785.00
4	231.16	994.00
5	275.12	1,183.00
6	330.47	1,421.00
7	365.35	1,571.00
8	416.05	1,789.00

Note: For each additional person add \$218 per month.

2025-2026 GA Housing Maximums (Heated & Unheated Rents)

NOTE: NOT ALL MUNICIPALITIES SHOULD ADOPT THESE SUGGESTED HOUSING MAXIMUMS! ONLY consider adopting the following numbers if these figures are consistent with local rent values. If not, a market survey should be conducted, and the figures altered accordingly. The results of any such survey must be presented to DHHS prior to adoption. Or, no housing maximums should be adopted and eligibility should be analyzed in terms of the Overall Maximum—Appendix A. (See *Instruction Memo* for further guidance.)

Non-Metropolitan FMR Areas

Aroostook County				
Bedrooms	Unheated		Heated	
	Weekly	Monthly	Weekly	Monthly
0	149	640	181	779
1	155	667	196	844
2	192	826	245	1,054
3	273	1,174	338	1,451
4	278	1,196	356	1,529
Franklin County				
Bedrooms	Unheated		Heated	
	Weekly	Monthly	Weekly	Monthly
0	158	679	190	818
1	170	732	211	909
2	225	969	278	1,197
3	304	1,309	369	1,586
4	336	1,443	413	1,776
Hancock County				
Bedrooms	Unheated		Heated	
	Weekly	Monthly	Weekly	Monthly
0	231	995	260	1,118
1	231	995	260	1,118
2	260	1,118	307	1,322
3	351	1,509	408	1,756
4	351	1,509	408	1,756
Kennebec County				
Bedrooms	Unheated		Heated	
	Weekly	Monthly	Weekly	Monthly
0	196	841	224	964
1	196	841	225	968
2	243	1,045	291	1,249
3	307	1,321	365	1,568
4	367	1,578	437	1,877

Appendix C

Effective: 10/01/25-09/30/26

Non-Metropolitan FMR Areas

<u>Waldo County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	226	973	255	1,096
1	226	973	256	1,100
2	260	1,116	307	1,320
3	339	1,456	396	1,703
4	453	1,949	523	2,248

<u>Washington County</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	169	727	198	850
1	169	727	198	852
2	210	905	258	1,109
3	303	1,305	361	1,551
4	316	1,360	386	1,659

Metropolitan FMR Areas

<u>Bangor HMFA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	231	993	260	1,116
1	243	1,043	280	1,202
2	310	1,335	358	1,539
3	402	1,730	460	1,977
4	481	2,066	550	2,365

<u>Cumberland Cty. HMFA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	273	1,173	301	1,296
1	298	1,281	335	1,440
2	393	1,689	440	1,893
3	496	2,132	553	2,379
4	604	2,599	674	2,898

<u>Lewiston/Auburn MSA</u>	<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly
0	196	844	225	967
1	212	911	249	1,070
2	271	1,164	318	1,368
3	361	1,551	418	1,798
4	394	1,695	464	1,994

2025-2026 GA MAXIMUMS SUMMARY SHEET

Note: The overall maximums found in *Appendices A, B, C, D, E, and F* are effective from **October 1, 2025 to September 30, 2026.**

APPENDIX A - OVERALL MAXIMUMS

<u>County</u>	<u>Persons in Household</u>					
	1	2	3	4	5	6
NOTE: For each additional person add \$75 per month. (The applicable figures from Appendix A, <i>once adopted</i>, should be inserted here.)						

APPENDIX B - FOOD MAXIMUMS

<u>Number in Household</u>	<u>Weekly Maximum</u>	<u>Monthly Maximum</u>
1	\$ 69.30	\$ 298.00
2	126.98	546.00
3	182.56	785.00
4	231.16	994.00
5	275.12	1,183.00
6	330.47	1,421.00
7	365.35	1,517.00
8	416.05	1,789.00
NOTE: For each additional person add \$218 per month.		

APPENDIX C - HOUSING MAXIMUMS

<u>Number of Bedrooms</u>	<u>Unheated</u>		<u>Heated</u>	
	<u>Weekly</u>	<u>Monthly</u>	<u>Weekly</u>	<u>Monthly</u>
0				
1				
2				
3				
4				
(The applicable figures from Appendix C, <i>once adopted</i>, should be inserted here.)				

FOR MUNICIPAL USE ONLY

MMA
08/2025

NOTE: When the dwelling unit is heated electrically, the maximum amount allowed for heating purposes will be calculated by multiplying the number of gallons of fuel allowed for that month by the current price per gallon. When fuels such as wood, coal and/or natural gas are used for heating purposes, they will be budgeted at actual rates, if they are reasonable. No eligible applicant shall be considered to need more than 7 tons of coal per year, 8 cords of wood per year, 126,000 cubic feet of natural gas per year, or 1000 gallons of propane.

APPENDIX F - PERSONAL CARE & HOUSEHOLD SUPPLIES

<u>Number in Household</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1-2	\$10.50	\$45.00
3-4	\$11.60	\$50.00
5-6	\$12.80	\$55.00
7-8	\$14.00	\$60.00

NOTE: For each additional person add \$1.25 per week or \$5.00 per month.

SUPPLEMENT FOR HOUSEHOLDS WITH CHILDREN UNDER 5

When an applicant can verify expenditures for the following items, a special supplement will be budgeted as necessary for households with children under 5 years of age for items such as cloth or disposable diapers, laundry powder, oil, shampoo, and ointment up to the following amounts:

<u>Number of Children</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1	\$12.80	\$55.00
2	\$17.40	\$75.00
3	\$23.30	\$100.00
4	\$27.90	\$120.00

FOR MUNICIPAL USE ONLY

3

MMA
08/2025

2025-2026 Mileage Rate

This municipality adopts the State of Maine travel expense reimbursement rate as set by the Office of the State Comptroller. The current rate for approved employment and necessary medical travel etc. is 54 cents (54¢) per mile.

Please refer to the Office of the State Controller for changes to this rate at 626-8420 or visit <https://www.maine.gov/osc/travel/mileage-other-info>.

Funeral Maximums

Burial Maximums

The maximum amount of general assistance granted for the purpose of burial is \$1,620. The municipality's obligation to provide funds for burial purposes is limited to a reasonable calculation of the funeral director's direct costs, not to exceed the maximum amounts of assistance described in this section. Allowable burial expenses are limited to:

- removal of the body from a local residence or institution
- a secured death certificate or obituary
- embalming
- a minimum casket
- a reasonable cost for necessary transportation
- other reasonable and necessary specified direct costs, as itemized by the funeral director and approved by the municipal administrator.

Additional costs may be allowed by the GA administrator, where there is an actual cost, for:

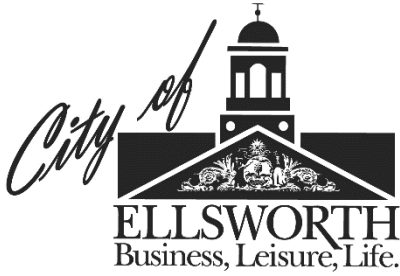
- the wholesale cost of a cement liner if the cemetery by-laws require one;
- the opening and closing of the grave site; and
- a lot in the least expensive section of the cemetery. If the municipality is able to provide a cemetery lot in a municipally owned cemetery or in a cemetery under municipal control, the cost of the cemetery lot in any other cemetery will not be paid by the municipality.

Cremation Maximums

The maximum amount of assistance granted for a cremation shall be \$1,125.

The municipality's obligation to provide funds for cremation purposes is limited to a reasonable calculation of the funeral director's direct costs, not to exceed the maximum amounts of assistance described in this section. Allowable cremation expenses are limited to:

- removal and transportation of the body from a local residence or institution
- professional fees
- crematorium fees
- a secured death certificate or obituary



Memo

To: City Council

CC: Charles Pearce, City Manager

From: Roddy Ehrlenbach, *Director of Parks, Recreation & Facilities*

Date: October 20, 2025

RE: Moore Community Center Lease

Recommended Motion

Motion to authorize the City Manager to execute the lease agreement for the Moore Community Center, as prepared by the City's legal counsel, and to negotiate and finalize any additional details related to short-term rental pricing for both internal and external users of the facility.

Background

City staff, in coordination with tenants of the Moore Community Center and the City's legal counsel, have developed a comprehensive lease agreement to establish a fair and sustainable framework for cost-sharing among facility tenants. The agreement formalizes the calculation of occupancy costs based on each tenant's allocated share of the total building space.

Occupancy costs include utilities, building maintenance, and cleaning of common areas, as well as shared consumables. Cleaning costs for common areas are based on current wage calculations for existing facilities maintenance staff, reflecting approximately three hours per day, five days per week of service. This approach ensures consistent maintenance standards and an equitable distribution of shared costs.

In addition, several tenants utilize short-term rental spaces for programs and events. To ensure fairness and transparency, staff are seeking authorization to develop clear pricing structures for both internal (tenant) and external (public or partner organization) short-term use of the facility.

Discussion

The proposed lease agreement represents the culmination of extensive coordination with all Moore Community Center tenants, including the YMCA, Friends in Action, and ECMI. The agreement reflects a shared commitment to maintaining the facility as a vibrant hub for community programming while ensuring the City's operating costs are appropriately recovered.

While establishing a long-term lease agreement is the City's top priority, staff recognize the importance of allowing time for both the City and the tenant organizations to gather, analyze, and respond to the new lease

structure, particularly as it relates to short-term rental revenues and their impact on each organization's operations. A period of review and adjustment will ensure that the finalized agreement is both equitable and sustainable for all parties.

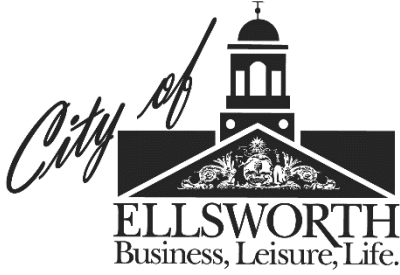
Long-term sustainability remains a priority, as current City contributions to tenant organizations are earmarked for specific programs and should not be considered a substitute for occupancy cost recovery. By implementing a consistent lease structure and formalizing short-term rental parameters, the City will create a transparent and equitable framework that supports both fiscal responsibility and community benefit.

Staff Recommendation

Staff recommend that the City Council authorize the City Manager to execute the lease agreement for the Moore Community Center, as prepared by the City's legal counsel. The agreement ensures a fair allocation of occupancy costs, supports sustainable facility operations, and maintains access to critical community programs.

Staff further recommend that the City Manager be granted authority to finalize and implement short-term rental pricing guidelines for both internal and external users of the facility. The guidelines would also establish a percentage of short-term rental revenue to offset the YMCA's payroll costs related to scheduling and billing rental activities.

This authorization will allow the City and its tenant partners to monitor and evaluate the financial impacts of short-term rentals under the new lease structure before considering any long-term adjustments.



City Manager

1 City Hall Plaza ▪ Ellsworth, ME 04605

Phone (207) 667-2563

ellsworthmaine.gov



Memo

To: City Council
From: Charles Pearce, City Manager
Date: October 16, 2025
Re: Renewal of Merrill Park Parking Lot Lease

Suggested Motion:

Move to authorize the City Manager to enter into a lease renewal agreement with the United Methodist Church of Ellsworth at the terms specified and prepared by the City Attorney as presented.

Background:

This item represents a continuation of the City's partnership with the United Methodist Church of Ellsworth to provide public parking in the downtown area through the use of the Merrill Park parking lot. This shared-use agreement has been an excellent example of collaboration between the City and a local institution to enhance public access and convenience downtown while maintaining the church's ability to reserve use of the lot for its congregation as needed.

The renewal agreement maintains the same favorable terms as the previous lease, including a nominal rent of five dollars (\$5.00) for a five-year term beginning December 18, 2025, and ending December 17, 2030. The lease has been reviewed and prepared by the City Attorney.

Recommendation:

Staff recommends approval of the Second Lease Renewal with the United Methodist Church of Ellsworth to continue this mutually beneficial arrangement that supports downtown parking capacity and accessibility.

SECOND LEASE RENEWAL

This **SECOND LEASE RENEWAL** is for the LEASE dated 18 December 2017, as extended by a LEASE RENEWAL thereof, by and between the **TRUSTEES OF THE UNITED METHODIST CHURCH OF ELLSWORTH**, a corporation duly organized and existing under the Laws of the State of Maine, with a principal place of business at Ellsworth, County of Hancock, State of Maine, (hereinafter called the “Lessor”), and the **CITY OF ELLSWORTH**, a body corporate, duly organized and existing under the Laws of the State of Maine, (hereinafter called the “Lessee”).

WITNESSETH:

ARTICLE I

AUTHORITY:

- 1.1. This SECOND LEASE RENEWAL is made under the terms of Section 3.2, as found in the LEASE, dated December 18, 2017, as extended by the LEASE RENEWAL.

ARTICLE II

PREMISES:

- 2.1. In consideration of the rent and covenants contained in the Lease on the part of the Lessee to be paid, performed, and observed, the Lessor hereby leases to the Lessee and the Lessee hereby leases from the Lessor, subject to the terms and provision set forth in the Lease, a certain lot or parcel of land, with existing improvements, situated on the easterly side of Franklin Street in the City of Ellsworth, County of Hancock, State of Maine and as identified in Section 1.1 of the Lease.

ARTICLE III

TERM:

- 3.1. TO HAVE AND TO HOLD the demised premises for a term of five (5) years, unless sooner terminated as provided for in the Lease, commencing on the 18th day of December 2025, and terminating on the 17th day of December 2030.
- 3.2. All agreements and covenants of the Lease apply to this SECOND LEASE RENEWAL.

ARTICLE IV

RENT:

- 4.1. The Lessee agrees to pay to the Lessor as rent the total sum of Five Dollars (\$5.00) for the term of this renewal.

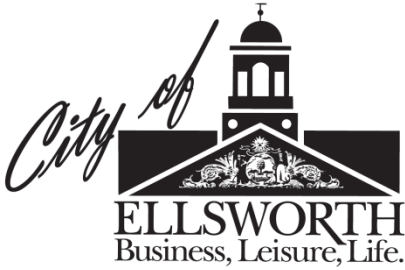
IN WITNESS WHEREOF, this Renewal has been executed by the parties hereto on this ____ day of October, 2025.

**Trustees of the United Methodist
Church of Ellsworth, LESSOR**

BY: DOUGLAS C. JONES
ITS: Chairperson of the Board of
Trustees

City of Ellsworth, LESSEE

BY: CHARLES PEARCE
ITS: City Manager



TO: Ellsworth City Council
FROM: Michael Harris, Public Works Director
DATE: October 8, 2025
SUBJECT: Approval Request – Purchase of Two PTR 3400HD Vertical Balers

Recommended Motion

Move to approve the purchase of two (2) PTR 3400HD vertical balers from United Hydraulics LLC for \$41,900. Funding for this purchase will be provided through the Reallocated BAN funds.

Background

The City received two proposals from United Hydraulics LLC for replacement of the existing balers at the Ellsworth Transfer Station. Both proposals included identical costs for labor and freight but differed in the equipment models and pricing.

- **Bid #1** proposed two Wastequip 6030HDB balers at a total cost of **\$41,020.00**.
- **Bid #2** proposed two PTR 3400HD balers at a total cost of **\$44,900.00**.

After reviewing both estimates, the recommended equipment is the **PTR 3400HD** model, which, while slightly higher in cost, provides superior performance specifications and build characteristics better suited for the City's operational needs. We feel that we can reduce the cost by installing the new balers in-house, saving us \$3000.

Equipment Comparison Summary

Feature	Wastequip 6030HDB	PTR 3400HD	Advantage
Bale Weight (OCC)	800–1,000 lbs	900–1,200 lbs	PTR produces denser, heavier bales
Operating Pressure	2,000 PSI	2,400 PSI	Higher compaction pressure
Platen Force	56,500 lbs	67,858 lbs	20% greater platen force
Cycle Time	51 sec	56 sec	Wastequip is slightly faster
Motor	10 HP, 3 Phase	10 HP, 3 Phase	Equal
Warranty	1-year structural/parts/labor	1-year full coverage	Comparable coverage

The **PTR 3400HD** is designed for high-volume commercial and municipal use, such as retail centers, supermarkets, and recycling facilities, producing tighter, heavier bales that optimize transportation efficiency and reduce hauling frequency. Although the unit price is \$1,940 higher per baler, the improved compaction force and bale density provide long-term operational advantages that justify the additional cost.

Financial Details

Cost Item	Amount
Two PTR 3400HD Balers	\$40,400.00
On-Site Labor (Removal/Installation)	\$3,000.00
Freight	\$1,500.00
Total Cost	\$41,900.00

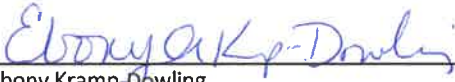
Funding for this purchase will be drawn from the reallocated ban funding/

Recommendation

Based on the performance advantages, higher bale density, and robust operating specifications, staff recommends the City Council approve the purchase of two PTR 3400HD vertical balers from United Hydraulics LLC for the total amount of \$41,900.

October 6, 2025

Vendor	Freight	Labor	Balers	Total Bid Price		Model
United Hydraulics	\$1,500.00	\$3,000.00	\$36,520.00	\$41,020.00		Wastequip 6030HDB
United Hydraulics	\$1,500.00	\$3,000.00	\$40,400.00	\$44,900.00		PTR 3400HD

True Copy Attest: 
Ebony Kramp-Dowling
Deputy City Clerk

- 10/3/25 - BE Equipment emailed bid which disqualified them
- 10/6/25 - Atlantic Recycling Equip bid arrived late
- 10/6/25 - Recycling Mechanical of New England bid arrived late

United Hydraulics LLC

892 US RT 1
Pembroke, ME 04666-4435 US
unitedhydraulicsllc@gmail.com
mainehydraulics.com



Estimate

ADDRESS
City of Ellsworth ME
1 City Hall Plaza
Ellsworth, ME 04605

SHIP TO
City of Ellsworth ME
1 City Hall Plaza
Ellsworth, ME 04605

ESTIMATE E072522
DATE 08/07/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	LABOR ON-SITE	On-site Labor, remove two old balers and install two new Wastequip 6030HDB	1	3,000.00	3,000.00
	Non-Stock Compactor/ Baler Equipment	New Wastequip 6030HDB, 10HP, 3 phase 230V	2	18,260.00	36,520.00
	Freight	Freight for balers to Ellsworth	1	1,500.00	1,500.00
SUBTOTAL					41,020.00
TAX					0.00
TOTAL					\$41,020.00

Accepted By

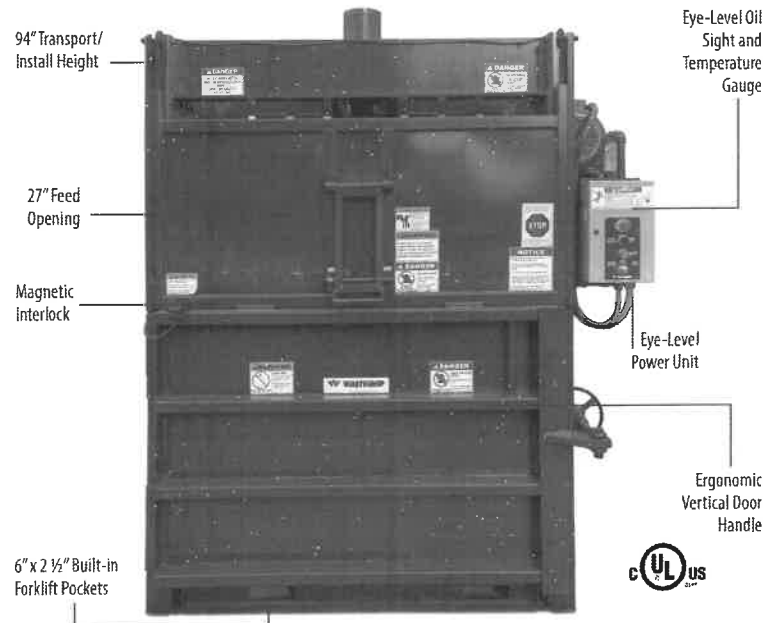
Accepted Date

VERTICAL BALER

6030HDB

Safety, quality and performance at a great price make the 6030HDB our most popular baler.

Wastequip's 6030HDB Baler is perfect for cardboard baling. It has a powerful 10HP motor, quick 51 second cycle time, and built-in forklift pockets. With a height under 8 feet, it fits under most doorways, and the 27 feed opening is the largest in the industry. Combined with an eye-level, side-mounted power unit, it's the perfect baler for operators, installers and service technicians. And, the best part is the great price for a baler packed with industry-leading features.



Value-Added Benefits

Easy to transport and install

Easy to load

Fast and efficient

Easier to service and maintain

Enhanced safety features

- Built-in forklift pockets for easier transport
- 94" transport and install height fits vertically under most doorways
- 27" feed opening is the largest in the industry
- 51 second cycle time is one of the fastest in the industry
- 10 HP motor eye-level, side-mounted power unit
- Eye-level oil sight and temperature gauge provides visible indicator of oil volume, cleanliness and temperature to avoid repairs
- UL listed solid state electronic controls
- NEMA 4 control panel provides protection against windblown dust, splashing water and hose-directed water
- High-performance HD32 hydraulic oil allows wider temperature operating range
- High-quality, outdoor protective paint finish protects against oxidation and rust
- Auto Open Gate
- Safety cable thru cylinder to protect in the event of cylinder pin failure
- Emergency stop button
- Front and rear retaining teeth stabilizes bale and increases density



VERTICAL BALER

6030HDB

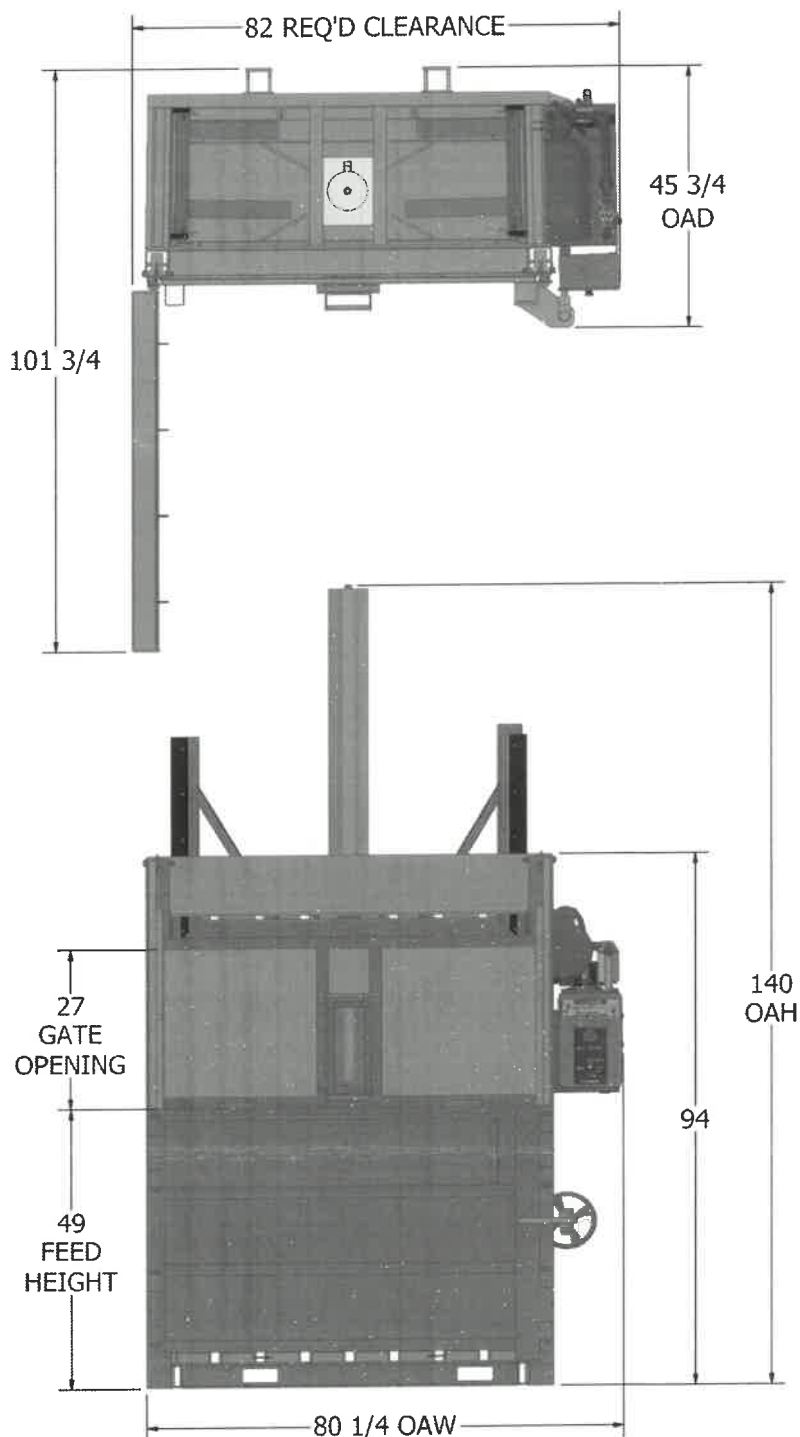


Built-in forklift pockets allow for ease of transport and installation. Baler can be easily loaded on a standard flatbed by a forklift.

Specifications

CYLINDER BORE	6"
CYLINDER ROD	3.5"
CYLINDER STROKE	48"
MOTOR HP	10
PHASE & VOLTAGE	3 PHASE 208-230/460
BALE WEIGHT OCC	800-1,000#
BALE SIZE	60" X 30" X 48"
FEED GATE OPENING	27" X 60"
FEED HEIGHT	49"
PLATEN AREA (sq. inches)	1,725
PLATEN FORCE (lbs.)	56,500
OPERATING PRESSURE	2,000 PSI
CYCLE TIME (sec.)	51
CONTROL VOLTAGE	110 V
PUMP SIZE GPM @ 1850 RPM	12
SHIPPING WEIGHT (lbs.)	4,000

*Optional Features: bale wire guides, oil heater, and auto-eject.



Tel: 877.468.9278 | sales@wastequip.com | www.wastequip.com

Wastequip is the leading North American manufacturer of waste and recycling equipment for collecting, processing, and transporting recyclables and solid or liquid waste. © Wastequip. All rights reserved. Specifications subject to improvement without notice. Equipment displayed should be operated by properly trained personnel. Operators should become familiar with OSHA, ANSI, and any other applicable standards or laws for using this equipment. Improper use, misuse, or lack of maintenance could cause injury to people and/or property. Photos used in the literature are illustrative only. We assume no liability or responsibility for proper training/operation of equipment not manufactured by Wastequip. We reserve the right to make changes at any time without notice. Information contained within this literature is intended to be the most accurate available at time of printing.

WQP003-040125

MANUFACTURER'S WARRANTY

Wastequip warrants equipment of its own manufacture to be free from defects in material and workmanship under normal use and service, to the original purchase only, subject to the conditions outlined below.

WARRANTY OVERVIEW	
Self-contained compactor models – 265XP, 265IP Precision Series	5- year structural, 2 year parts and 1 year labor
Super Energy Efficient self-contained compactor models - 365XSEE	3- year structural, 3 year parts and 1 year labor
All other self-contained compactor models	3- year structural, 2 year parts and 1 year labor
Stationary compactor models – 145HD, 245HD, 265X, 345HD, 395XHD-7, 445HD, 350, 450, 550, 645XHD and C33XAPT	3- year structural, 1 year parts and 1 year labor
Pre-Crusher and Transfer Station compactor models – 445XHD-PC, 645XHD-PC, APC, 645XHD-D72, 645XHD-D-80, 1000, 1200, 1250	1- year structural, 1 year parts and 1 year labor
Vertical compactor, Vertical Baler, Container Lifters and Dehydrator models	1- year structural, 1 year parts and 1 year labor

THIS WARRANTY EXCLUDES ANY OBLIGATION BY WASTEQUIP FOR LOSS OF PRODUCT, DOWN TIME, CONTAINER SERVICE, OR ANY OTHER INCIDENTAL OR CONSEQUENTIAL DAMAGE INCURRED AT ANY TIME. THIS WARRANTY IS THE ONLY WARRANTY APPLICABLE TO UNITS MANUFACTURED BY WASTEQUIP AND IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

This warranty shall not apply to any failure or damage incurred through neglect, lack of maintenance, misuse, accidents, improper installation, re-designing of assemblies or through any other cause beyond the control of WASTEQUIP. This warranty shall not apply if the equipment has been loaded above the factory recommended capacity. This warranty shall be expressly limited to the repair or replacement of defective parts, as stated above, all other damage and claims, statutory or otherwise, being hereby waived by the purchaser. WASTEQUIP limits its warranty to parts and accessories supplied by it and installed in compliance with the prevailing industry standard. If any sample or model was shown to or provided by Buyer, such sample or model merely illustrates the general type and quality of Goods and is not to be construed as warranty that said Goods will conform to the sample or model. Descriptions or illustrations contained in WASTEQUIP'S catalogues, price lists, or advertising are intended for general information only. WASTEQUIP makes no warranty that Buyer holds or will hold the Good free of the claim of any third person that may arise from alleged patent or trademark infringement. No agent, employee or representative of WASTEQUIP has any authority to bind WASTEQUIP to any affirmation, representation or warranty concerning the Goods, except an officer of WASTEQUIP who agrees to do so in writing. WASTEQUIP neither assumes nor authorizes any other person to assume for it any other liability in connection with the sale of its equipment. It is the responsibility of WASTEQUIP's customer to install the equipment in conformity with all applicable ANSI Z245 safety requirements and all applicable OSHA requirements.

12 MONTH WARRANTY SCHEDULE

FIRST THROUGH TWELFTH MONTH: WASTEQUIP will furnish without charge, F.O.B. its plant, an approved part to replace any parts of product of its manufacture which proves to be defective in normal use and service during the period. Labor charges to install such parts will be allowed in accordance with scheduled allowable labor rates or flat rate, authorized by WASTEQUIP prior to performance of said labor. Wear items and abuse are not covered under this warranty policy. Travel time is limited to (2) two hours maximum per service call.

ADDITIONAL WARRANTY: Refer to Warranty Overview above for products with additional warranties. Structural warranty covers material and labor for design and manufacturing deficiencies. Abuse, misuse, and misapplication will void the structural warranty.

REPLACEMENT PARTS WARRANTY: Replacement parts that WASTEQUIP has provided due to defects in the original parts are warranted for ninety (90) days only from delivery. No labor, freight, or any other charges are covered. If the replacement part fails within ninety (90) days from the delivery date, it must be returned to WASTEQUIP for inspection and an equivalent replacement parts will be supplied.

United Hydraulics LLC

892 US RT 1
Pembroke, ME 04666-4435 US
unitedhydraulicsllc@gmail.com
mainehydraulics.com



Estimate

ADDRESS
City of Ellsworth ME
1 City Hall Plaza
Ellsworth, ME 04605

SHIP TO
City of Ellsworth ME
1 City Hall Plaza
Ellsworth, ME 04605

ESTIMATE E072525
DATE 08/11/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	LABOR ON-SITE	On-site Labor, remove two old balers and install two new PTR balers	1	3,000.00	3,000.00
	Non-Stock Compactor/ Baler Equipment	New PTR 3400HD, 10HP, 3 phase 230V	2	20,200.00	40,400.00
	Freight	Freight for balers to Ellsworth	1	1,500.00	1,500.00
SUBTOTAL					44,900.00
TAX					0.00
TOTAL					\$44,900.00

Accepted By

Accepted Date

PTR

800-523-3654

BALER & COMPACTOR

www.ptrco.com

Vertical Balers



3400HD

**Vertical Downstroke Baler
Designed For:**

- * Supermarkets * Retail Centers
- * Hospitals * Hotels * Malls *



PTR's Flagship signature series Vertical Downstroke Baler the 3400HD was the first High Density baler to hit the market place. With over 10,000 units produced PTR leads the way time and time again!

Dimensional Data

Overall (Width x Depth x Height) 78" x 48" x 152"
[198 x 122 x 386 cm]
Feed Height 54" [137 cm]
Baler Chamber (Depth x Height) 30" x 48" [76 x 122 cm]

Bale Size

Bale Weight 1,000 - 1,300 Lbs [454 - 490 Kg]
Bale Width 60" [152 cm]
Bale Depth 30" [76 cm]
Bale Height 48" [122 cm]

Pump, Electric shipping Weight Data

Pump 10.5 GPM [39.75 L/m]
Control Voltage 110 - 120 Vac
Electric 208 / 230 / 460 - 3 Phase
Ship Weight 5,400 Lbs [2,449 Kg]

Specifications

Cylinder Bore 6" [15 cm]
Cylinder Rod 3 1/2" [9 cm]
Rod Stroke 48" [122 cm]
Motor 10 Hp [7.45 Kw]
Average Cycle Time 56 sec

System Pressure

Working Pressure 2,400 psi [16,547 KPa]
Relief Pressure 2,700 psi [18,616 KPa]

Platen Force

Working Force 67,858 lbs [301,847 N]
Relief Force 76,340 lbs [339,577 N]

Ram Pressure

Nor Ram Pressure 37.0 psi [255 Kpa]
Max Ram Pressure 41.7 psi [288 Kpa]



MADE IN AMERICA

PTR Baler & Compactor Company • 2207 E Ontario St. • Philadelphia, PA 19134
215-533-5100 • (FAX) 215-533-8906 • 800-523-3654 • www.PTRCO.com

Printed in the U.S.A.
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PTR

800-523-3654

BALER & COMPACTOR

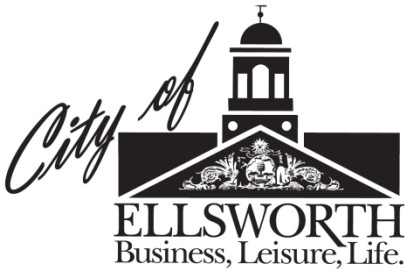
WARRANTY: PTR Baler & Compactor Company warrants all equipment when operated, maintained and installed, and used in normal service for a period of three hundred sixty-five (365) days after the date of installation to be free from defects in material and workmanship. The responsibility of PTR Baler & Compactor Company, under this warranty to the purchaser, except as to title, shall not in any case exceed the cost of correcting defects in the equipment. Warranty repair or replacements shall not extend the initial warranty period. PTR Baler & Compactor Company shall under no circumstances be responsible for any loss of business or profit to the purchaser or any other consequential damages in connection with the sale of such equipment or any obligation under this warranty. The foregoing shall constitute the sole remedy of the purchaser, and the responsibility of PTR Baler & Compactor Company. Warranty repairs and/or replacements (at our options), will be made for both parts and labor.

The authorized service center must use PTR Baler & Compactor Company authorized parts. We will warrant the following parts for defective operation:

- Cylinder
- Motor
- Electrical Control Box
- Structural Steel Frame
- Pump
- Directional Valve
- Platen and Door Latch Assembly

PTR Baler & Compactor Company does not assume any responsibility or liability for improper use of the equipment or improper installation of any unit, part or accessory which may cause damage to the unit. The Installation of parts or accessories manufactured or sold by any other supplier shall be deemed to void all warranties.

NON-WARRANTABLE REPAIRS: 1. Adjustments required as the result of routine operations; limit switches, pressure switch, relief valve. 2. Tightening of hydraulic fittings and terminal connections. 3. Electrical fuses 4. Power to the unit. 5. Addition of hydraulic oil. 6. Ejector system chains, straps or shackles. 7. Repairs necessitated by improper use, failure to follow instructions and abuse of equipment. 8. NEXT DAY FREIGHT, HOLIDAYS, WEEKENDS and OVERTIME are not covered under warranty NOTE: Always have Serial Number of unit ready when calling for service.



TO: Ellsworth City Council

FROM: Michael Harris, Public Works Director

DATE: October 8, 2025

SUBJECT: Approval Request – Purchase of McElroy Fusion Machine and Accessories

Recommended Motion

Move to approve the purchase of a McElroy Fusion Machine and associated accessories from F.W. Webb Company in the total amount of \$31,479.62, with funding to be provided through the Water Department Capital Improvement Account.

Background

The Water Department requires the purchase of a new fusion machine to support installation and repair work involving high-density polyethylene (HDPE) water mains. The new equipment will provide the capability to efficiently fuse 8-inch IPS pipe and related fittings, which are increasingly used in the City's water infrastructure.

The City solicited quotes from multiple vendors for this equipment. F.W. Webb Company submitted the only qualifying bid. Other bids were received but were disqualified for not being submitted within the required timeframe in accordance with the City's procurement policy.

The quote from F.W. Webb includes one McElroy MCE4860805 fusion machine with heater and insulated stand, inserts, a pipe stand, and a pyrometer kit. The total quoted price is **\$31,479.62**, with all items in stock and available for immediate shipment from Springfield, Massachusetts.

This purchase will enhance the Water Department's ability to perform in-house water main extensions and emergency repairs, reducing reliance on outside contractors and improving response times.

Financial Impact

Funding for this purchase will be drawn from the Water Department Capital Improvement Account. No additional appropriation is required.

October 6, 2025

Vendor	Total Base	Total of all Add-ons	Total Bid Price		Model
FW Webb	\$26,993.35	\$4,486.27	\$31,479.62		McElroy MCEA860805

True Copy Attest:


Ebony Kramp-Dowling
Deputy City Clerk

On 9/26/25 received an email back from Ti-Sales stating that they do not have access to this type of machine and will have to pass on this bid.

10/6/25 - EJ Prescott bid arrived late

10/6/25 - Technology International Inc bid arrived late



F.W. WEBB COMPANY

145 PERFORMANCE BLVD
SPRINGFIELD, MA 01104
Phone: 413-781-1700 Fax: 413-781-1705

This is your **Quotation** from F.W. Webb Company.
Please review the products listed on this quotation for accuracy and completeness.

Quotation number: 92142767	Ship to: Water Department 225 Hight St Suite 11 Ellsworth, ME 04605 207-667-8632	Bill to: City Of Ellsworth Water Department Attn: Finance Dept 1 City Hall Plaza Ellsworth, Me 04605 207-667-8632
--------------------------------------	--	---

Quote Date :
08/19/2025

Cust.Nbr: 199323	Customer PO: ROLLING 28 PURCHASE	Rel:	Job:	Quoted By: MKC	Requested: 08/19/2025
----------------------------	--	------	------	--------------------------	---------------------------------

Quantity	Description	Net Price	Total
1	McElroy MCEA860805 Fus Mach Rllg 28 Hfrc 120v FUSION MACHINE, 8" IPS MASTER INSERTS, FACER, HEATER AND INSULATED HEATER STAND. IN STOCK IN SPRINGFIELD	\$26,993.350	\$26,993.35
1	INSERTS McElroy MCE801525 Ins 6dips Set	\$949.050	\$949.05
1	McElroy MCE809315 Ins 4dips Set INSERTS IN STOCK IN SPRINGFIELD	\$794.580	\$794.58
		Line Subtotal	\$28,736.98
2	McElroy MCE906501 Pipe Stnd 1-8" Ips-dips F/28 IN STOCK IN SPRINGFIELD	\$1,038.780	\$2,077.56
1	McElroy MCEA218804 Pyrometer Kit	\$665.080	\$665.08



F.W. WEBB COMPANY

145 PERFORMANCE BLVD
SPRINGFIELD, MA 01104
Phone: 413-781-1700 Fax: 413-781-1705

This is your **Quotation** from F.W. Webb Company.
Please review the products listed on this quotation for accuracy and completeness.

Quotation number:
92142767

Ship to:
Water Department

Bill to:
**City Of Ellsworth Water
Department
Attn: Finance Dept
1 City Hall Plaza
Ellsworth, Me 04605
207-667-8632**

Quote Date :
08/19/2025

**225 Hight St
Suite 11
Ellsworth, ME 04605
207-667-8632**

Cust.Nbr:
199323

Customer PO:
**ROLLING 28
PURCHASE**

Rel:

Job:

Quoted By:
MKC

Requested:
08/19/2025

Quantity	Description	Net Price	Total
		Subtotal	\$31,479.62
		Shipping	\$0.00
		Handling	\$0.00
		Tax	\$0.00
		Total	\$31,479.62

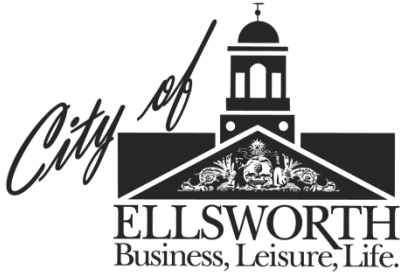
Thank you for the opportunity to provide product pricing to meet your business needs.

Please visit our website for additional products or information <http://www.fwwebb.com>

This Quotation is valid for 10 days after the above Quote Date.

* Restocking fees may apply on any Special Order Items.

Please Note: This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.



PUBLIC WORKS ADMINISTRATOR

1 City Hall Plaza ▪ Ellsworth, ME 04605-1942
Phone (207) 667-2563 ▪ Fax (207) 667-4908

TO: Ellsworth City Council
DATE: October 8, 2025
SUBJECT: Approval Request – Water Rate Increase

Suggested Recommendation:

Move to approve the 1.5% rate increase to be effective on bills generated after March 1, 2026.

Purpose

This memo provides an overview and approval of the request to implement a 1.5% water rate increase and explains how this step fits into our long-term strategy for compliance with state requirements under Chapter 69 and responsible financial planning for the Water Department.

Background

Under Chapter 69, a portion of total water utility revenue must be allocated to Public Fire Protection (PFP). The required percentage is determined by population served and total gallons pumped. For Ellsworth, the calculated percentage is 36% but Maine PUC caps the percentage at 30%, which is the maximum allowed and consistent with other Maine water utilities.

Currently, Ellsworth's Public Fire Protection allocation stands at 25%, and the Maine Public Utilities Commission (PUC) requires that this be corrected to 30% during our next rate case.

Public Fire Protection Adjustment in 2023

During the last major rate case, which took effect on January 1, 2023, the Public Fire Protection rate increased by 27.53%, rising from \$353,669 annually to \$451,034 annually – an increase of \$97,365. The increase created a notable impact on the City's budget at that time, however, was a necessary step for the rate case process.

Current Challenge

Since the last major rate case (effective January 1, 2023), Ellsworth has added new metered accounts, resulting in an increase of over \$300,000 in metered revenue. While this growth benefits the system overall, it also means that resetting Public Fire Protection to 30% will now create a larger financial impact for the City – estimated at approximately \$145,000 annually after 2027 if no action is taken in the interim.

Recommendation

To manage this transition responsibly and avoid a sudden budget impact, we recommend a two-step approach:

1. Immediate Step:

- Implement a 1.5% rate increase effective on bills generated after March 1, 2026.
- This small adjustment helps stabilize revenues and delays the reset of Public Fire Protection to 30%.
- It does not require a full rate case filing.

2. Next Step (FY26–27):

- Conduct a rate case study to bring back to Council for approval and implementation of a 5–7% increase effective July 1, 2026.
- During the rate case study, we will bring Public Fire Protection to the required 30% level.
- It allows the City sufficient time to plan and budget for the larger change.

Conclusion

Approving a 1.5% rate increase now provides a modest, proactive measure to maintain financial stability, comply with regulatory requirements, and prevent a significant future impact on the City's budget. This approach ensures that Ellsworth continues to meet state mandates while keeping rate changes manageable for customers.

City of Ellsworth Water Department Public Notice

The City of Ellsworth Water Department gives notice to the public that on **10/20/2025** the Ellsworth City Council voted, pursuant to 35-A M.R.S. Section 6104-B, to increase its revenues by 1.5%. Rates are to become effective on bills sent after **March 1, 2026**.

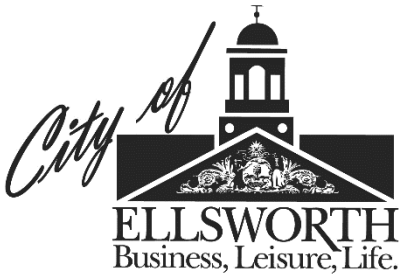
Due to a significant increase in the costs of supplies and materials necessary for maintaining our distribution systems and in preparation for the new Water Treatment Plant project, it has become essential to revise our pricing structure. We appreciate your understanding and continued support.

	Current Quarterly Minimum Rate	Rate Increase (\$)	Rate Increase (%)	New Quarterly Minimum Rate
5/8" Meter	\$73.33	\$1.10	1.5%	\$74.43
3/4" Meter	\$122.30	\$1.83	1.5%	\$124.13
1" Meter	\$187.58	\$2.81	1.5%	\$190.39
1.5" Meter	\$307.25	\$4.61	1.5%	\$311.86
2" Meter	\$442.81	\$6.64	1.5%	\$449.45
3" Meter	\$665.34	\$9.98	1.5%	\$675.32
4" Meter	\$983.24	\$14.75	1.5%	\$997.99
Public Fire Protection	\$114,449.88	\$1,716.75	1.5%	\$116,166.63

Quarterly Consumption Charges	Current Rate	1.5% Rate Increase in (\$)	New Rate
For the First 900 Cubic Feet	\$73.33	\$1.10	\$74.43
For the next 2,100 Cubic Feet	\$5.44 per 100 Cu. Ft.	\$0.08	\$5.52 per 100 Cu. Ft.
For the next 6,000 Cubic Feet	\$4.03 per 100 Cu. Ft.	\$0.06	\$4.09 per 100 Cu. Ft.
For all in excess of 9,000 Cubic Feet	\$2.65 per 100 Cu. Ft.	\$0.04	\$2.69 per 100 Cu. Ft.

Private Fire Protection	Current Quarterly Minimum Rate	Rate Increase (\$)	Rate Increase (%)	New Quarterly Minimum Rate
2" Line	\$117.74	\$1.77	1.5%	\$119.51
4" Line	\$234.47	\$3.52	1.5%	\$237.99
6" Line	\$352.21	\$5.28	1.5%	\$357.49
8" Line	\$468.93	\$7.03	1.5%	\$475.96
10" Line	\$586.67	\$8.80	1.5%	\$595.47
12" Line	\$704.41	\$10.57	1.5%	\$714.98

The new rate will increase the overall revenues of City of Ellsworth Water Department by **\$24,543.01**.
 Public Fire Protection rates are determined pursuant to Chapter 69 of the Public Utilities Commission (PUC) Rules.
 If you have any questions or desire additional information, you may call the City of Ellsworth Water Department office, at 207-667-8632.



Memo

To: City Council

CC: Charles Pearce, City Manager

From: Roddy Ehrlenbach, *Director of Parks, Recreation & Facilities*

Date: October 20, 2025

RE: Request for Approval to Purchase Ventrac Tractor via Sourcewell Cooperative Contract for Sidewalk Winter Maintenance & Grounds Work

Recommended Motion:

Move to authorize the purchase of a Ventrac multi-function tractor and related attachments for winter sidewalk maintenance and year-round grounds operations through the Sourcewell Cooperative Purchasing Contract #112624-TTC-2 (Toro/Ventrac); to approve the expenditure of funds from the previously allocated \$100,000 equipment appropriation for this purpose; and to direct staff to obtain a formal dealer quote through the Sourcewell contract and proceed with procurement in accordance with the City's Purchasing Policy, provided the total cost does not exceed the approved budget.

Background

The Highway Department was unable to accept any of the sidewalk plow bids at the last meeting due to doubts about whether submitted machines could handle the work safely and efficiently. With \$100,000 allocated by City Council for winter-sidewalk equipment, we now propose to shift procurement to the Parks & Recreation Department via the newly formed Grounds Maintenance staff.

To expedite and de-risk acquisition, I recommend using the Sourcewell cooperative purchasing contract (contract # 112624-TTC-2) to purchase a Ventrac tractor and attachments rather than issuing a fresh RFP. This approach offers an assured lowest-cost option (by piggybacking on a competitively solicited contract) while delivering a highly capable, multi-function machine that can perform sidewalk snow removal and many other municipal tasks year-round.

Why Use a Cooperative Purchasing Partner (Sourcewell)

1. Compliant with City Procurement Policy

Under Section 12 of the City's Procurement Policy, use of cooperative purchasing agreements is permitted to bypass redundant bidding if the underlying contract was itself competitively solicited and publicly awarded. Using Sourcewell meets that standard, saving time and administrative cost.

2. Pre-approved pricing & vendor

The Sourcewell contract with Toro (which includes Ventrac products) guarantees access to competitively negotiated pricing.

3. **Speed and certainty**

We avoid the delays and uncertainties of issuing a new RFP, evaluating bids, potential protests, and extended lead times. Given the seasonality of snow-equipment, avoiding procurement delays is critical.

4. **No additional cost or risk**

There is no fee to participate in Sourcewell. We do not sacrifice transparency or integrity—public entities across the country use this cooperative model.

5. **Volume discounts & competitive incentives**

The Toro/Sourcewell contract includes volume-based “Smart Value” incentives and ceiling pricing that help protect us from overpaying.

Given our tight timeline and operational needs, this method offers the best balance of transparency, fiscal prudence, and speed.

Budget & Risk Mitigation

- **Budget alignment**

The City has already allocated \$100,000 for this procurement. Based on pricing observed in the Sourcewell contract and typical dealer offers, we expect to acquire the Ventrac base unit plus necessary snow attachments within or near that budget. (Final pricing will depend on the dealer quote and customization.)

- **Lower total cost of ownership**

The multi-use nature of the tractor means we avoid separate machinery purchases. Maintenance, parts, and training are consolidated.

- **Warranty & support**

Ventrac and its dealers provide standard commercial warranties. Being part of a national contract helps ensure parts availability and dealer obligations.

- **Operational continuity**

Because we are not starting from scratch, we can train staff before the snow season, test attachments, and build procedural familiarity.

- **Contingency and phased purchase**

If needed, we can phase attachment acquisition. We can start with the core tools, then expand as budget allows.

Request to Council

I respectfully ask the City Council to:

1. Authorize the use of Sourcewell cooperative contract #112624-TTC-2 (Ventrac products / Toro) to procure the tractor and attachments.
2. Approve expenditure from the \$100,000 winter-equipment allocation toward this purchase.
3. Direct staff to solicit a dealer quote via the Sourcewell contract, bring back the exact cost and final proposed configuration for Council confirmation (or notify Council at threshold).
4. Grant staff authority to negotiate minor accessory additions, so long as they do not exceed the Council-approved total appropriation.

By approving this path, Council will enable prompt acquisition of a highly capable, low-risk, multi-functional tractor system, effectively solving our sidewalk snow challenge while equipping the new Grounds Maintenance unit for broader utility.

Thank you for your consideration.

Why Ventrac (Toro / Kubota-powered) is the Right Choice

The Ventrac line of compact tractors is well-suited for sidewalk snow removal and offers excellent versatility for other grounds tasks. Below are the key selling points:

Tailored for Sidewalk Snow Management

- **Purpose-built “Sidewalk Snow Vehicle” (SSV)**

Ventrac markets the SSV as a “one-pass snow removal and de-icing machine,” engineered to handle any winter storm. [Ventrac by Venture Products+2](#)[Ventrac by Venture Products+2](#)

It features a **36-inch working width**, enabling it to traverse sidewalks efficiently, reducing reliance on walk-behind machines or hand labor. [Ventrac by Venture Products+2](#)[Ventrac by Venture Products+2](#)

The machine operates in 4×4 skid-steer style for maneuverability in tight areas. [Ventrac by Venture Products](#)

It allows for simultaneous snow removal and de-icing (e.g. brine or salt) in one pass. [Ventrac by Venture Products+2](#)[Ventrac by Venture Products+2](#)

- **Attachment ecosystem**

The power of Ventrac lies in its broad attachment compatibility. We can equip the same base tractor with:

- ND / snow plow blades ($\pm 30^\circ$ angle) [Ventrac by Venture Products](#)
- V-blade that transforms between V, scoop, or straight modes, with $\pm 30^\circ$ wing angling [Ventrac by Venture Products+1](#)
- Brooms for lighter snow or cleanup, even with reversible bristle action for pulling snow away from building edges [YouTube+1](#)
- Snow blower attachments, snow buckets, drop spreaders, etc. [Ventrac by Venture Products+2](#)[Ventrac by Venture Products+2](#)

Because attachment changes are tool-free and rapid (under a minute), we maximize utilization. [Ventrac by Venture Products+1](#)

- **Operator comfort, safety, and control**

The newer SSV models include enhancements such as dual-zone heated hand grips, intuitive control layouts, and a suspended operator platform for comfort. [Ventrac by Venture Products+1](#)

It is narrow and compact, allowing reach into tight sidewalks and around obstacles where larger machines cannot fit. [Ventrac by Venture Products+2](#)[Ventrac by Venture](#)

[Products+2](#)

The V-blade attachment includes trip-edge functionality and adjustable skid shoes, making it safer over rough surfaces or hidden obstacles. [Ventrac by Venture Products+2](#)[Ventrac by Venture Products+2](#)

- **Year-round utility**

Unlike a dedicated sidewalk plow, the Ventrac tractor is a true all-season workhorse. With the right attachments, it can:

- Mow grass and turf with decks
- Cut brush and weeds
- Operate brooms and leaf/ debris tools
- Serve in material handling (buckets, loaders)
- Support other Parks/Grounds functions

This flexibility ensures we get maximum return on investment and reduce idle seasonal equipment.

- **Proven performance and reputation**

Professionals in campus, municipal, and commercial snow management sectors frequently cite Ventrac's reliability and efficiency in sidewalk clearing. [Ventrac by Venture Products+4](#)[Ventrac by Venture Products+4](#)[Ventrac by Venture Products+4](#)

The full sidewalk snow solution video and attachment lineup demonstrate performance across light to heavy snow conditions. [Ventrac by Venture Products+3](#)[Ventrac by Venture Products+3](#)[Ventrac by Venture Products+3](#)

Given our past rejection of inadequate bids, adopting a proven technology like Ventrac mitigates risk that the equipment will fail to deliver.

September 4, 2025

Vendor	Total of all Base	Total of all Bid Alternative	Total Bid Price		Model
HP Fairfield			\$211,954.75		Trackless MT 7
Friend & Friend			\$94,628.53		Bobcat L35
Beauregard Equipment	\$170,300.00	\$7,300.00	\$177,600.00		MacLean MV6
Allied Equipment			\$199,313.00		Multihog CX MK II

Could be del. by end of Sept.

Alternate is 5 year warranty

True Copy Attest:

Ebony A Kramp-Dowling

Ebony Kramp-Dowling
Deputy City Clerk

Allied Equipment, LLC
 4 Cal's Way - PO Box 455
 Hartland, Maine USA 04943
 833-255-4331 ph
 207-512-1434 fax

Quote

Date	Quote #
9/3/2025	4165

Name / Address
Ellsworth Maine, City of 1 City Hall Plaza Ellsworth, Maine 04605



Rep	Project
Shan	

Item	Description	Qty	Cost	Total
Equip Misc - Sales	2025 Multihog CX MK II Multi Purpose Tool Carrier (Sidewalk Machine) Deutz, UltraClean 75 hp Stage 5 Tier 4 Final engine, NO (DEF) deisel exhaust fluid needed 152" length, 47-63" width, 88" height, 5511lb front and rear axles 25mph maximum speed Load sensing PTO hydraulics front and rear Hydraulic flow up to 26.4 gals Fully proportional hydraulic, controlled by an ergonomic joystick for smooth operation of attachments Very low vibration and noise levels for operator safety Dual entry and exit doors, Large cabin for easier entry and exit Heating and Air Condition functions, Air Ride seat and suspension Large in-cabin screen displays the machines critical diagnostic for super simple remote troubleshooting Tail Lights, Work lights, Strobe lights, Tested with Manuals and Operator Training 60" Folding V Plow 60" dual auger Hydraulic drive blower 60" Hydraulic Drive rotary sweeper 12 Mo 2 Year Engine in	1	199,313.00	199,313.00

Prices listed herein are subject to change if additional Tariff charges are levied by the manufacturer or US Customs

Stewart A Sevey	Sales Tax (5.5%)
	Total

Allied Equipment, LLC
 4 Cal's Way - PO Box 455
 Hartland, Maine USA 04943
 833-255-4331 ph
 207-512-1434 fax

Quote

Date	Quote #
9/3/2025	4165

Name / Address
Ellsworth Maine, City of 1 City Hall Plaza Ellsworth, Maine 04605



Rep	Project
Shan	

Item	Description	Qty	Cost	Total
	Delivered to Ellsworth PWD with training			
Prices listed herein are subject to change if additional Tariff charges are levied by the manufacturer or US Customs				

Stewart L Sevey	Sales Tax (5.5%)
	Total

**Presque Isle**260 Missile St
207-498-3196**BANGOR**59 Contractor Dr
207-848-2050**Maine****SCARBOROUGH**14 Gibson Rd
207-885-0600**KNOX**3 Knox Ridge Rd S
207-568-3245**NH****CONCORD**231 Sheep Davis
(603) 225-6621**VT****COLCHESTER**28 Jasper Mine Rd
(802)893-1555

Quotation

Date:

8/28/2025

To: **CITY OF ELLSWORTH**
1 CITY HALL PLAZA
ELLSWORTH, ME 04605Phone **207-667-2563**
Cell Phone
E-MailAttn: **MIKE HARRIS**County **Hancock**Equip: **MACLEAN MV6 Municipal Vehicle**

Spec: TIER 4 FIANL 74HP ENGINE. LIMITED SLIP AXLES, 3SPEED SHIFT ON THE FLY, SINGLE HIGH FLOW PUMP,LOADER LUG TIRES,FULL CAB WITH HEAT/AC, EXTRA SCREEN KIT FOR AC CONDENSOR,CAB ROOF AND HEADLIGHT GUARD,UPGRADED REVERSING ENGINE FAN,50"SIDEWALK BLOWER WITH CHUTE,60"FOLDING V-PLOW,60" POWER ANGLE SWEEPER WITH TILT CYLINDER,MV6 SERVICE MANUAL HARD COPY,OP/PARTS/SERVICE MANUALS PDF ON USB,SERVICE DRAWING KIT,

**Options
Incl**

	Purchase Price	\$170,300.00
5 YEAR POWERTRAIN WARRANTY INCLUDES 5 YEAR CAT ENGINE WARRANTY		\$7,300.00
	Sub Total	\$177,600.00
1 YEAR BASE WARRANTY 1 YEAR EXTENDED WARRANTY	No Sales Tax	\$0.00
	Misc	
	Total	\$177,600.00

Finance**Lease**Term in Months _____
Interest Rate* _____
Payoff Amount _____
Down Payment _____
Monthly Pay't _____Lease Term _____
Annual Hours _____
Advance Payt _____
☐ RV
Payment _____

* Interest Rates quoted are subject to change without notice.

Bob Pollard

207-299-4809

Customer



Quotation Number: **RM1384989**
Quote Sent Date: **Sep 02, 2025**
Expiration Date: **Oct 02, 2025**
Prepared By: **RYAN MADDOCKS**
Phone: +12072482881
Email: ryan@friendandfriend.com

Customer
City of Ellsworth
1 City Hall Plaza
Ellsworth, ME, 04605
Phone: 207-266-0752

Contact
Brian Moon
Phone: 207-266-0752
Email:
bmoon@ellsworthmaine.gov

Dealer
Friend & Friend, Ellsworth, ME
227 STATE STREET
ELLSWORTH, ME, 04605

Item Name	Item Number	Quantity	Price Each	Total
Bobcat L35 Small Articulated Loader	M1405	1	60,169.55	60,169.55

Standard Equipment:

- 57 HP Tier 4 Diesel Engine
- Auxiliary Hydraulics: Variable Flow 18.1 GPM
- Articulation Lock Bar
- Backup Alarm
- Bob-Tach Attachment Mounting System
- Operator Interlock Control System - Integrated in Left Arm Rest
- Controls:
 - Forward & Reverse Foot Pedals, Joystick Controlled Workgroup
 - Functions & Variable Control Switches for Auxiliary Hydraulics
- Engine/Hydraulic Systems Shutdown
- Glow Plugs (Automatically Activated)
- Horn
- Instrumentation: 4.3-inch Display
 - Keyless Ignition, Engine Temperature & Fuel Gauges,
 - Hour meter, RPM, and Warning Indicators
 - Includes maintenance interval notification,
 - QR code faults readout and security lockouts
- Lift Arm Support Device
- LED Work Lights: 2-Front & 1-Rear
- Operator Canopy
 - Cup holder, Adjustable Suspension Seat, Retractable Seat Belt
 - Roll Over Protective Structure (ROPS) meets ISO 3471
 - Falling Object Protective Structure (FOPS) meets ISO 3449, Level I
- Parking Brake: Spring Applied, Pressure Released (SAPR)
- Warranty: 1 Year, Unlimited Hours
- Telescopic Lift Arm (24" Extension)
- Tires: 26X12.0-12 Turf 10 Ply (52.9" wide)

Comfort and Performance Package	M1405-P01-C03	1	7,561.14	7,561.14
<i>Included:</i> Includes enclosed cab with HVAC Power Bob-Tach, Heated Seat, Radio, Traction Assist, Standard Flow, Standard Battery (650CCA), Engine Block Heater				
WTA 31X15.50-15 TURF	M1405-R09-C11	1	928.41	928.41
Attachment Control, 7-Pin	M1405-R28-C02	1	259.09	259.09
High Flow	M1405-R03-C02	1	1,874.09	1,874.09
Heavy Duty Battery	M1405-R31-C02	1	99.32	99.32
Keypad	M1405-R59-C02	1	82.05	82.05
60" Snow V-Blade, 7 Pin	7104861	1	5,263.86	5,263.86
V Blade Hose Kit	7415232	1	66.09	66.09
52" Angle Broom	M7043	1	4,617.86	4,617.86
52" Angle Broom with 14.5 motor (16.5-17.4 gpm)	M7043-R02-C02	1	715.09	715.09
Snow Blower 32X60	M7046	1	6,029.91	6,029.91
MOTOR PACKAGE 80CC (13-18 gpm)	M7046-R01-C01	1	900.77	900.77
Total for Bobcat L35 Small Articulated Loader				88,567.23
Quote Subtotal				88,567.23
Dealer PDI				300.00
Tariff Surcharge				3,738.30
Freight Charges				1,500.00
Destination Charges				523.00
Sales Total before Taxes				94,628.53
Taxes				0.00
Quote Total - USD				94,628.53

The Bobcat L35 is a small, articulated loader with a 57 hp turbocharged engine, a 2,185 lb. rated operating capacity, and a 114.8-inch lift height thanks to its standard telescoping arm. Its articulated steering provides tight turns with minimal turf damage, and it's compatible with over 50 Bobcat attachments via an optional Bob-Tach system, making it suitable for landscaping, snow removal, and property maintenance in confined spaces.

Key Specifications

Rated Operating Capacity: 2,185 lb.

Engine Power: 57 hp (turbocharged)

Lift Height: 114.8 inches (with telescoping lift arm)

Steering: Tight-turning articulated steering for minimal turf disturbance

Cab Features: Heated and air-conditioned cab, USB charging, and 3-point seatbelt

Hydraulics: Standard-flow, with an optional high-flow system available

Attachments: Compatible with over 50 Bobcat attachments, using an optional Bob-Tach mounting system for quick changes

Weight: 5,468 lbs

Width: 54 Inches (With Standard Bucket) 52.4 inches (Over Tires)

Length: 148.5 inches (With Attachment) 110.9 inches (Without Attachment)

Parts and Service: Here at Friend and Friend we have an on site certified Bobcat Technician for all your service needs, and a great Parts team with access to all the parts needed for this machine.

Availability: I have ordered an L35 with all the features that are listed on the quote and we should be seeing this machine at any time. The Attachments that are also listed in the quote will be available in 3-6 weeks upon order date.

**CENTRAL MAINE**

9 Green St/P.O. Box 188
 Skowhegan, ME 04976
 P: (207) 474-9836
 F: (207) 474-6526
 Toll Free (800) 356-2813

Sales Quote

IMPORTANT: All invoices are due and payable in U.S. Dollars in Guadalupe County, Texas, or where indicated below. No goods to be returned without our written permission. Goods must be returned transportation charges pre-paid. A handling charge will be made on all returned goods.
LATE CHARGE: A late charge of 1.5% of any past due balance of the customer's account as of the last day of the month will be billed as of the 15th day of the following month if payment has not been received by that date.

Received by final date:

CUSTOMER NO	824445	TERRITORY	390	PAGE 1 of 1
ORDER DATE	09/04/2025	CUSTOMER PO	79297HOLSTON	
QUOTE DATE	09/03/2025	SHIPPED VIA		
SALES ORDER	7898747 - SQ	FREIGHT TERMS	EXW - CUSTOMER FRT ACCOUNT	
		EX2	DIRECT BILL TRANSER AT ORIGIN	
PAYMENT TERMS	Net 30 Days from Invoice Date			CODE 002
DELIVERY INSTRUCTIONS:				
		REQUESTED SHIP DATE	09/04/2025	

SOLD TO:
 CITY OF ELLSWORTH CHP
 1 CITY HALL PLZ
 ELLSWORTH ME 04605-1942
 UNITED STATES

SHIP TO:
 CITY OF ELLSWORTH CHT
 1 CITY HALL PLAZA
 ELLSWORTH ME 04605-1942
 UNITED STATES

DESCRIPTION/REMARKS
TRACKLESS MT7 MUNICIPAL SIDEWALK TRACTOR W/ STANDARD OPTIONS INCLUDED ATTACHMENTS - Z51GRB - 51" RIBBON BLOWER - 21,001.25 - ZVPH - 5 POSITION FOLDING V PLOW - 8,969.25 - ZPAS - 60" X 32" DIA ANGLE SWEEPER - 10,594.50 OPTIONS - ADD PRICE(S) TO TOTAL BELOW & INITIAL YOUR SELECTION(S) _____ - ADD 4,680.00 - WATER TANK & PUMP KIT FOR SWEEPER ABOVE _____ - ADD 302.00 - SPRAY BAR KIT FOR SWEEPER ABOVE EXTENDED WARRANTY OPTIONS - PLEASE INITIAL YOUR SELECTION & ADD PRICE TO TOTAL BELOW _____ - 2nd year warranty for MT7 3,502.00 (total of 24 months) _____ - 3rd year warranty for MT7 5,768.00 (total of 36 months) _____ - 4th year warranty for MT7 7,262.00 (total of 48 months) _____ - 5th year warranty for MT7 8,755.00 (total of 60 months) "Parts Only" major drive train components only. Drive train components consist of the Axles, Gearboxes (mechanical & gear reduction), PTO clutch, Hydrostatics (pump & motor). Exclusions from warranty; any machine which has been altered in any way so as, in the judgment of Trackless Vehicles Ltd., to affect its reliability or which has been subject to misuse, negligence or accident. The warranty period starts when the customer takes delivery of the machine and ends (see above for amount of months) from that date. Pricing does not include travel, mileage, meals & lodging which TVL does not cover. Warranties cannot be combined. PREP, PDI, TEST QUOTE VALID FOR 30 DAYS - A CANCELLATION OF A SIGNED QUOTE WILL BE SUBJECT TO A 10% RESTOCKING FEE NOTE - ALL PURCHASE ORDERS MUST INCLUDE THE HP FAIRFIELD SQ QUOTE # AT THE TOP OF THIS QUOTE
SIGNATURE _____ PRINT _____ DATE _____ STEVE HOLSTON - 207-468-8453 - SteveHolston@Alamo-Group.com (NOTE: Currently no Tariff on these items - Subject to Change)

ITEM NUMBER	BRANCH	DESCRIPTION	PICK SLIP#/ LOT/SERIAL	QUANTITY SHIPPED	LIST PRICE	DISC%	EXTENDED AMOUNT
SIDEWALKHPF	9335	TRACKLESS MT7 & ATTACHMENTS		1	211,954.75	0	211,954.75

R E M A R K S	NET DUE	CASH DISC.	IF PAID BY	SUB-TOTAL	211,954.75
	211,954.75	0.00	09/27/2025	FREIGHT & HANDLING	0.00
				SALES TAX	0.00
				TOTAL(USD)	211,954.75
				PREPAID AMOUNT	

IMPORTANT: Alamo Group or affiliates (Alamo Group) shall not be liable to any person for any claim for injuries or damages which claim for injuries or damages arises out of or which results from the repair of this product by a person or firm other than Alamo Group. Repair parts are intended for use only on equipment manufactured or sold by Alamo Group. Our general conditions of purchase are available at this address: <https://www.alamo-group.com/terms>

**City of Ellsworth
Request for Proposals (RFP)
Sidewalk Plow Equipment**

I. Introduction

The City of Ellsworth is requesting proposals from qualified vendors for the purchase of a **sidewalk plow machine**. The machine may be either track-driven or wheeled, but must not exceed **54 inches in width**. The equipment will be used year-round for snow and debris removal on municipal sidewalks.

II. Equipment Specifications

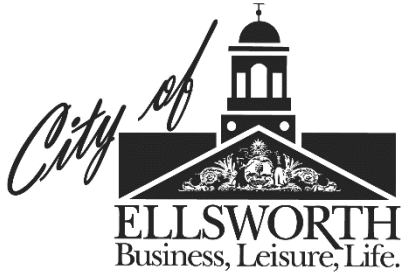
The machine must meet the following minimum requirements:

- ✓ 1. **Dimensions & Design**
 - Maximum overall width: **54 inches** 49.5"
 - Track machine or wheeled machine acceptable - wheeled
 - ✓ 2. **Cab & Operator Comfort**
 - Fully enclosed cab
 - Heating and air conditioning system
 - ✓ 3. **Attachments (Front-Mount Required)**
 - **Snow plow:** Adjustable V-plow
 - **Snowblower attachment**
 - **Rotary broom attachment**
-

III. Proposal Requirements

Vendors must include the following in their proposals:

- ✓ 1. **Equipment Description**
 - Make, model, year, and detailed specifications
 - Photographs and manufacturer literature (if available)
- ✓ 2. **Pricing**
 - Itemized pricing for the base machine and required attachments
 - Warranty details (standard and optional extended)
- ✓ 3. **Delivery**
 - Estimated delivery timeline to City of Ellsworth Highway Garage
- ✓ 4. **Support**



City Manager

1 City Hall Plaza ▪ Ellsworth, ME 04605

Phone (207) 667-2563

ellsworthmaine.gov

Memo

To: City Council

From: Charles Pearce, City Manager

DATE: October 16, 2025

RE: Updated Briefing – 16 Fifth Street

Suggested Motion:

Move to authorize the City Manager to execute a settlement agreement with the prior owner of 16 Fifth Street to refund the surplus proceeds, plus any applicable interest, from the sale of the property on terms the City Manager deems reasonable, provided that:

- 1. The City obtains a full release of all claims arising from the foreclosure and sale of the property;*
- 2. The agreement ensures that the property title remains clear, clean, and marketable; and*
- 3. The prior owner agrees to release all remaining claims or interests in the property to the current owner, either directly or indirectly through a release to the City.*

Background:

The property located at 16 Fifth Street was acquired by the City of Ellsworth through tax lien foreclosure and sold at public auction in 2023. The transaction resulted in surplus proceeds after payment of taxes, fees, and sale costs. At the time of foreclosure and sale, State law and the City's ordinances did not authorize the return of excess proceeds to the prior property owner. Subsequent changes to State law effective in 2024, now require such proceeds to be refunded to the former owner, but those amendments are not retroactive.

Recent legal developments, including the *Tyler v. Hennepin County* US Supreme Court decision, have established that the retention of surplus proceeds from tax-acquired property sales may constitute an unconstitutional taking under the Fifth Amendment. Although the City's actions in the foreclosure and sale of 16 Fifth Street complied with the laws and ordinances in effect at the time, current legal interpretations indicate that the city could potentially look to return the surplus proceeds without it being considered the use of public funds for a private purpose and without creating excessive legal and financial liability for the city in other areas.

In response to this complicated legal landscape, the City requested updated legal analysis from Rudman Winchell. The resulting confidential memorandum outlines potential options for City Council consideration. The opinion now concludes that:

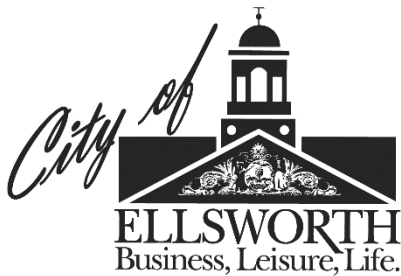
- It would be lawful and permissible for the City to return the surplus proceeds to the prior owner as part of a settlement agreement, provided that the City receives appropriate consideration, including a full release of claims.
- Entering such a settlement would not establish a binding legal precedent requiring similar payments
- The overall risk of significant liability from such action is considered low.

Next Steps and Attachments

The City Council may consider authorizing the City Manager to negotiate and execute a settlement agreement consistent with these terms and in accordance with the City's legal authority and financial policies.

Attached to this memorandum is the original background memo from the Tax Collector/Deputy Treasurer summarizing the foreclosure process, sale details, and applicable timelines. A confidential legal memorandum from Rudman Winchell has also been provided to Council separately for reference.

If the Council wishes to discuss the confidential legal opinion, it will need to vote unanimously to enter Executive Session. A representative from Rudman Winchell will be present at the meeting and available to discuss both public and confidential aspects of the matter as appropriate.



Tax Collector/Deputy Treasurer

1 City Hall Plaza ▪ Ellsworth, ME 04605-1942
Phone (207) 669-6634 ▪ Fax (207) 667-4908
smclean@ellsworthmaine.gov

Memo

To: City Council
Charles Pearce, City Manager
From: Sue McLean, Tax Collector/Deputy Treasurer
Date: August 18, 2025
Re: Discussion on Excess Funds from the sale of 16 Fifth Street.

Agenda Item: Discussion and possible action taken in reference to where excess funds from sale of 16 Fifth Street should be applied.

Overview:

Councilor O'Halloran asked to have this discussion in reference to refunding excess money to the prior owners of 16 Fifth St, that resulted from the property sale on March 29, 2023. Councilor O'Halloran also asked for a breakdown of charges for all money owed to the City and the Auction company.

Background:

This property was billed, lienied and foreclosed according to State Law and City Ordinances.

05/08/2019 - 30-Day notice mailed

06/14/2019 - Lien registered at Hancock County Registry of Deeds

10/28/2020 - 45-30 Day Notice (Notice of Impending Automatic Foreclosure) mailed

12/14/2020 - Foreclosed (resulting from unpaid FY 2019 taxes)

12/15/2020 - Redemption Letter

11/21/2022 – Council Meeting: Motion passed to sell property by sealed bid according to

Ordinance 10) 12/30/2022 – Sealed bids received and opened - one bid was in the name of the prior owner.

01/09/2023 – Council Meeting: Council refused all bids.

02/13/2023 – Council Meeting: Motion passed to sell property by Public Auction

03/29/2023 – Auction for property completed

Result:

Keenan Auction Company Report of Sale and Invoice:

Total Purchase Price – \$148,500.

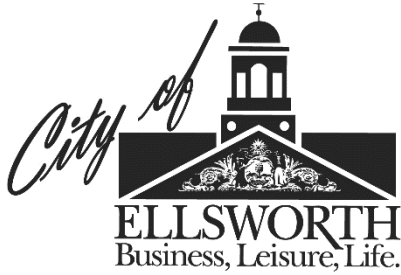
Total due to Keenan Auction Company - \$10,918.

Total due to the City - \$19,024.01

Total Excess Funds - \$117, 907.99 (deposited in Real Estate Sales fund)

In Closing:

Property was sold before the new law went into effect and according to State Law and our City Ordinance at the time, we did not have the authority to return any excess money to the prior owners. I got legal advice from Rudman Winchell in reference to our legal obligation. They advised we do not have the legal authority to refund the excess money to the prior owner. New guidelines effective August 9, 2024, are not retroactive. Going forward, excess money from the sale of tax acquired property will be refunded to the prior owner as required by State Statute.



City Manager

1 City Hall Plaza ▪ Ellsworth, ME 04605

Phone (207) 667-2563

ellsworthmaine.gov

Memo

To: City Council

From: City Manager, Charles J. Pearce

Date: October 16, 2025

Re: Recommendation on Assessing Department Structure and Contracting of Assessing Services

Background

Over the past five years, the City of Ellsworth has experienced tremendous growth and with that growth has come an increasing need to provide efficient, accurate, and timely property assessments and valuations. These functions are critical to supporting sound financial forecasting and timely tax commitments that allow the City Council to make informed budgetary decisions and citizens to have predictable tax bill delivery times.

In recent years, despite significant improvements to the City's budgeting process culminating in the timely delivery of both draft and final online budgets and a FY2025 budget targeted to a 2.9% inflation growth rate from the Consumer Price Index, our ability to complete property assessments and issue tax commitments on time has continued to lag. This pattern has persisted for several consecutive years now in Ellsworth, resulting in delays in the mailing of tax bills, confusion among taxpayers receiving bills after due dates, and the repeated need to push back due dates. These delays increase pressure on City operations and have necessitated the use of Tax Anticipation Notes that accrue interest and add cost to the City.

The repeated delays also create undue strain on our Tax Collection, IT, and Clerk's offices, which must adjust their work plans multiple times a year to meet shifting deadlines. Recognizing this, management initiated a thorough review of the assessing process immediately following this year's tax commitment finalization.

Analysis and Findings

Our internal review identified several contributing factors to the recurring delays, including workload increases stemming from the City's rapid growth. The valuation of the city of Ellsworth has increased by around \$600 million (\$1.1 Billion to \$1.7 Billion) over the past five years while the previous 11 prior years (2009-2020) saw only around \$100 million in valuation increases. This remarkable pace of development has outstripped the current assessing department's capacity to deliver commitments in a timely and efficient manner without adding additional personnel.

While internal improvements are underway (including greater collaboration between the Assessing and Code Enforcement offices particularly in reconciling data related to new construction and Certificates of

Occupancy trigger final assessments) it has become clear that achieving the level of service expected by taxpayers and the Council may not be feasible with existing staff resources alone.

As part of our review, the City researched alternative service delivery models used by comparable Maine municipalities. Many have successfully engaged professional assessing contractors to perform some or all of their assessing functions.

Contract Proposal

Following that research, the City issued a Request for Proposals for assessing services. While a few preliminary inquiries were received, Downeast Assessing Services submitted the only proposal. Although we had hoped for additional bids, Downeast Assessing has demonstrated exemplary professionalism and technical proficiency in their recent assistance to the City during this year's late tax commitment. Their staff worked smoothly with our systems and provided clear, timely assessments on complex properties and guidance on state valuation requirements and compliance.

Based on their performance and the strong alignment between their capacity and the City's needs, I am confident that entering into a contracted relationship with Downeast Assessing would significantly improve the timeliness and accuracy of Ellsworth's annual property assessments and tax commitments. The proposed contract will allow for the timely delivery of assessing data and provide a level of accountability and predictability we have not recently been living up to.

Financial Impact

Transitioning to contracted assessing services is anticipated to produce both operational improvements and cost savings.

The total combined cost of the current Assessing Department and Code Assistant staffing (three full-time employees) is \$269,011.62 in salary and benefits.

Under the proposed new model:

- Assessing services contract (Downeast Assessing) would be approximately \$130,000/year
- Hybrid Code/Planning/Assessing Administrative Specialist (to backfill the vacated Code Assistant position and coordinate citizen inquiries across departments) would be approximately \$75,000/year including Benefits.

This reorganization would yield an estimated annual cost savings of roughly \$65,000 per year while also creating a more efficient, customer-focused front office for Code, Planning, and Assessing functions.

In addition to the immediate savings, this approach would prevent the need to add additional assessing personnel to meet rising workload demands in the near term - a move that would not only increase overall payroll costs but also require substantial training and onboarding time before those staff could perform at a high level. By contracting these services, the City can improve service delivery and accountability in the near term while avoiding those additional future costs, making this both a short-term and long-term cost and service efficient solution.

Recommendation

After careful consideration, I believe outsourcing the City's assessing services represents the most responsible and sustainable approach to meet Ellsworth's growing needs. This proposal improves service quality without adding personnel, creates measurable cost savings under the current structure, and avoids the much larger future costs that would come with hiring and training new staff to handle the City's expanding valuation base.

Pursuant to the advice of the City's attorney, the following three motions are required to effectuate this transition:

1. **Discussion and potential action on the dissolution of the Assessing Department upon execution of a contract with an assessing contractor and appointment of that contractor as City Assessor.**

Suggested Motion: Move to dissolve the city's assessing department upon execution of a contract with an assessing consultant and appointment of that contractor as the City Assessor to satisfy state requirements.

2. **Discussion and potential action on the approval of an assessing contractor's proposal.**

Suggested Motion: Move to authorize the City Manager to enter into a contract with Downeast Assessing Services for the provision of assessing services in an amount not to exceed \$140,000 per year, with funding to come from the approved Assessing Department annual budget.

3. **Discussion and potential action on the appointment of a certified assessor from that contractor to be the City's official Assessor.**

Suggested Motion: Move to appoint Marc Perry, a Certified Maine Assessor employed by Downeast Assessing Services, as the City of Ellsworth's official Assessor, upon execution of the contract with the service provider.

Should Council approve these motions, staff anticipates completing contract execution and transition by January 1, 2026.

While it is never a decision made lightly to recommend outsourcing a core municipal function, I am confident this course of action best serves the City's taxpayers and long-term fiscal health. It ensures that Ellsworth remains well-positioned to manage its continued growth with professionalism, accuracy, and accountability - providing improved service outcomes without adding cost or personnel burden.