MEETING NOTICE

The regular monthly meeting of the Ellsworth City Council will be held on Monday, June 15, 2026, 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 (Amended)

1. Call to Order.

2. Pledge of Allegiance.

3. Rules of Order.

4. Adoption of the Ellsworth City Council minutes from the following meeting:
   - May 18, 2026, Special Meeting
   - May 18, 2026, Regular Meeting
   - May 26, 2026, Special Meeting
   - June 1, 2026, Special Meeting

5. Presentation of Awards.
   - Alene Taylor – 10 years of service
   - Joanna Sands – 5 years of service
   - Scott Guillerault – 5 years of service

6. City Manager's Report.

7. Committee Reports.
   - Recreation Commission: Request to appoint Mark Cook as a member of the commission with a term expiring 6/30/2027.

8. Citizen's Comments.

9. Councilor Comments.

UNFINISHED BUSINESS

10. Council Order #052600, Discussion and potential action on the request of the Economic Development Direct for the proposed installation, construction, and operation of a public restroom facility.

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.

11. Council Order #062600, Request of the Deputy City Clerk for review and acceptance of the results from the June 9, 2026, City of Ellsworth School Budget Validation and Municipal Referendum Elections. *

12. Council Order #062601, Request of the Tax Collector to set the real estate and personal property due dates to September 10, 2026 and March 11, 2027, and an Order of the Municipal Officers on the application of real estate and personal property tax payments. This order will allow for the Tax Collector and Treasurer to apply tax payments against the oldest unpaid tax bills. *

NEW BUSINESS

13. Public Hearing and action on the application(s) for renewal for the following license(s):
    - Timothy Wedge d/b/a The Breakroom, 248 State Street, for renewal of a City Class B License (Victualer, Liquor and Amusement) and renewal of a State Restaurant Class I, II, III and IV Liquor License.
    - 617 Bayside LLC d/b/a Homestead Motel, 143 Bucksport Road, for renewal of a City Lodging License.

14. Public Hearing and action on the applications for conditional approval for the following Adult Use Cannabis licenses, with full approval pending the lottery and Council approval:
    a. Brothers Ellsworth LLC d/b/a Brother Cannabis
    b. Goose River Ellsworth LLC d/b/a Goose River Cannabis
    c. Lighthouse Holdings 2 LLC d/b/a Lighthouse Cannabis Co.
    d. Lighthouse Holdings 4 LLC d/b/a Lighthouses Cannabis Co.
    e. Pinecone Retail 4 LLC d/b/a JAR Cannabis Co.
    f. Royal Leaf LLC d/b/a Royal Leaf Apothecary

15. Council Order #062603, Presentation from Eric Marichal about the Recreation Commission (Sponsored by Councilors White and Lyons).

16. Council Order #062604, Request of the Tax Collector/Deputy Treasurer to set the interest rate on overdue taxes at 5%.

17. Council Order #062605, Discussion and potential action on the request of the Tax Collector to award a contract for Real Estate services involving Tax Acquired Properties.

18. Council Order #062606, Appointment of City Officials by the City Council.
    - Reappointments.

19. Council Order #062607, Approval of City Manager's appointments.
    - Staff Confirmations.

20. Council Order #062608, Public Hearing and action on Budget Resolutions for FY2027.

21. Council Order #062609, Public Hearing and action on the request of the Deputy Finance Director for Authorization for Tax Anticipation Borrowing ($3,000,000).

22. Council Order #062610, Public Hearing and potential action on the request of the Cemetery Commission for the appropriation of funds from the Cemetery General Reserve Fund for lawn care and grounds maintenance at Juniper and Beechland cemeteries.

23. Council Order #062611, Public Hearing and potential action on the request of the Public Works Director to send the grader for repairs.

24. Council Order #062612, Public Hearing and potential action on the request of the Public Works Director to pay off multiple CWSRF loans and remove them from the FY27 budget.

25. Council Order #062613, Public Hearing and action on the proposed amendments to the City Ordinances and Codes.
    a. Order Approving Part 1. Chapter 1 of the City Code is proposed to be repealed in its entirety and replaced with the proposed Chapter 1 (General Provisions).
    b. Order Approving Part 2. Chapter 3 of the City Code (Harbor Management Ordinance), including the Harbor Fee Schedule, is proposed to be repealed in its entirety and replaced with proposed Chapter 3 (Harbor Management).
    c. Order Approving Part 3. Chapter 4 of the City Code (Fire Protection and Prevention Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.
    d. Order Approving Part 4. Chapter 5 of the City Code (Public and Private Sewers) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.
    e. Order Approving Part 5. Chapter 14 of the City Code (Licenses and Permits) is proposed to be repealed in its entirety and replaced with the proposed Chapter 14 (Licenses and Permits).
    f. Order Approving Part 6. Chapter 18 of the City Code (Ellsworth Planning Board) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.
    g. Order Approving Part 7. Chapter 37 of the City Code (Special Amusement Permit Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.
    h. Order Approving Part 8. Chapter 38 of the City Code (Board of Appeals) proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.

i. Order Approving Part 9. Chapter 39 of the City Code (Historic Preservation Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.
j. Order Approving Part 10. Chapter 41 of the City Code (Electrical Installation and Inspection Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.
k. Order Approving Part 11. Chapter 42 of the City Code (Solid Waste Management Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.
l. Order Approving Part 12. Chapter 43 of the City Code (Tree Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.
m. Order Approving Part 13. Chapter 48 of the City Code (Rotational Towing) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough. In addition, Appendix "A" (Towing Fees) is proposed to be stricken in its entirety.
n. Order Approving Part 14. Chapter 55 of the City Code (Water Supply Protection) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.
o. Order Approving Part 15. Chapter 56 of the City Code (Unified Development Ordinance) is proposed to be amended as follows:
    1. by adding the words shown in underline and by striking the words shown in strikethrough within Article 1 (Administration), Article 3 (Zoning Districts), Article 4 (Shoreland Zoning), Article 8 (Performance Standards), Article 9 (Street Design and Construction Standards), Article 10 (Stormwater), and Article 11 (Parking);
    2. by adopting a new Article 2 (Building Permits) in its entirety;
    3. by repealing and replacing Article 6 (Site Plan Development Review) with proposed new Article 6 (Site Plan Development Review); and
    4. by adopting Article 7 (Subdivision Review) in its entirety.
p. Order Approving Part 16. The following Chapters of the City Code are proposed to be repealed in their entirety:
    1. Chapter 20 of the City Code (Miscellaneous).
    2. Chapter 26 of the City Code (Plumbing and Septic System Permit Fees).
    3. Chapter 28 of the City Code (Subdivision Ordinance—Relocated to Chapter 56, Article 7).
    4. Chapter 56, Article 13 (Board of Appeals) of the City Code.
    5. Chapter 67 of the City Code (Unified Building Ordinance).

26. Council Order #062614, Discussion on updates to City Council Governance Procedures related to workplace complaints.

27. Adjournment.

CITY OF ELLSWORTH CITY COUNCIL SPECIAL MEETING MINUTES
Date: May 18, 2026
Time: 10:05pm
Location: City Hall Council Chambers

1. Call to Order: Chair Patrick Lyons called the special meeting to order at 10:05 p.m..

2. Council Order #051800: Discussion and potential action on a possible Councilor violation of the Ellsworth Code of Conduct, pursuant to City Ordinance Chapter 40, Section 12, Item 1.

City Solicitor Tim Pease provided the legal framework for the proceeding, noting that Councilors take an oath to faithfully discharge their duties according to the U.S. Constitution, state laws, the City Charter, and ordinances. He explained that in February 2026, he became aware of employee complaints involving Councilor Steven O'Halloran regarding repeated and inflammatory public communications that allegedly violated the City Charter and Code of Ethics. A third-party investigator was engaged on March 6, 2026, and a report was received on April 7, 2026.

Councilor O'Halloran addressed the Council, stating he was surprised by the investigation and had requested the discussion be held in open session. He read from a memorandum outlining alleged violations, including his references to "secret city hall," calling city officials "thieves and clowns," and circling City Hall in a truck with a protest sign. O'Halloran maintained that he was "standing up for the people of Ellsworth" and that he did not plan to change his behavior.

- **Chair Lyons:** expressed that the meeting was a "shame" and highlighted that the Council had attempted to resolve the issue informally since October 2025. He noted that Councilors had attended training in November regarding appropriate interactions with staff, yet the investigator's report still found that O'Halloran's actions were "unprofessional and disrespectful," leading staff to feel intimidated and bullied. Lyons emphasized the chilling finding that some employees were so afraid of retaliation that one even withdrew their statement. He concluded that a sanction was necessary to protect the city from liability, citing a similar situation in Bangor that resulted in a substantial settlement.
- **Councilor Shea:** shared his perspective as a former public sector employee and supervisor, noting that he had "skin like an alligator" but understood that staff might feel threatened by a Councilor. While he agreed that Councilors should look out for taxpayers and improve systems like procurement, he felt the Council was "jumping over" the initial steps of progressive discipline (oral or written warnings) by moving straight to a formal sanction. He maintained that he tried to limit his own access to employees to avoid disruption.
- **Councilor Martineau:** noted a significant disconnect between O'Halloran's perception of his actions and the feelings of city employees, who she described as a "captive audience"

bound by their own professional ethics. She pointed out that at least one individual in the report sought no contact from O'Halloran. She directly asked him if he intended to continue confronting staff and sending similar emails, stating that if he didn't plan to change, the Council needed to know.

- **Councilor M. Smith:** invoked the phrase "with great power comes great responsibility," arguing that O'Halloran's behavior constituted "boundary stomping". She explained that because the City Council acts as an "auditor of last resort" for employee disputes, members must remain neutral and stay out of direct employee matters to avoid being biased if a case eventually comes before them.
- **Councilor White:** a lifelong resident and former city employee, praised the staff for their service and expressed that the investigation document was "pretty upsetting". She argued that change in government is achieved through building relationships and gaining trust, not through intimidation or "berating and bullying". She also mentioned the financial risk to the city, noting that legal fees and potential settlements could cost the city upwards of $100,000, as seen in other municipalities.
- **Councilor N. Smith:** differentiated between having a "difference of opinion" and bullying, stating she was disturbed that O'Halloran was positioning himself as a victim. She expressed deep concern over how confidential information from executive sessions had been leaked to the public, leading to misinformation that O'Halloran was facing expulsion when that was not the case. She emphasized that the power dynamic makes it "horrific" when a boss-level official intimidates subordinates at their homes or in the workplace.

Following the discussion, Chair Lyons read the following statement into the record:

"Whereas in March 6, 2026, the city attorney engaged a third party investigator to investigate employee complaints that city councilor Steven O'Halloran had has repeatedly made inflammatory public and private communications and accusations about employee conduct.

Whereas the investigator issued a written report dated April 7th, 2026. Whereas the investigator conducted individual recorded phone interviews with at least five employees;

And whereas the investigator found that the employees provided specific emails and photos demonstrating inflammatory public and private communications and accusations about employee conduct made by councilors O'Halloran;

And whereas the investigator reported that one employee decided to withdraw their statement out of concerns of retaliation.

Whereas the investigator prepared a summary which states in part, 'The interviewed employees expressed frustration and aggravation that was has repeatedly led to emotional distress, anxiety, feeling, intimidated and personal offense stemming from unflattering and accusatory statements and unprofessional behavior attributed to them by them to Mr. O'Halloran. Some of these statements reportedly occurred in council meetings, others some in email correspondents and others in person. Outside of council meetings, interviewed employees reported they felt Mr. O'Halloran's behavior exceeded what they believe should be considered reasonable oversight by a city councilor as prescribed by the city charter and city code of ethics. To varying degrees, those interviewed suggested Mr. O'Halloran's unpredictable behavior has negatively impacted their workplace satisfaction and their continued willingness to engage them with him on official city business. Employees expressing concerns are not brand new employees who lack confidence and they do not appear to be overly sensitive. They're people who have been granted the authority to lead their respective areas of expertise and are presumed to be generally competent in the performance of their duties. Their concerns appear to be genuine.'

Whereas the investigator concluded that in 2026 it is unacceptable for public sector employees to live in genuine fear of retaliatory conduct and or potential job loss if they choose to come forward with complaints about potential potentially unlawful employment conditions.

Whereas section 3.02b 02B of the city charter gives the city manager and not the council or any one of them the power of duty to direct and supervise and administration of all departments, offices, agencies of the city except as otherwise provided by this charter or by law;

And whereas section 6.01 of the city charter provides in relevant part that all departments, offices, and agencies will be under the direction and supervision of the City Manager;

And whereas section two of the Ellsworth ordinance chapter 40 code of ethics conduct states city officials shall strive to perform their duties with professionalism endeavor to avoid even the appearance of impropriety wherever practical and conduct themselves with the utmost civility and respect for members of the public, city staff and other city officials;

And whereas section three of the Ellsworth Ordinance Chapter 40 Code of Ethics Conduct entitled performance of duties states among other things that city officials shall give fair and equal treatment to those coming before the council shall carry out impartially these federal, state, and municipal laws in the performance of their public duties to foster respect for all government and shall refrain from making personal comments not germane to the business of the body or otherwise interfere with the order orderly conduct of meetings;

And whereas councilor O'Halloran actions have fallen well short of these standards of conduct.

Now therefore be it ordered by the city council of the city of Ellsworth that city councilor Steven O'Halloran is hereby issued to formal sanction for his actions as described in the third party investigation reported date dated April 7th, 2026".

- **Motion:** To adopt the motion for formal sanction against Councilor Steven O'Halloran as written in the public statement.
- **Moved:** Councilor Lyons; **Seconded:** Councilor Martineau.
- **Result:** Passed 5-1-1 (Councilor O'Halloran abstained; Councilor Shea opposed).

The Council discussed releasing the investigation report to the public, but the City Solicitor advised against it to protect the privacy of employees. No formal action was taken on the release of the report.

3. Adjournment:

- **Motion:** Move to adjourn.
- **Moved:** Councilor N. Smith; **Seconded:** Councilor Shea.
- **Result:** Passed unanimously.

ELLSWORTH CITY COUNCIL REGULAR MEETING MINUTES
Date: May 18, 2026
Time: 6:00 PM
Location: City Hall Council Chambers

1. Call to Order: Chair Lyons called the regular monthly meeting of the Ellsworth City Council to order.

2. Pledge of Allegiance: The Pledge of Allegiance was recited.

3. Rules of Order: Chair Lyons noted that the Council follows Robert's Rules of Order.

4. Adoption of Minutes: The Council considered the minutes from the April 9, 2026, Special Meeting and the April 20, 2026, Regular Meeting.

- **Motion:** Move to adopt minutes as written.
- **Moved by:** Councilor Shea; **Seconded by:** Councilor M. Smith.
- **Result:** Passed unanimously.

5. Presentation of Awards and Proclamations:
Certificates of service were awarded to:
Cheryl Flanders and Toni Ryan for 10 years of service to the Library and Police Department, respectively.
The Mayor read a proclamation designating May 3rd, 2026, as National Fallen Firefighters Memorial Day, specifically honoring Deputy Chief Robert "Bobby" Door Jr.
A moment of silence was held for firefighter Andrew Cross and local resident Grayson Mote.

6. City Manager's Report: City Manager Charlie Pearce announced a June 1st workshop regarding affordable housing, the city seal, data centers, and the Ellsworth Dam Relicensing. He expressed significant concerns regarding the state's denial of the dam's water quality certification, noting the potential loss of 3 million appropriation request for building rehabilitation.

7. Committee Reports:

- **Cemetery Commission:** Reported on a May 9th cleanup event and ongoing efforts to rehabilitate headstones.
- **Recreation Commission:** Organizing a committee for the Knowlton Park playground.
- **Arbor Commission:** Announced the 5th annual second-grade tree planting event and a nursery cleanup on May 23rd.
- **Cemetery Commission Appointment:** The Council considered the appointment of Terri Cormier to the Cemetery Commission.
- **Motion:** Move to appoint Terri Cormier with a term expiring 6/30/2026.

- **Moved by:** Councilor Shea; **Seconded by:** Councilor N. Smith.
- **Result:** Passed unanimously.

8. Citizen's Comments: Chair Lyons clarified that the upcoming special meeting regarding a possible code of conduct violation by a councilor was not for expulsion.

- **Gordon Workman:** Requested a legal opinion on business license renewals, argued against funding non-profits with tax dollars, and urged action on dam funding.
- **Jim Pendergist:** Questioned how information regarding the ethics investigation was disseminated among Councilors.
- **David Camara:** Criticized spending on crosswalk lights and city hall furniture.
- **David Dorr and Ralph Jordan:** Expressed strong support for Councilor O'Halloran and concerns over rising taxes.
- **Tammy Walker and Tiffany Gaspar:** Spoke in favor of O'Halloran's transparency and criticized the city's financial state and recent lawsuits.
- **Rebecca Maddocks-Wilbur:** Voiced frustration over the mill rate and the loss of the Ellsworth Falls fire station bell.
- **Cheryl Hewes and Christopher Bartol:** Argued that elected officials should only be removed for criminal behavior and that the city must run like a business.
- **Roger Gilley:** Criticized the diversion of park funds and code enforcement actions leading to lawsuits.
- **John Linnehan and Robert Grant Sr.:** Supported Councilors O'Halloran and Shea for their efforts to control spending.
- **Chris Rood, Rob Hudson, Charles Lynch, and Clarence Grant:** Discussed the need for government transparency and the difficulty for retirees to afford property taxes.

9. Councilor Comments:

Councilor O'Halloran detailed his discovery of financial discrepancies at the sewer treatment plant and explained his decision to donate his paycheck to the library. He asserted that he is being targeted for putting a "spotlight on government" and for his role in the Karst family fund situation. Councilor Shea stated he is committed to representing the "stockholders" of Ellsworth and opposing unnecessary spending.

UNFINISHED BUSINESS:

10. Council Order #042605: Adult Use Cannabis Overlay Zone: The Council held a public hearing on amendments to Chapter 56 to establish locations for adult-use cannabis stores following a 2024 referendum.

- **Motion:** Move to approve the adult-use cannabis overlay zone as presented.
- **Moved by:** Councilor N. Smith; **Seconded by:** Councilor Martineau.
- **Result:** Passed 5-2 (O'Halloran and Shea opposed).

11. License Renewals The Council separated the renewal for Main Street Medical for individual consideration.

- **Motion (Standard Renewals):** Approved licenses for Shinbashi, Curaleaf, Airline Brewing, Jordan's Snack Bar, Hawthorn Extended Stay, Zeppas NY Pizza, Forest Ridge Campground, and Corporate Chefs.
- **Moved by:** Councilor White; **Seconded by:** Councilor M Smith.
- **Result:** Passed unanimously.
- **Main Street Medical:** Following extensive discussion regarding its non-conforming use and the return of owner Robin Lawler from Texas, the Council debated the "grandfathered" status of the retail caregiver license.
- **Motion (Main Street Medical):** Move to renew with conditions clarifying the license is limited to previously recognized medical caregiver retail use and cannot expand without city review.
- **Moved by:** Councilor N. Smith; **Seconded by:** Councilor Martineau.
- **Result:** Passed 5-2 (O'Halloran and Shea opposed).

New Business: Union River Lobster Pot License

- **Motion:** Move to approve new licenses for BH Lobster Company d/b/a Union River Lobster Pot.
- **Moved by:** Councilor Shea; **Seconded by:** Councilor M. Smith.
- **Result:** Passed unanimously.

12. Council Order #052600: Public Restroom Facility Proposal: Economic Development Director Twila Fisher proposed a $40,000 ADA-accessible restroom in the parking lot at City Hall Plaza, funded by TIF monies.

- **Public Comment:** Residents expressed concerns over maintenance, potential for homelessness, and the use of TIF funds. Cara Romano of Heart of Ellsworth advocated for the project, noting a successful pilot program.
- **Initial Motion:** A motion to deny the project by Councilor Shea and seconded by Councilor O'Halloran failed 2-5.
- **Final Motion:** Move to table the item to address boundary lines and licensing requirements.
- **Moved by:** Councilor N. Smith; **Seconded by:** Councilor White.
- **Result:** Passed 5-2 (O'Halloran and Shea opposed).

13. Council Order #052601: Safe Streets for All Grant Application: The Council discussed seeking federal funding for a High Street Corridor Comprehensive Safety Action Plan.

- **Public Comment:** Citizens criticized the potential for "road dieting" (reducing lanes) and questioned the true cost of "free" grant money.
- **Motion:** Move to authorize the submission of the grant application.

- **Moved by:** Councilor N. Smith; **Seconded by:** Councilor White.
- **Result:** Passed 5-2 (O'Halloran and Shea opposed).

14. Council Order #052602: Cooperative Salt Bid: The Council reviewed a request regarding the regional salt purchase.

- **Motion:** Move to table until the state bid results are available.
- **Moved by:** Councilor Shea; **Seconded by:** Councilor N. Smith.
- **Result:** Passed 6-1 (O'Halloran opposed).

15. Councilor Order #052603: Chapter 56 UDO Amendments: The Council considered the Planning Board's recommendation for technical updates to the Unified Development Ordinance to align with state law.

- **Motion:** Move to accept the report and recommendation.
- **Moved by:** Councilor M. Smith; **Seconded by:** Councilor White.
- **Result:** Passed 5-2 (O'Halloran and Shea opposed).

16. Executive Session: The Council didn't enter executive session because it was requested to be done in public.

17. Adjournment:

- **Motion:** Move to adjourn.
- **Moved by:** Councilor N. Smith; **Seconded by:** Councilor Martineau.
- **Result:** Passed unanimously.

CITY OF ELLSWORTH CITY COUNCIL SPECIAL MEETING MINUTES
DATE: Tuesday, May 26, 2026
TIME: 6:00 PM
LOCATION: City Council Chambers

1. Call to Order: Chairman Patrick Lyons called the special meeting of the Ellsworth City Council to order at 6:00 PM.

2. Executive Session: The Council met to discuss a legal matter with legal counsel in accordance with MRSA Title 1, Chapter 13, Section 405, Paragraph 6E.

- **Council Discussion:** Chairman Lyons requested a motion to enter executive session. Following the motion and second, the public was asked to leave the chambers.
- **Motion:** To enter executive session with legal counsel to discuss a legal matter.
- **Moved:** Councilor N. Smith; **Seconded:** Councilor Martineau.
- **Result:** Passed 6-1 (Councilor O'Halloran abstain).
- **Motion:** To exit executive session.
- **Moved:** Councilor Shea; **Seconded:** Councilor N. Smith.
- **Result:** Passed 6-1 (Councilor O'Halloran abstain).

3. Discussion and potential action on whether to waive privilege and release an investigation report: The Council reconvened in regular session to discuss the potential release of an investigation report regarding a complaint against Councilor Steven O'Halloran.

Staff Statements:

- **Deputy City Manager Sara Devlin:** Stated she felt a professional and ethical obligation to raise concerns regarding Councilor O'Halloran's conduct. She described a hostile work environment and "intimidating interactions" that left staff discouraged and upset. She emphasized that the intent was to ensure staff are treated respectfully and to protect the city from liability, noting that portions of the investigation had been selectively characterized in public. She expressed fear of retaliation, also mentioning was her home next to be photographed and her name attacked.
- **City Manager Charlie Pearce:** Commended Devlin's bravery and highlighted the "chilling environment" created for staff. He expressed shock at reports of an "unsanctioned investigation" into a city employee involving photographs of license plates. He implored the Council to update policies to protect staff and avoid public processes that consume excessive time and create legal liability.

Council Discussion:

- **Councilor O'Halloran:** Denied being the "monster" described by staff. He characterized the investigation as "secret" and noted he was not interviewed. He argued that because taxpayers paid for the report, they should see the entire document rather than a summary, though he admitted most of the report’s contents were factual. He defended his actions, stating he was performing his duty by checking for city vehicles on State Street.

- **Councilor Shea:** Stated that all employees are entitled to a safe work environment free of harassment. While acknowledging the public's right to know, he emphasized the need to protect employees from being identified and harassed.
- **Councilor Martineau:** Countered the argument that taxpayer funding mandates full public release, calling it a "logical fallacy" and noting that many legal and personnel investigations must remain confidential.
- **Councilor White:** Expressed a desire to release the full report but stated she would vote for a summary to protect employees from retaliation.
- **Councilor M. Smith:** Thanked the city employees for their courage in providing frank answers during the investigation and supported the release of the summary.
- **Chairman Lyons:** Shared that he initially wanted to release the full report but was convinced by the HR Director that doing so would expose employees to external harassment and retaliation. He noted that the Council followed the code of ethics and provided Councilor O’Halloran with opportunities to respond, which were declined in favor of a public process.

Action Taken:

- **Motion:** To release the four-page summary of the report provided by legal counsel, along with the total costs associated with the report, including legal fees, investigation costs, and personnel time.
- **Moved:** Chairman Lyons; **Seconded:** Councilor N. Smith.
- **Result:** Passed 6-1 (Councilor O'Halloran abstain).

4. ADJOURNMENT

- **Motion:** To adjourn the special meeting.
- **Moved:** Councilor N. Smith; **Seconded:** Councilor Martineau.
- **Result:** Passed 6-1. (Councilor O’Halloran abstain)

CITY OF ELLSWORTH SPECIAL CITY COUNCIL MEETING MINUTES
DATE: Monday, June 1, 2026
TIME: 5:30 PM
LOCATION: City Council Chambers

1. Call to Order The special meeting of the Ellsworth City Council was called to order at 5:30 p.m. by the Council Chair.

2. Council Order #060100: Public Hearing and Action on Inperium/KidsPeace Revenue Bonds: The Council held a public hearing regarding the request of Inperium, on behalf of KidsPeace, to approve a Public Finance Authority Revenue Bond Series 2026 (not to exceed $156,823,000) and Series 2024 (not to exceed $18,000,000).

- City Manager Charlie Pearce explained that the city was approached by Inperium regarding the requirement for local sign-off on the bonds. He emphasized that the Deputy City Manager and legal counsel confirmed there is no financial liability or obligation to the City of Ellsworth; the approval is administrative in nature to satisfy IRS requirements.
- Lucy, an attorney from Portland, and Lynn, bond counsel, explained that the Internal Revenue Code requires an elected representative of the jurisdiction where assets are located to approve the financing after a public hearing for the bonds to be tax-exempt.
- Andrew, representing KidsPeace, provided a history of the organization, noting its 1882 founding and its evolution into a multi-state behavioral health non-profit specializing in autism and behavioral health issues. He noted that KidsPeace has a campus in Ellsworth and recently opened a facility in Orono. Eliyahu Shyman, General Counsel for Inperium, clarified that Inperium is the parent company and the financing covers acquisition costs and related capital expenditures, with Inperium covering all debt service.
- During the discussion, Councilor O'Halloran inquired about the consequences if the motion failed. Counsel clarified the funds would become taxable, significantly increasing the cost of financing for the organization. It was estimated that tax-exempt status provides roughly a 20% savings on interest rates compared to market rates. Councilor Nancy Smith clarified that the Council's role was to validate the facility exists in the community. Councilor Lyons stated his support, noting the lack of liability and the organization's good cause.
- The public hearing was opened for comment. No members of the public came forward, and the hearing was closed. Following the vote, a presenter commended the community for the high level of attendance at the meeting.

Motion: To adopt the TEFA resolution approving the Ellsworth portion of the Public Finance Authority revenue bonds for the Inperium Project Series 2026 and Series 2024, solely to satisfy

the public approval requirements of the Internal Revenue Service and the Tax Equity and Fiscal Responsibility Act of 1982.
Moved by: Councilor N. Smith; **Seconded by:** Councilor Martineau.
Result: Passed 5-2 (O'Halloran and Shea opposed)

3. Adjournment

Motion: To adjourn.
Moved by: Councilor N. Smith; **Seconded by:** Councilor Martineau.
Result: Passed 7-0

Parks, Recreation & Facilities
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 667-2563
ellsworthmaine.gov

Memo

To: City Council
CC: Charles Pearce, City Manager
From: Roddy Ehrlenbach, *Director -- Parks, Recreation & Facilities*
Date: May 26th, 2026
RE: Recommendation to appoint M. Cook to Recreation Commission

Recommended Motion:

Move to appoint Mark Cook to a two-year term on the Recreation Commission, said term to expire June 30, 2028.

Background:

Recreation Commission Chair Eric Marichal has informed the Commission that he will not be seeking reappointment following the expiration of his current term on June 30, 2026. The City extends its sincere appreciation to Mr. Marichal for his years of dedicated service to the Recreation Commission and the community and wishes him the best in his future endeavors.

Following discussion and review of interested candidates, the Recreation Commission recommends the appointment of Mark Cook to fill the upcoming vacancy on the Commission. Mr. Cook is a resident of Ellsworth and works as an environmental consultant specializing in wetland delineation, soil surveys, and the mapping of vernal pools, streams, and water resources. Mark enjoys hiking, camping and backpacking and two of his grandparents were career Parks & Recreation Professionals. The Commission believes Mr. Cook's professional background and community perspective will provide valuable insight and support to the Commission's ongoing work and recreational planning efforts.

Economic Development Director
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 812-1853
ellsworthmaine.gov

Memo

To: City Council
From: Twila Fisher, Economic Development Director
Date: June 4, 2026
Re: Tabled Downtown Public Restroom Proposal

Suggested Motion

Move for Council to discuss and authorize one of the options presented, or to present an alternative motion accordingly.

Recap of May Council Meeting

At the May Council meeting, a proposal was made to Council for the installation of a permanent, climate-controlled, ADA-accessible downtown public restroom facility in the City Hall Plaza parking lot. The project addressed a long-standing infrastructure need in the downtown by providing reliable, year-round restroom access for residents, visitors, downtown employees, and attendees of public events and community activities.

The proposed location was selected because it was centrally located, publicly owned, highly visible, and within convenient walking distance of downtown businesses, public parking, waterfront activity, City Hall, and community gathering spaces. The project cost for the two-bathroom facility was just under $40,000 – almost half the price of a previous quote received for an unimproved modular structure of the same size. The project would have been funded via the Economic Development budget for economic development-related, public benefit investments. If approved in May, the new restrooms were anticipated to be operational by mid-to-late August 2026.

This investment represented a practical and strategic improvement to downtown public infrastructure that further supports economic development, tourism, accessibility, and quality of life while advancing the City of Ellsworth Comprehensive Plan and the Economic Development Business Attraction Plan goals. At the request of Council for more information to be gathered regarding the project, the proposal was tabled until the June meeting. At the June workshop there was a further discussion, and downtown business owners stressed their agreement with Heart of Ellsworth and about the cost of providing public restrooms.

Alternative Options

This project was subsequently discussed at length with department heads to further examine feasibility, cost, timing, and process. This resulted in several options to present to the Council as follows:

Option 1:

- Continue using the temporary, portable toilet for the FY27 summer and fall season at an estimated cost of $1,500, adding minor cosmetic exterior improvements, as seen in other Maine downtown areas like Blue Hill, not to exceed $3,000.
- Publicly bid the public restroom project using the design and specifications provided by Public Works.
- After completing the City's procurement process, present the winning bid to Council for consideration with an implementation timeline of spring 2027.

Option 2:

- Continue using the temporary, portable toilet for the FY27 summer and fall season at an estimated cost of $1,500.
- Put the public restroom project on hold entirely for the foreseeable future.
- Re-evaluate ongoing use of a portable toilet using the same cosmetic improvements as the prior season. If approved, continue seasonal using a portable toilet in the City Hall parking lot for approximately $2,500 each season.

Option 3:

- Continue using the temporary, portable toilet though June, 2026 (prepaid by Heart of Ellsworth), and discontinue use thereafter.
- Put both the public restroom project and use of a seasonal, portable toilet on hold entirely for the foreseeable future.

Benefits of a Downtown Restroom Facility

- Expanded year-round restroom access for residents, visitors, downtown workers, and event attendees
- Improved visitor experience and downtown hospitality
- Support for tourism, public events, waterfront activity, and downtown commerce
- Reduced pressure on local businesses that currently provide after-hours restroom access
- Improved accessibility and ADA-compliant public infrastructure
- Enhanced public health, cleanliness, and downtown functionality
- Strengthened perception of Ellsworth as a welcoming, walkable, and visitor-friendly community

Potential Drawbacks of a Downtown Restroom Facility

- Ongoing maintenance responsibilities
- Seasonal operational demands
- Utility costs

- Security monitoring
- Ensuring the facility is designed and maintained in a manner consistent with the character and appearance of downtown Ellsworth.
- Unsightliness of Porta Johns
- Opportunity cost of using restricted Economic Development funds on other priority projects.

Community Impact & Planning Alignment

It is noteworthy to recall that a more permanent downtown restroom facility aligns closely with goals and recommendations identified in both the City of Ellsworth Comprehensive Plan and the Economic Development Business Attraction Plan.

The Comprehensive Plan identifies investments in public infrastructure, downtown vitality, walkability, accessibility, and quality of life as key community priorities. Community engagement conducted during the planning process highlighted the need for additional downtown amenities, pedestrian accessibility, and infrastructure improvements that support residents and visitors alike. The Plan further identifies "enhancing downtown as a year-round destination" and "improving public infrastructure, services, and facilities" among the City's major implementation goals.

A downtown restroom is also consistent with recommendations from the City's 2023 Economic Development Business Attraction Plan, which emphasizes the importance of downtown improvements, visitor amenities, livability investments, and infrastructure enhancements that support economic growth and workforce attraction. The Business Attraction Plan specifically notes that Ellsworth's competitiveness depends upon maintaining a vibrant, welcoming downtown environment that supports both residents and visitors.

In addition, adding a downtown restroom complements ongoing downtown revitalization efforts, waterfront activation initiatives, trail and pedestrian improvements, tourism investments, and the City's broader efforts to strengthen Ellsworth as a year-round regional destination.

Recommended Action

Recommend that the City Council discuss the provided options (or present an alternative one) and a motion be made that aligns with the general consensus based on the discussion.

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

Memo

To: City Council
CC: Charles Pearce, City Manager
From: KaTina Vanadestine
Date: 06/10/2026
Re: Election Results for June 9th, 2026, City of Ellsworth School Budget Validation special municipal referendum Election

---

Suggested Motion:

Move to accept the official results of the June 9, 2026, City of Ellsworth School Budget Validation Special Municipal Referendum Election.

Background:

Attached are the official results of the June 9, 2026, City of Ellsworth School Budget Validation Special Municipal Referendum Election. This election was conducted in conjunction with the State of Maine Primary Election and, therefore, ballots were tabulated by voting machine rather than by hand count.

CLERK'S RETURN OF VOTES CAST
RETURN OF BALLOTS CAST
Municipal Election
Municipality: Ellsworth W-P: 1-4
June 9th, 2026

TOTAL BALLOTS CAST

TOTAL BALLOTS COUNTED	2195
TOTAL AUXILIARY BALLOTS	2
TOTAL BALLOTS CAST	2197

CERTIFICATION

We, the undersigned election officials duly sworn, do declare that, in accordance with 21-A MRSA §698, we have publicly sorted, counted, declared, recorded, and packaged all Ballots cast at the Municipal Election held on June 09, 2026.

Kurt D Vanadestine
Clerk's Signature

THIS BOX IS FOR COUNCIL SIGNATURES ONLY **Majority of Municipal Officers**

DATED: ______________________

A true copy:

Attest: ______________________

CLERK'S RETURN OF VOTES CAST
Municipal Election
MUNICIPALITY: ELLSWORTH W-1-4
June 09, 2026

TOTAL BALLOTS CAST: Record the total number of Municipal ballots cast. (If no votes were cast, write "none" or "0")

Total Number of Ballots Cast 2197

Question One:

Do you favor approving the City of Ellsworth school budget for the upcoming school year that the City Council adopted at the Ellsworth City Council Meeting held on April 09, 2026?

1440 Yes   701 No   56 Blanks

Question Two:

Do you wish to continue the budget validation referendum process in the City of Ellsworth for an additional three years?

1574 Yes   535 No   88 Blanks

Question Three:

Shall the municipality approve the charter amendment summarized below?

1583 Yes   558 No   56 Blanks

Kurt D Vanadr
Clerk's Signature

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
CC: Charles Pearce, City Manager
From: Suzanne McLean, Tax Collector/Deputy Treasurer
Date: June 15, 2026
Re: June 2026 Agenda Request – Set tax due dates

Suggested Motion:
Move to approve the request of the Tax Collector/Deputy Treasurer to set the FY27 real estate and personal property tax due dates to September 10, 2026, and March 11, 2026. As well as approving the Order of the Municipal Officers to allow for the Tax Collector and Treasurer to apply Tax payments against the oldest unpaid tax bills.

Background 1:
The City of Ellsworth offers two installments for the Real Estate and Personal Property taxes. Historically, the first installment has been due on the second Thursday in September and the second installment due on the second Thursday the following March.

The last few years the tax bills have gone out late causing us to comeback to council and ask for an extension on the due date and interest dates. We now have a better process and more help with the assessing contracted workers. I do not anticipate having to return to request the dates be changed.

Background 2:
An Order of the Municipal Officers on the application of real estate and personal property tax payments was approved last year (FY2026). I am requesting this Order be approved again this year. This order allows the Tax Collector and Treasurer to apply tax payments against the oldest unpaid tax bills.

> Pursuant to Title 36, Maine Revised Statutes Annotated, section 906, states that "The municipal officers of a municipality may, upon request of the municipal treasurer or the tax collector, require that any tax payment received from an individual as payment for any property tax be applied against outstanding or delinquent taxes due on that property in chronological order beginning with the oldest unpaid tax bill. Taxes may not be applied for which an abatement request or appeal has not been resolved unless approved in writing by the taxpayer."

Benefit:
By adopting this policy, it has assisted the City in several ways:

- Provides for easier bookkeeping/recordkeeping
- Prevents taxpayers from paying just the current taxes to avoid a lien for the current year and disregarding delinquent taxes
- Ensures the City includes the necessary language on all tax notices notifying residents that tax payments will be applied to the oldest tax first. If a taxpayer thinks they have

paid their current taxes, but is unaware of delinquent taxes they may become irate when the property goes to foreclosure for the unpaid delinquent taxes. However, because the City included the necessary language on all tax notices they will still be able to legally proceed with the foreclosure.

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: June 15, 2026
Re: Business License Renewals

Suggested Motion:

Move to approve the Business License renewals as presented.

Background:
Before Council approval, each business owner must pay the renewal fee, settle all applicable personal property taxes, and complete inspections by Code Enforcement and the Fire Inspector. If any requirement is unmet, the license is postponed until the following month.

All licensing fees have been paid, inspections done and licensed signed off on by all required departments. Additional details regarding Rosenburg Smith Enterprises renewal application is provided in a subsequent memo.

City of Ellsworth
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 669-6680
ellsworthmaine.gov

MEMO

To: City Council
CC: Charles Pearce, City Manager
From: Clerk's Office
Date: June 15, 2026
Re: Adult Use Cannabis Conditional Approvals

Suggested Motion:
Move to conditionally approve all six Adult Use Cannabis applications and authorize the City Clerk's Office to proceed with the lottery process.

Background:
For a 30-day period beginning April 14, the city accepted applications for Adult Use Cannabis Stores. Six (6) applications were received, reviewed, and determined to be complete.

Because this is a new process, staff sough guidance from the City Attorney on several issues, including:

1. Whether two applications that appear similar could both proceed through the process.
2. Whether the city may impose conditions or stipulations on licenses awarded through the lottery process.

The City Attorney's guidance is summarized as follows:

Similar Applications
Although two applications share the same last name and address information, the ordinance does not prohibit members of the same family or household from submitting separate applications. The determining factor is whether the same individuals or entities hold a business interest in more than one application. Base on the applications submitted and a review of corporate records, the City Attorney found no evidence that the ownership interests overlap. Therefor, he does not believe there are ground to disqualify either application, provided all other ordinance requirements are met.

License Conditions

The ordinance authorizes the City Council to impose reasonable terms and conditions necessary to protect public health, safety, and welfare. For example, while the application requires a 24/7 emergency contact, it does not specify a response time. The City Attorney believes the city may establish a reasonable response-time requirement, provided it is applied consistently to all licensees.

Next Steps

- Conditional approval of applications by the City Council – June 15, 2026
- Lottery drawing conducted by the Clerk's Office – June 22, 2026
- Lottery results posted on the city website – June 23, 2026
- Written invitation sent to lottery winners – week of June 22, 2026
- Winners will pay their licensing fee and prepare their location for business. Before official license is issued, they will be required to follow the normal business license process of an inspection from the Code Enforcement office and the Fire Inspector and having their licenses signed off on by all appropriate parties. They will then be placed on the next City Council meeting for their final approval.

Conclusion

As staff prepares to move forward with the application process, guidance is requested from the Council regarding whether all six applications should proceed as submitted and whether any conditions or stipulations should be attached to licenses awarded through the lottery process.

City of ELLSWORTH
Business, Leisure, Life.

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
CC: Charles Pearce, City Manager
From: Suzanne McLean, Tax Collector/Deputy Treasurer
Date: June 15, 2026
Re: June 2026 Agenda Request – Set interest date on overdue taxes for FY 2027

Suggested Motion:
Move to approve The request of the Tax Collector/Deputy Treasurer to set the interest rate on overdue taxes at 5%

Background:
This interest rate is established by the Treasurer of State and is based on the prime rate as published in the Wall Street Journal on the first business day of the calendar year. The maximum rate of interest that can currently be charged per Title 36, M.R.S.A. Section 505 is 7%.

Overview:
Taxes are considered delinquent, and interest begins to accrue on each installment the first day after its specified due date. Should the proposed dates of September 10, 2026 and March 11, 2027, be approved, interest will begin to accrue on September 11, 2026 and March 12, 2027.

The interest accrued is added to and becomes a part of the taxes.

Generally, in the past the City has stayed within 2 or 3 points of the maximum rate.

The table below lists what the State of Maine's maximum rate has been for the past 5 years, compared to what the City has set for a rate.

Fiscal Year	State Maximum	City's Rate
2026	7.5	6.0
2025	8.5	6.0
2024	8.0	6.0
2023	4.0	4.0
2022	6.0	6.0

Tax Office
1 City Hall Plaza ▪ Ellsworth, ME 04605-1942
Phone (207) 667-2563 ▪ Fax (207) 667-4908
smclean@ellsworthmaine.gov

Memo

To: City Council
CC: Charles Pearce, City Manager
From: Suzanne McLean, Tax Collector/Deputy Treasurer
Date: June 15, 2026
Re: June 2026 Agenda Request – Award of Contract for Real Estate Brokerage Services for Municipal Tax-Acquired Properties

---

Suggested Motion

Move to award the contract for real estate brokerage services for the listing, marketing, and sale of municipal tax-acquired properties to Better Homes and Gardens Real Estate The Masiello Group, based on the results of the City's Request for Proposals process, and authorize the City Manager to execute the agreement and related documents necessary to implement the contract and comply with the requirements of 36 M.R.S. § 943-C.

Background

The City of Ellsworth issued a Request for Proposals (RFP) through the OpenGov procurement platform seeking qualified real estate professionals interested in providing brokerage services for municipal tax-acquired properties. The objective was to establish a contractual relationship with a firm capable of effectively marketing and selling City-owned tax-acquired properties while ensuring transparency, broad market exposure, and compliance with applicable municipal and statutory requirements.

The RFP was publicly advertised and made available through OpenGov. A total of seven (7) proposals were received by the submission deadline.

Statutory Requirements

Recent amendments to Maine law governing the sale of municipal tax-acquired property require municipalities that elect to sell foreclosed tax-acquired property to a third party to market and sell such property through a licensed real estate broker or agent. The law further requires municipalities to list the property at the highest reasonable anticipated sale price and to market the property through a licensed broker who is not an elected or appointed municipal official and is not employed by the municipality. In addition, the statute establishes procedures for notifying former owners and distributing any excess sale proceeds as required by law. Accordingly, the City's issuance of this RFP and selection of a qualified real estate brokerage firm are necessary to ensure compliance with 36 M.R.S. § 943-C and the current statutory requirements for the disposition of tax-acquired property.

Fiscal Impact
Compensation will be paid from sale proceeds as provided in the contract. No additional appropriation is required.

Evaluation Process
Proposals were reviewed and scored independently by a three-member evaluation committee. Evaluation criteria and weighted scoring were established in the RFP as follows:

Experience and Qualifications (30 Points)
Demonstrated experience in residential, commercial, and land sales;
Experience working with municipalities or other public-sector entities;
Familiarity with tax-acquired, distressed, or surplus property transactions.

Approach and Methodology (25 Points)
Quality and clarity of the proposed marketing strategy;
Understanding of statutory requirements and municipal constraints;
Ability to ensure broad market exposure and competitive sales opportunities.

Compensation Proposal (20 Points)
Proposed commission structure;
Additional fees or costs;
Overall cost-effectiveness to the City.

Local Market Knowledge (15 Points)
Knowledge of the Ellsworth-area real estate market;
Demonstrated success in similar geographic markets.

References (10 Points)
Quality of references from municipalities or similar clients;
Past performance and reliability.

Consensus Scorecard
The scorecard is attached to this memo.

Recommendation
Based on the evaluation results, staff recommends awarding the contract to Better Homes and Gardens Real Estate The Masiello Group. The selected proposer received the highest overall evaluation score and demonstrated the experience, market knowledge, marketing capabilities, and qualifications necessary to successfully represent the City in the sale of tax-acquired properties.

The recommended firm also presented a compensation structure that staff determined to be fair, competitive, and in the best interests of the City.

Vendor	**Experience and Qu** Points Based 30 Points (30%)	**Approach and Met** Points Based 25 Points (25%)	**Compensation Pro** Points Based 20 Points (20%)	**Local Market Know** Points Based 15 Points (15%)	**References** Points Based 10 Points (10%)	**Total Score (Max Score 100)**
Bang Realty	26.67	21.33	18.33	8	7	**81.3**
Better Homes and Garden	26.67	24	19	14.67	8	**92.3**
Listings Direct	23.33	22.33	18.67	10.33	7.67	**82.3**
McAllister Real Estate	30	24.33	16.67	11	9.67	**91.7**
NextHome Experience	25	24.33	19	10	8.33	**86.7**
Real Broker, LLC	26.67	23	18.33	15	9	**92**
Tim Dunham Realty	23.33	23.33	19.33	8.33	9.33	**83.6**

City of Ellsworth
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 669-6680
ellsworthmaine.gov

MEMO

To: City Council
CC: Charles Pearce, City Manager
From: Ebony Kramp-Dowling
Date: June 15, 2026
Re: Reappointments

Suggested Motion:

Move to approve the reappointments as presented, with the following modifications: the Harbor Commission's appointment of Jeff Gordon as a full member and the Cemetery Commission's establishment of new term dates for appointments going forward.

Background:

Each June, the appointment and reappointment of City officials are presented to the City Council for consideration. While staff reappointments are generally straightforward, the reappointment process for committee and commission members includes an additional review. Committees and commissions were asked to meet and provide a recommendation regarding whether members whose terms are expiring should be reappointed.

Title: Appointments of City Officials by the City Council

****

WHEREAS, the City Charter or Statutes provide that the following officials be appointed by the City Council, and

WHEREAS, several of the appointments made by the City Council expire at midnight on June 30, 2026; it is hereby

ORDERED, that the following persons are appointed to the position indicated for a term to expire as indicated below:

OFFICE	INCUMBENT	TERM TO EXP.
Agent to the Overseers	Charles Pearce	06/30/2027
Fair Hearing Authority	Charles Pearce	06/30/2027
City Clerk	Suzanne McLean	06/30/2027
Registrar of Voters	Suzanne McLean	01/01/2028
Freedom of Access Off.	Suzanne McLean	06/30/2027
Assessor	Larry Gardner	06/30/2027
Tax Collector	Suzanne McLean	06/30/2027
Treasurer	Vacant	06/30/2027

Planning Board Member current term to expire 06/30/2026, request to appoint until 06/30/2031:

Michael Hangge

Board of Appeals Member current term to expire 06/30/2026, request to reappoint until 06/30/2031:

Jarad Wilbur
Stephen Shea

Harbor Commission Members current term to expire 06/30/2026, request to reappoint until 06/30/2029:

Frank Pierson
~~Patrick Downey~~

Harbor Commission Members Alternate current term to expire 06/30/2026, request to reappoint until 06/30/2027:

Jeff Gordon

Historic Preservation Commission Members current term to expire 06/30/2026, request to reappoint until 06/30/2029:

Payden Maddocks-Wilbur

Arbor Commission Members current term to expire 6/30/2026, request to reappoint until 6/30/2027:

Casey Hanson
Jamie Lambert
Mary Blackstone
Jay Barnes
Iain Drummond
Teresa Davis
Austin Schuver

Cemetery Commission Members current term to expire 06/30/2026, request to reappoint as recommended in their memo:

Dottie Vachon
Tiffany Tate
Albert Scott
Natascha Minze
Terri Cormier
Teresa Davis

City of ELLSWORTH
Business, Leisure, Life.

Planning Board

City of Ellsworth Maine

MEMORANDUM

To: City Council
CC: Brittany Merrill, City Planner
From: John DeLeo, Planning Board Chair
Date: April 7, 2026
Subject: Recommendation for Reappointment to the Planning Board

I am writing to recommend the **reappointment of Mike Hangge** to the **Planning Board** for a term beginning **July 1, 2026** and ending **June 30, 2031.**

Mike Hangge has demonstrated consistent dedication to the work of the Planning Board. Over the course of the current term, he has contributed valuable insight to public hearings, development reviews, and long-range planning discussions. This participation has supported the Board's ability to provide thorough, well-reasoned recommendations to the Council and uphold the community's planning goals.

Reappointing Mike Hangge will provide continuity, maintain institutional knowledge, and ensure the Board remains well-equipped to address upcoming projects and policy discussions.

For these reasons, I respectfully recommend that the Council approve the reappointment.

John DeLeo, Planning Board Chair

City of Ellsworth
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 669-6680
ellsworthmaine.gov

MEMO

To: City Council
CC: Charles Pearce, City Manager
From: Robert Grant
Date: June 15, 2026
Re: Board of Appeals Reappointments

Background:

On May 27, 2026, the Board of Appeals voted unanimously to recommend the reappointment of members Stephen Shea and Jarad Wilbur to five-year terms beginning July 1, 2026 and ending June 30, 2031.

Parks, Recreation & Facilities
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 667-2563
ellsworthmaine.gov

Memo

To: City Council
CC: Charles Pearce, City Manager
From: Roddy Ehrlenbach, *Director -- Parks, Recreation & Facilities*
Date: May 26th, 2026
RE: Harbor Commission Reappointments

Recommended Motion:

"Move to appoint the Jeff Gordon, as fulltime Members, to the Ellsworth Harbor Commission with 3-year terms, effective July 1, 2026"

Background:

The Harbor Commission currently has three member terms expiring on June 30, 2026: Full Members Frank Pierson and Patrick Downey, and Alternate Member Jeff Gordon. Full Member appointments are for three-year terms, while the Alternate Member appointment is for a one-year term.

Mr. Downey had resigned from the Commission prior to the expiration of his term. To fill the resulting vacancy, the Harbor Commission recommends appointing current Alternate Member Jeff Gordon to a Full Member position. This appointment would ensure continuity on the Commission and maintain experienced membership representation.

City of Ellsworth
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 669-6680
ellsworthmaine.gov

MEMO

To: City Council
CC: Charles Pearce, City Manager
From: Historic Preservation Commission
Date: June 15, 2026
Re: Commission Reappointment

Background:

The Historic Preservation Commission would like to recommend the reappointment of Payden Maddocks-Wilbur to the Commission.

City of Ellsworth
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 669-6680
ellsworthmaine.gov

MEMO

To: City Council
CC: Charles Pearce, City Manager
From: Casey Hanson, Commission Chair
Date: June 15, 2026
Re: Arbor Commission Reappointments

The Arbor Commission recommends reappointment of the following members:

Casey Hanson, Chair
Mary Blackstone
Jamie Lambert
Jay Barnes
Iain Drummond
Teresa Davis
Austin Schuver

Valencia Libby resigned sometime in the last year so she is not on their reappointment list.

Parks, Recreation & Facilities
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 667-2563
ellsworthmaine.gov

City of ELLSWORTH Business, Leisure, Life.

Memo

To: City Council
CC: Charles Pearce, City Manager
From: Roddy Ehrlenbach, *Director -- Parks, Recreation & Facilities*
Date: May 26th, 2026
RE: Cemetery Commission Reappointments

Recommended Motion:

Move to appoint the following individuals to the Ellsworth Cemetery Commission for the terms indicated, effective July 1, 2026:

- *Dottie Vachon – three-year term (6/30/2029)*
- *Terri Cormier – three-year term (6/30/2029)*
- *Teresa Davis – two-year term (6/30/2028)*
- *Albert Scott – two-year term (6/30/2028)*
- *Natascha Minze – one-year term (6/30/2027)*
- *Tiffany Tate – alternate member, one-year term. (6/30/2027)*

Background:

All current members of the Cemetery Commission are scheduled to term out on June 30, 2026, as each member was originally appointed when the Commission was established in 2025. Following review and discussion, the Cemetery Commission recommends the reappointment of its current membership to staggered terms in order to maintain continuity and institutional knowledge on the Commission. The recommended staggered appointments will establish a rotating term structure for future appointments while ensuring continued oversight and support for cemetery-related matters.

City of Ellsworth
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 669-6680
ellsworthmaine.gov

MEMO

To: City Council
CC: Charles Pearce, City Manager
From: Ebony Kramp-Dowling
Date: June 15, 2026
Re: Staff Confirmations

Suggested Motion:

Move to approve the confirmations as presented.

Background:

Each June, the appointment and reappointment of City officials are presented to the City Council for consideration. While staff reappointments are generally straightforward, the reappointment process for committee and commission members includes an additional review. Committees and commissions were asked to meet and provide a recommendation regarding whether members whose terms are expiring should be reappointed.

Title: Confirmation of City Manager's Appointments

****

WHEREAS, the City Charter provides that the City Manager appoints certain department heads or officers subject to confirmation by the City Council, and

WHEREAS, several of the appointments made by the City Council expire at midnight on June 30, 2026; it is hereby

ORDERED, that the following persons are appointed to the position indicated for a term to expire as indicated below:

OFFICE	INCUMBENT	TERM TO EXP.
Deputy City Manager	Sara Devlin	6/30/2027
Executive Assistant	Ebony Kramp- Dowling	6/30/2027
Deputy City Clerk	Ebony Kramp-Dowling	6/30/2027
Deputy Registrar of Voters	Ebony Kramp-Dowling	6/30/2027
HR Manager	Kerri Taylor	6/30/2027
HR Specialist	Lorina Look	6/30/2027
Director of Social Services	KaTina Vanadestine	6/30/2027
Deputy Dir. of Social Services	Suzanne McLean	6/30/2027
Deputy Dir. of Social Services	Katlyn Miller	6/30/2027
Deputy Registrar of Voters	KaTina Vanadestine	6/30/2027
Deputy City Clerk	KaTina Vanadestine	6/30/2027
Deputy City Clerk	Katlyn Miller	6/30/2027
Deputy Registrar of Voters	Katlyn Miller	6/30/2027
Deputy Registrar of Voters	Victoria Harris	6/30/2027
Deputy City Clerk	Victoria Harris	6/30/2027
Finance Director	Vacant *	6/30/2027
Treasurer	Vacant*	6/30/2027
Deputy Finance Dir.	Ashlie Brown	6/30/2027
Deputy Treasurer	Ashlie Brown	6/30/2027
Deputy Treasurer	Suzanne McLean	6/30/2027
Deputy Treasurer	Debra Worden	6/30/2027
Assistant Deputy Treasurer	Lea Cagulada-Pierce	6/30/2027
Deputy Tax Collector	Virginia Derise	6/30/2027
Deputy Tax Collector	James Killam	6/30/2027
Communications Director	Amy Kenney	6/30/2027
City Planner	Brittany Merrill	6/30/2027
Dir. of Planning and Urban Dev.	Danielle Gift	6/30/2027
Police Chief	Troy Bires	6/30/2027
Deputy Chief	Shawn Willey	6/30/2027
Police Captain	David Lord	6/30/2027
Fire Chief	Scott Guillerault	6/30/2027
Deputy Fire Chief	Richard Parker	6/30/2027
Fire Captain	Benjamin Freedman	6/30/2027
Fire Captain	Kenneth Lemoine	6/30/2027
Fire Captain	Tyler Kennedy	6/30/2027
Fire Captain	Tyler Isherwood	6/30/2027

Fire and Life Safety Insp.	Thomas Canavan	6/30/2027
Safety Officer	Thomas Canavan	6/30/2027
Dir. Of Emergency Prep.	Scout Guillerault	6/30/2027
Public Works Director	Michael Harris	6/30/2027
Highway Foreman	Brian Moon	6/30/2027
Harbormaster	Roddy Ehrlenbach	6/30/2027
Supt. Of Water	Eric Nystrom	6/30/2027
Supt. Of Wastewater	Michael Harris	6/30/2027
Economic Dev. Dir.	Twila Fisher	6/30/2027
Technology Systems Adm.	Jason Ingalls	6/30/2027
Facilities Director	Daniel Gastaldi	6/30/2027
Code Enforcement Officer	Robert Grant	6/30/2027
Electrical Inspector	Robert Grant	6/30/2027
Health Officer	Robert Grant	6/30/2027
Plumbing Inspector	Robert Grant	6/30/2027
Building Inspector	Robert Grant	6/30/2027
Dep. Code Enforcement	Andrew Lutterloh	6/30/2027
Dep. Electrical Insp.	Andrew Lutterloh	6/30/2027
Dep. Health Officer	Andrew Lutterloh	6/30/2027
Dep. Plumbing Insp.	Andrew Lutterloh	6/30/2027
Dep. Building Insp.	Andrew Lutterloh	6/30/2027
Assistant Assessor	Tracy Scheckel	6/30/2027
Deputy Harbormaster	John Babine	6/30/2027
Deputy Harbormaster	Jasper Gritter	6/30/2027
Tree Warden	Danielle Gift	6/30/2027

Ellsworth
The FRIENDLY CITY

BOOM AND GLOOM

FY27 Budget Memo and Long-Term Fiscal Outlook

City of Ellsworth, Maine

To: Ellsworth City Council
From: Charles Pearce, City Manager
Re: FY27 Budget Final Recommendations, Growth Pressures, and Long-Term Fiscal Sustainability
Date: 6-11-26

Suggested Motion

Move to adopt the following budget for the fiscal year 2027. Be it hereby resolved, that the sum of $29,317,004 which constitutes the estimated requirements of the various city accounts for the Fiscal Year 2027, based upon the budget submitted by the City Manager as provided by the Charter, be raised assessments upon the inhabitants of the City of Ellsworth and upon the estates on non-resident proprietors with the City for the present municipal year, and that the sums hereby appropriated, in addition to sums as otherwise provided, the amount for each purpose being specified as presented, subject to ratification of the School Budget voted on by the residents on June 9, 2026. It is further resolved that the City of Ellsworth City Council approves the budgets for the following departments in the amount specified as presented. The total Wastewater expenditures being $2,209,748 and the total water expenditures being $1,963,430.

Executive Summary

This memo is titled "Boom and Gloom" because it reflects the honest story of Ellsworth at this moment.

The boom is real. Ellsworth is growing at a rate few Maine communities are experiencing. The tax base has expanded significantly, and new housing, businesses, hotels, commercial activity, public infrastructure investment, and interest from developers and employers all point to a city with extraordinary momentum.

The gloom is also real. Growth does not arrive quietly. It increases pressure on roads, public safety, assessing, planning, code enforcement, finance, parks, facilities, water, solid waste, technology, staff capacity, and the public's expectations of government.

This budget is not built around a long list of new discretionary programs. In fact, this year's budget exercise has largely been about saying no and cutting prior years' commitments further. Even after reducing two full-time positions, cutting or eliminating discretionary programs and non-restricted accounts, and nearly eliminating non-certification training and travel budgets, the City is still facing an 8.1% increase in municipal service costs, an 8%

increase in the school budget recently approved by voters by nearly a 2-to-1 margin, and a 10% increase in the County government contribution. These increases are driven by employee benefits, collective bargaining obligations, public safety base costs, road debt service, inflation in core municipal inputs, County costs, revenue corrections, and infrastructure needs that can no longer be deferred, including Bayside Road, the school track, and a replacement fire engine. The most recent budget workshop with the City Council was illustrative of the challenge: after several weeks of staff work on a third round of cuts that preserved core services while saving a little over $100,000, the deployment of a reservist firefighter to the Middle East and an injury within the department required the City to bring in part-time firefighters and provide benefits for those employees in the next fiscal year, eliminating those savings and then some.

The question before the City Council is not whether Ellsworth is doing well. It is. The city of Ellsworth has been adding around $500,000 in new business/residential/commercial taxation per year (apart from just general valuation increases to existing properties) which helps mitigate the impact of these increases closer to inflation. But the question is whether we can manage this growth success story honestly and sustainably, without allowing short-term frustration to weaken the systems needed to support continued growth and bring future taxation levels closer to inflation as it was in the previous fiscal cycle.

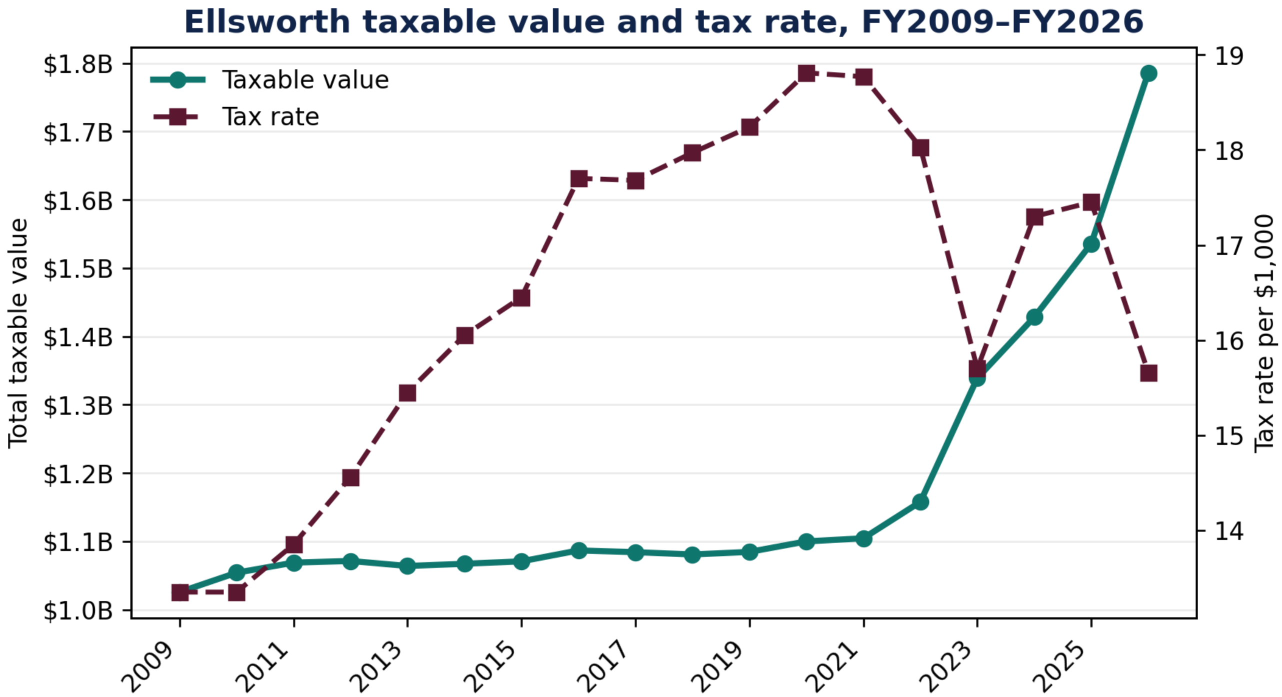
I. The Boom: Ellsworth's Growth Is Real, Broad, and Strategically Important

Ellsworth is in one of the strongest growth positions of any small city in Maine. Recent growth analysis show a 36.7% population increase from 2000 to 2024, a growth rate roughly 3.6 times the statewide rate, more than $700 million in valuation growth since roughly FY2021, and hundreds of new permit activities last year.

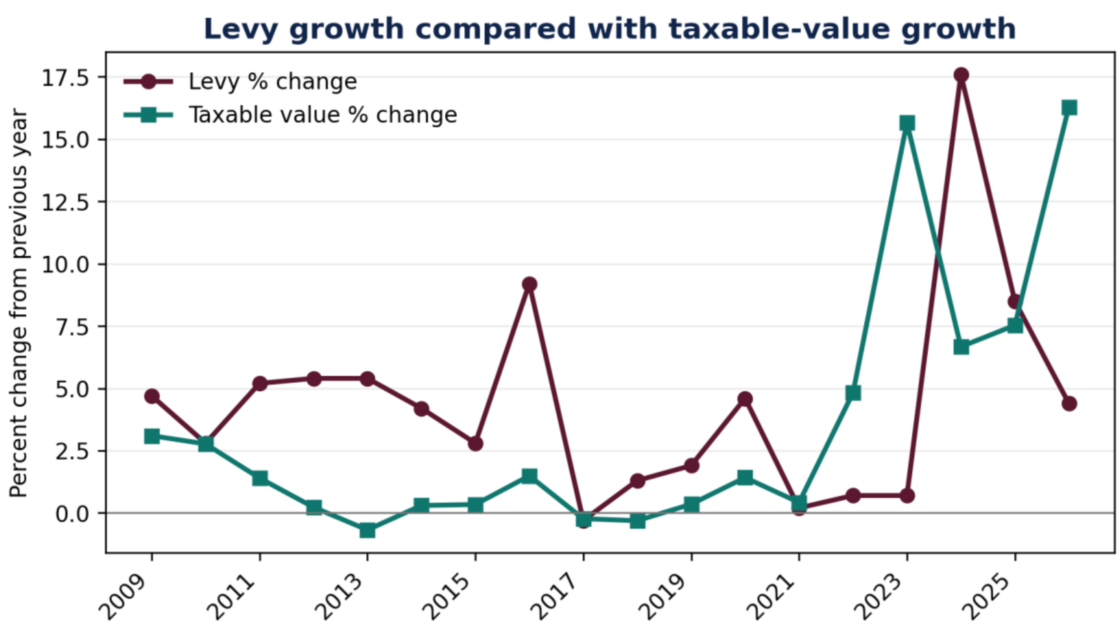
That growth is not abstract. It is showing up in real projects: a new Hilton Home2 Suites, 2 new tractor dealerships, a new Dysart's gas station, reinvestment interest in the Maine Coast Mall, continued Maine St/High St. low vacancy rates for businesses, and housing developers who continue to reach out about building in Ellsworth with hundreds of units either under construction or in the pipeline and through the planning board. There are not many places in America where housing growth is this significant, and people are buying malls to invest more money in them and keep them as malls. That is a good sign for the city.

The City's competitive tax position also matters. A tax rate of 15.66 remains comparatively favorable for a service-center community, and the City's property-tax burden as a share of median household income remains relatively low compared with many peers. (Next year's rate will be published after the commitment is finalized and growth projections are built in).

This combination of growth and relative tax competitiveness is one of Ellsworth's greatest strategic advantages. It creates the possibility of a broader tax base, more housing choices, stronger public services, better parks, better roads, more downtown activity, and more private investment.



Taxable value has accelerated sharply in recent years while the FY2026 tax rate dropped to 15.66.



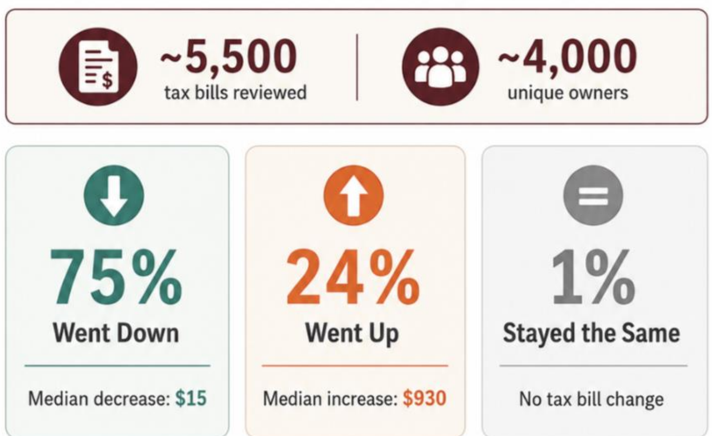
Levy growth and taxable-value growth should be read together; valuation growth helps broaden the base but does not eliminate operating pressures.

II. Most Taxpayers Saw Decreases Last Year - But the Aggregate Tax Shift Was Shocking on Waterfront Owners

One of the most important facts for public understanding is that last year's tax impact was not evenly experienced across the community. And while the city overall increased spending by around 4% in FY26 that growth was not distributed evenly across the property tax base due to changes in valuations.

For the FY26 tax bill the roughly 5,500 tax bills the city sends out, roughly 75% had a tax decrease. At the same time, a smaller group of larger increases had to bear the vast majority of the city/school spending increase of 4% with residential waterfront properties accounting for the largest concentration of increases.

This complicates the narrative that "everyone's taxes exploded." That is not what the data shows but it also does not mean the people who saw large increases are wrong to be upset, even furious. For some taxpayers, especially the waterfront which experienced a 31% increase in valuation in a single year, that created very real hardship. A low comparative mill rate does not feel low to a property owner whose valuation increased sharply. The City Council and City Manager by state law do not have influence over the valuation changes of the city and now that we are at or above the state thresholds for keeping up valuation expectations that if not met would hurt revenue sharing for programs like Business and Equipment Tax Exemptions (BETE), we do not anticipate further dramatic shifts in the tax mix. The Assessing department has noted they anticipate a roughly 3% across all property type increase this year and once the levy is finalized we will be holding a council presentation on how new growth in the city and valuation changes finalize the mill rate.



Tax Comparison Among Maine Communities

	Population	Median Household Income	Median value, owner-occupied housing unit	Property tax rate (per $1,000)	Property tax (on median home)	Property tax as % of median income	Annual Debt Service
Auburn	24,294	$66,552	$254,600	$22.88	$5,825	8.75%	$11,799,434
Augusta	18,899	$48,756	$188,900	$24.40	$4,609	9.45%	$4,998,535
Bangor	31,633	$58,096	$206,300	$17.70	$3,652	6.29%	$4,197,910
Bar Harbor	5,198	$74,408	$451,800	$10.25	$4,631	6.22%	$4,030,464
Bath	8,801	$65,565	$285,400	$16.10	$4,595	7.01%	$229,000
Belfast	6,985	$61,322	$307,700	$16.34	$5,028	8.20%	$542,801
Brewer	9,654	$51,490	$218,100	$15.40	$3,359	6.52%	$2,420,927
Bucksport	4,982	$63,548	$237,900	$15.50	$3,687	5.80%	$575,037
Ellsworth	8,550	$70,990	$214,500	$15.66	$3,359	4.73%	$1,030,646
Freeport	8,736	$108,864	$445,800	$13.85	$6,174	5.67%	$116,300
Hampden	7,831	$107,901	$280,800	$17.65	$4,956	4.59%	$491,984
Houlton	6,051	$53,616	$124,000	$19.40	$2,406	4.49%	
Portland	69,104	$83,399	$494,400	$11.98	$5,923	7.10%	$60,899,384
Rockland	6,991	$55,276	$234,400	$16.58	$3,886	7.03%	$1,542,801
Skowhegan	8,639	$51,216	$157,100	$14.40	$2,262	4.42%	$1,944,707

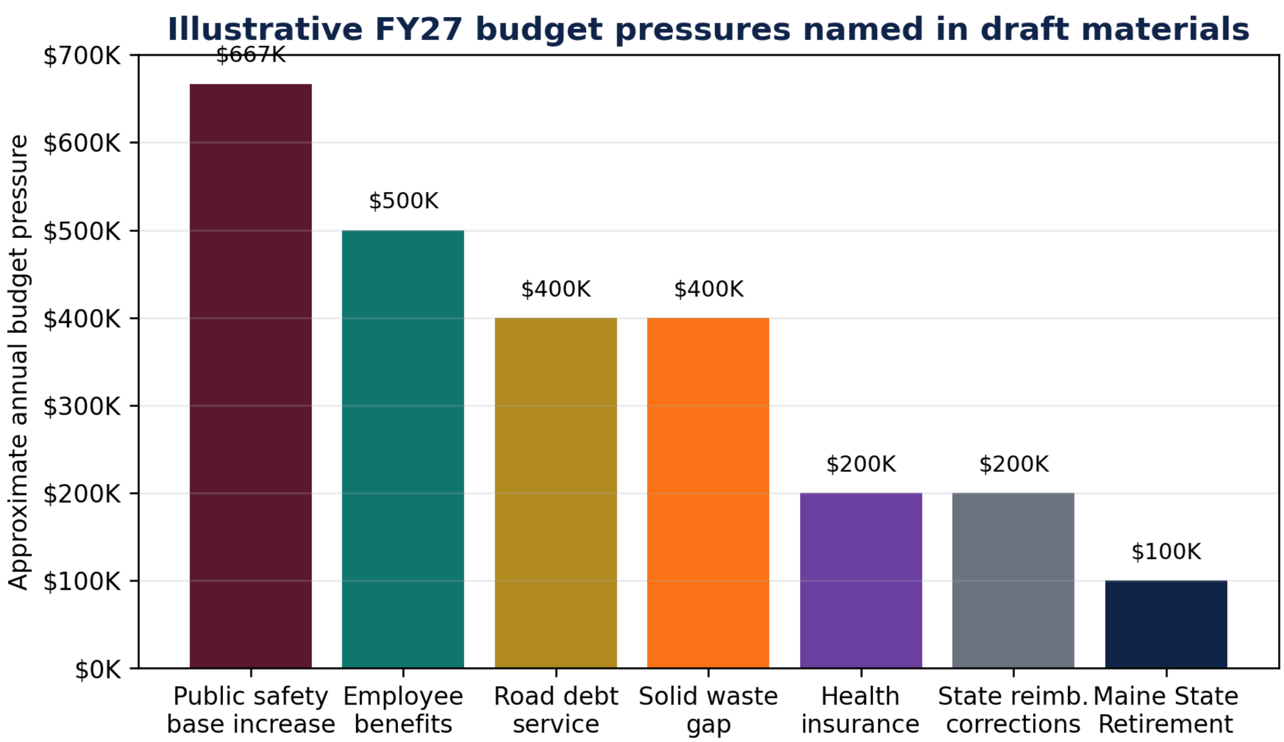
III. The Gloom: Growth Is Not Free

The growth that helps keep Ellsworth competitive also creates immediate service demands. More homes mean more inspections, more road use, more emergency calls, more assessing work, more code enforcement, more public works demand, more solid waste, more records, more customer service, more utility planning, and more pressure on public spaces.

For several years, the City absorbed growth while many internal systems did not modernize at the same pace. During that same period, staff turnover was high, institutional knowledge left the organization, audits fell behind, departments overspent by hundreds of thousands of dollars without notifying the council/public, and several core administrative functions were stretched extremely thin and were on the verge of collapse.

This budget is therefore not simply a one-year spending document. It is part of the larger process of rebuilding the operating systems of city government so Ellsworth can handle the growth it is already experiencing.

This year was especially difficult because the things we are having to buy more and more of as a city are just the types of things that have experienced very high inflation levels recently. Health Insurance is up 17%. Gas is up 25% and that may be a hopeful estimate for next year. Salt is up 13% and we buy $170,000 worth of salt each year. Liquid calcium is up $15k – a 100% increase over the prior year – which is used to keep dirt down on our unpaved graded roads (which we have a substantial amount of) and to keep roads free of ice when the temperature drops below where salt would cause it to unfreeze.



General Figures from the last budget workshop. Health insurance/Maine state retirement are the largest portions of the employee benefits increase and are not separate to the ~$500,000 increase to that portion of the budget.

IV. What This Budget Says No To

This is one of the most restrained budgets I have worked on. The City has already said no to, deferred, or reduced many items that would be reasonable in a normal year. That is not because these items lack merit. Many are important. Some will become more expensive if deferred too long. But in this environment, the operating principle has been to preserve core services, avoid unnecessary new operating commitments, and prevent the City from building a budget on unrealistic assumptions.

Item	Budget action
Emerald Ash Borer tree pest management plan	Deferred
New IT position	Deferred despite major digital needs
Council chamber AV upgrades	Deferred
Major video-conferencing upgrades	Deferred
Code Enforcement assistant backfill	Not backfilled
Public Works/Parks and Recreation backfill	Held down / shared resources
HR training and professional development	Cut heavily
Travel and discretionary training	Cut heavily
Communications/website upgrades	Reduced or deferred
Operating-budget road capital	Reduced; future BAN/BOND cycle may be needed

V. Why Cutting General Government Alone Will Not Solve the Problem

There has been public discussion suggesting that the City can solve the tax problem simply by cutting administration, economic development, or general government. That is not an honest reading of the budget.

General government is one of the smaller areas of City spending and has had some of the smallest percentage increases over the past years, while many of the largest cost increases have come from in public safety, schools, benefits, county taxes, debt service, infrastructure, and non-discretionary operating costs. Increases in this budget cycle for Recreation/Facilities appear much larger than they are because we consolidated dozens of line items previously scattered throughout the budget to be in those two areas. And facilities is now managing the Moore Community Center, taking on additional costs, but also receiving additional revenue from the lessors of that building.

The City can always choose to cut administrative capacity. But that means fewer people to manage grants, coordinate infrastructure projects, process development, chase/comply with state and federal funding reimbursements, maintain financial controls, reconcile accounts, support audits, issue tax bills on time, manage procurement, enforce ordinances, support Council policy work, communicate with the public, and plan capital investments. In a slow-growth community, that might be damaging. In a fast-growth community, it would become self-defeating.

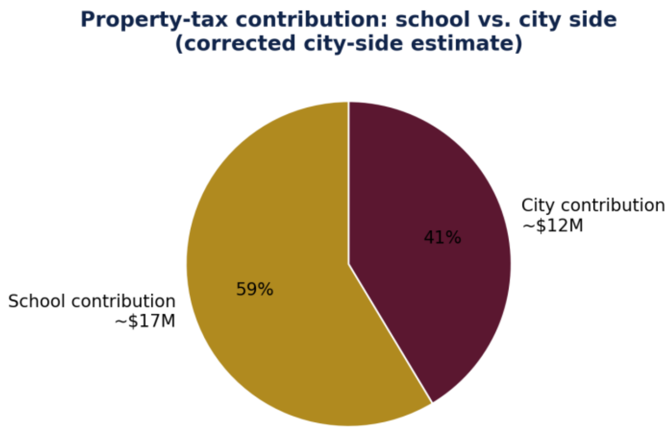
The City has made major public safety investments over the last several years. Those investments were needed. Ellsworth is a growing service-center community with regional traffic, regional employment, regional retail activity, expanding housing, increasing emergency medical needs, and a large daytime population that is not fully captured by resident population alone.

The Fire Department's move toward stronger EMS capability, police staffing, dispatch improvements, digital reporting systems, and public safety professionalization are all part of what a growing city requires.

But these investments have real costs. Public safety positions are among the most expensive in municipal government because they involve wages, benefits, overtime, specialized training, equipment, vehicles, facilities, supervision, and minimum staffing requirements. Once a city expands these services, it cannot simply reduce them without service consequences.

This budget does not propose reversing those investments. I do not recommend doing so. But Council and the public should understand that public safety growth is one of the central reasons the City's base budget base.

The same also goes for school spending which is now accounts for the bulk of property tax. And it is needed. Ellsworth has one of the lowest per pupil spending rates in the region. But trying to cut the smaller side of city government to make up for much larger increases in public safety and school costs is not a sustainable way to reduce overall tax burdens on citizens.



VII. Infrastructure: The Bill for Deferred Maintenance Is Coming Due

Ellsworth has major infrastructure needs. The City has completed a StreetScan that analyzed every stitch of road in the city for a condition assessment, and we now have a clearer picture of the scale of deferred road maintenance. We also have a new Capital Improvement Plan that details every bit of assets under the city's purview that we have prioritized by condition and need. The year one deferred maintenance backlog is estimated at approximately $20 million. While that number is daunting, it is better to know the condition of the system than to continue guessing. This is going to continue to be a major focus for the council in the coming months as we further prioritize what really needs to get done soon and how we are going to pay for it beyond just issuing more debt.

Last year's road work helped address real needs, $2 million in city owned roads, and $20 million in state road projects, but the debt service now appears in the operating budget. That is how infrastructure works when it hasn't been planned for over multiple fiscal cycles: the road gets fixed once, but the repayment affects multiple future budgets.

At the same time, several major infrastructure initiatives are underway or approaching, including water system stabilization and treatment-plant replacement, Bayside Road engineering and future reconstruction planning, Courthouse Road design and Merrill Lane extension, streetlight replacement, Capital Improvement Plan implementation, downtown and infrastructure planning, public asset improvements, and grant-matched opportunities. This is the first year in at least 6 years that the city has had a capital improvement analysis of all our depreciating assets. But now a lot of hard work on engineering and applying/securing state/federal grants to reduce the fiscal impact of those major infrastructure projects must commence in earnest. The magnitude of deferred maintenance is so large that some very tough choices on what to fix and what not to are ahead of us.

VIII. Financial Controls and Modernization Are Not Optional

One of the most important changes in the City's operating culture is the return to stronger financial controls. For too many years, budget issues were sometimes discovered late through audit findings rather than brought proactively to Council. That pattern cannot continue.

The City is now returning to a more disciplined practice: if a budget area is at risk of going over, staff will bring the issue to Council before the problem becomes an audit finding. The City is also working through account reconciliation, audit preparedness, procurement modernization, digital RFP processes, and better cost-center tracking so departments are more accurately charged for the services and software they use.

This matters because trust in government is built partly through delivery and partly through financial clarity. If the City is going to ask taxpayers to support core services, infrastructure, and growth management, it must also show that it can account for dollars accurately, forecast honestly, and bring problems forward early.

IX. The Work Already Underway

Even with a restrained budget, the City is not standing still. The current policy and project stack is already full. Major work already underway includes ordinance rewrite and modernization, TIF redesign and governance improvements, water treatment plant replacement work, assessing modernization and on-time tax bill reliability, Capital Improvement Plan development, Bayside Road engineering, Moore Community Center operations improvements, Courthouse Road and Merrill Lane planning extension planning, streetlight replacement, façade grants, Knowlton Park upgrades, parks and recreation system rebuilding, digital permitting, procurement, finance and reporting improvements, citywide performance reviews and SMART goals.

The expected result is more completed units, more private investment unlocked, more value captured on the tax rolls, and stronger public confidence that growth is being managed rather than merely experienced.

X. Revenue Options and Long-Term Sustainability

Expense restraint alone will not solve Ellsworth's long-term fiscal challenge. Council should continue evaluating revenue options that are fair and tied to service demand to reduce reliance on general property taxpayers and target non-Ellsworth residents when possible who utilize city services without contributing to the cost of those services. These include short-term rental licensing fees, solid waste fee redesign, downtown parking revenue or parking kiosks, strategic restricted economic development TIF allocations, state and federal grant matching, continued discussion of broader local-option revenue tools if enabled by state law, more disciplined reserve and capital planning, and better use of procurement systems to increase competition and control cost escalation.

I also recommend that the City consider forming a budget, audit, and fiscal sustainability committee made up of residents with business, accounting, finance, municipal, and capital planning expertise. The purpose would not be to replace the Council's authority. It would be to provide independent review, long-term modeling, and recommendations on revenue, reserves, debt, capital planning, and service sustainability.

Ellsworth needs a five-to-ten-year fiscal conversation, not just a one-year tax-rate political argument.

XI. Public Process, Misinformation, and the Need for Seriousness

This has been an unusually difficult budget season. The City has had extensive department-head meetings, repeated Council workshops, line-by-line budget discussions, and substantial public engagement. That public engagement is welcome. I am glad residents are attending meetings, asking questions, and weighing in on priorities.

At the same time, the level of conflict, misinformation, and personal targeting around local government has become a real operational strain. Staff are working under intense pressure. Some have been targeted on social media with posting of their picture and using language and casting aspersions in ways that go far beyond ordinary disagreement with government policy. That affects morale, recruitment, retention, and the ability of the organization to focus on the work. There are few places of work where employees have to endure that type of personalized antagonism.

Reasonable people can disagree about downtown public restrooms, TIF funding, road priorities, staffing, fees, or capital projects. Those are exactly the kinds of issues local government should debate. But slogans will not fix the budget. Neither will pretending that all cost increases are the result of government waste, that all tax pressure can be solved by cutting the smallest parts of government, or that taxing the rich/waterfront is a sustainable way to fund new investments without killing economic growth.

This sort of politicization of what is supposed to be non-partisan municipal government is also expensive. Both in terms of the time spent from staff on dealing with these issues which are unanticipated and incredibly disruptive to our focus on core services and future planning, and in terms of additional financial costs on the Ellsworth taxpayer. The city had to add $10,000 to the budget this year after experiencing a recount request of the last general election which cost the city significantly, and with a potential council recall election in the next fiscal cycle proposed there could by multiple additional unanticipated election costs in FY28.

XII. The Optimistic Path Forward

Despite the difficulty of this budget, I remain deeply optimistic about Ellsworth. The City has problems because it has opportunity. Many communities would trade places with Ellsworth in a heartbeat. We have population growth, valuation growth, private investment, a strong downtown, regional significance, major infrastructure projects, developers interested in building here, and community organizations willing to help.

And I think most importantly, we have a deep history of community engagement and involvement to take pride in this place and take care of it together that most growth towns and cities start to lose as they get bigger. We have examples of local partnership everywhere that are thriving. The Moose Lodge continues to look for ways to support community events and civic life in our recreation department that is under staffed. The Rotary Club has raised funds and partnered with Parks and Recreation on major improvements at DeMeyer Field and our Hancock County Technical Center. The Heart of Ellsworth continues to pursue grants and downtown improvements. To be at the recent Chamber of Commerce Dinner and see the citizens of the year and businesses that are contributing to Ellsworth's success story gives me so much hope in our shared future. Knowlton Park, the marina, the Moore Community Center, and other public assets are receiving renewed attention after years of deferred maintenance.

Those partnerships matter. They show that the future of Ellsworth is being built stronger every day by residents, nonprofits, businesses, volunteers, civic groups, to staff, to help "The Friendly City" thrive and be the type of place where the kids and grandkids of those who live here now will also want to call their home.

Title: Adoption of Budget for Fiscal Year 2027

BE IT HEREBY RESOLVED, that the sum of **$29,317,004** which constitutes the estimated requirements of the various city accounts for the Fiscal Year **2027**, based upon the budget submitted by the City Manager as provided by the Charter, be raised assessments upon the inhabitants of the City of Ellsworth and upon the estates on non-resident proprietors with the City for the present municipal year, and that the sums hereby appropriated, in addition to sums as otherwise provided, the amount for each purpose being specified as follows:

<u>ACCOUNT APPROPRIATIONS</u>

General Government

Code	**Type**	**Council Approved**
10-140	Assessing	301,152
10-120	City Clerk	219,103
10-110	City Manager	351,578
10-171	COBI	44,500
10-145	Code Enforcement	266,039
10-115	Communications	99,515
10-160	Elections	62,300
10-130	Finance	524,303
10-400	General Assistance	189,225
10-131	Human Resources	229,494
10-180	Joint Office	63,162
10-100	Legislative	44,589
10-150	Planning	226,021
10-135	Tax Office	244,679
10-170	Technology	555,229
	Totals	**3,420,889**

Employee Benefits

Code	**Type**	**Council Approved**
10-190	Employee Benefits	4,108,065
	Totals	**4,108,065**

Public Safety

Code	Type	Council Approved
10-220	Dispatch	545,880
10-210	Fire Department	2,952,259
10-200	Police Department	3,046,551
10-230	Public Fire Protection	518,259
10-240	Street Lights	145,500
10-250	Traffic Signals	68,100
	Totals	**7,276,549**

Public Works

Code	Type	Council Approved
10-300	Highway	2,820,255
10-320	Public Works Admin	403,130
10-340	Solid Waste	708,728
10-381	Water Supply Protection	58,055
	Totals	**3,990,168**

External Organizations

Code	Type	Council Approved
10-430	External Organizations	104,920
	Totals	**104,920**

Parks and Recreation

Code	Type	Council Approved
10-505	Arbor Commission	3,150
10-520	Harbor	131,863
10-504	Historic Preservation	0
10-510	Historical Society	111,260
10-515	Parks and Recreation	6,750
10-380	Parks/Trees/Cemeteries	0
10-530	Recreation	452,485
	Totals	**705,508**

Facilities Maintenance

Code	Type	Council Approved
10-600	City Hall	359,767
10-620	Outside Facilities	183,285
10-640	Misc City Property	113,700
	Totals	**656,752**

Debt

Code	Type	Council Approved
10-700	Debt	491,925
	Totals	**491,925**

County Tax

Code	Type	Council Approved
10-800	County Tax	821,101
	Totals	**821,101**

Library

Code	Type	Council Approved
10-500	Library	661,921
	Totals	**661,921**

Capital Improvements

Code	Type	Council Approved
90-900	Capital Improve	0
	Totals	**0**

TIF

Code	Type	Council Approved
36-000	TIF 1	168,838
36-165	Economic Dev	225,845
36-700	TIF Debt	50,000
37-000	TIF 2	343,803
38-000	TIF 3	88,229
39-000	TIF 4	135,431
	Totals	**1,012,146**

EXPENDITURE TOTALS

	Council Approved
General Government	3,420,889
Employee Benefits	4,108,065
Public Safety	7,276,549
Public Works	3,990,168
External Organizations	104,920
Recreation	705,508
Facilities Maintenance	656,752
Debt	491,925
County Tax	821,101
Library	661,921
Capital Improvements	0
TIF	1,012,146
TOTAL MUNICIPAL APPROPRIATION	**23,249,944**

REVENUE TOTALS

	Council Approved
Intergovernment Revenue	4,315,709
Municipal Taxes	2,464,000
Department Revenue	2,997,479
Other Revenue	527,000
Licenses and Permits	273,050
TOTAL MUNCIPAL REVENUE	**10,577,237**

NET MUNICIPAL BUDGET FOR FY 2026	**12,672,707**
ELLSWORTH SCHOOL DEPARTMENT	**16,644,297**
TOTAL TO BE RAISED BY PROPERTY TAXES FY 2027	**29,317,004**

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

The FRIENDLY CITY Ellsworth Maine

Office of City Treasurer

June 02,2026
To: City Council
CC: Charlie Pearce, City Manager
From: Ashlie Brown, Deputy Finance Director
Re: City of Ellsworth, Maine 2026 $3,000,000 Tax Anticipation Note

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Suggested Motion:

Move to award the Tax Anticipation Note low bid to Bar Harbor Bank & Trust, at an interest rate of 4.72%

Background:
On Tuesday, June 2, 2026 at 1:00 p.m., the City accepted bids for a Tax Anticipation Note (TAN). The proceeds of the TAN will be used for financing governmental activities and obligations of the City in anticipation of funds to be raised by taxation.
The results of the bids are as follows:

Financial Institution	Rate	Interest
Bar Harbor Bank & Trust	4.72%	$141,212.05
Bangor Savings	4.80%	$143,605.48
Machias Savings Bank	4.95%	$150,150.00 (With $250,000.00 deposit relationship)
Machias Savings Bank	5.15%	$156,216.67 (Without deposit relationship)
Franklin Savings Bank	5.23%	$151,475.00
First National Bank	5.69%	$172,596.67

Attached are copies of the bid requests and the bids received from the above local area banks.

If the City Council approves the low bidder for the Tax Anticipation Note, the above motion is suggested.

CITY OF ELLSWORTH

Council Order #062609:

TITLE: Authorization for Tax Anticipation Borrowing ($3,000,000)

By the Ellsworth City Council be it hereby ordered and resolved as follows:

VOTED: That, pursuant to Title 30-A, Section 5771 of the Maine Revised Statutes, as amended, and Section 7.09(d) of the City Charter, the Finance Director and Deputy Finance Director are hereby each individually authorized, in the name of and on behalf of the City, to borrow, at one time or from time to time during the fiscal year ending June 30, 2027, singly or in series, an aggregate amount not to exceed $3,000,000 in anticipation of the collection of taxes, such borrowing to be evidenced by the issuance of the City's tax anticipation note (the "Note").

VOTED: That the Note shall be issued and delivered to Bar Harbor Bank & Trust and shall bear interest at the rate of 4.72 %, and shall be payable at maturity out of money raised by taxation during the fiscal year ending June 30, 2027.

VOTED: That the Note shall be signed by the Finance Director or Deputy Finance Director and the Chair of the City Council.

VOTED: That the Finance Director and Deputy Finance Director are hereby each individually authorized, in the name of and on behalf of the City, to establish, determine and approve the time(s) of the sale, award and settlement of the Note, the purchaser of the Note, the dated date, maturity date (not to exceed 13 months from the issue date), denomination, interest rate, and all other terms, provisions and details of such Note, and to provide that such Note may be made subject to call for redemption, with or without premium, before its stated maturity dates, such determination and approval to be conclusively evidenced by his execution thereof.

VOTED: That the Finance Director and Deputy Finance Director are hereby each individually authorized, in the name of and on behalf of the City:

- To covenant and certify (a) that no part of the proceeds of the Note shall be used directly or indirectly to acquire any securities or obligations, the acquisition of which would cause such Note to be a "private activity bond" or an "arbitrage bond" within the meaning of Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "Code"); and

- To designate the Note as a qualified tax-exempt obligation for purposes of Section 265(b) of the Code, to the extent such designation is available and permissible.

VOTED: That the Finance Director and Deputy Finance Director are hereby each individually authorized, in the name of and on behalf of the City, to covenant with the purchaser of the Note on behalf of the City, that the City shall take whatever steps, including filing any reports and rebating any excess earnings, as may be required by federal law, and shall refrain from taking any action, as may be necessary or appropriate to ensure that interest on the Note is and will remain exempt from federal income taxes.

VOTED: That the Finance Director and Deputy Finance Director are hereby each individually authorized, in the name of and on behalf of the City, to do or cause to be done all such acts and things, and to execute, deliver and approve all contracts, loan agreements, investment agreements, tax compliance agreements or arbitrage certificates, closing certificates, instruments, and any other documents or agreements (the "Note Documents") as may be necessary or advisable, in connection with the issuance of the Note, and the investment of the proceeds thereof, which Note Documents shall be in such form and contain such terms and provisions including, without limitation, the waiving of the City's sovereign or governmental immunity with respect to the enforceability of any of the forgoing, which waiver of sovereign or governmental immunity is hereby authorized, confirmed and approved, and such other details as he shall establish, determine and approve, such determination and approval to be conclusively evidenced by the execution thereof.

VOTED: That if the Finance Director, Deputy Finance Director, Chair of the City Council, or Clerk are for any reason unavailable to execute and issue the Note or any TAN document, the person or persons then acting in such capacity, whether on an interim or acting basis, as an assistant, a deputy, or otherwise, is authorized, in the name of and on behalf of the City, to act for such official with the same force and effect as if such official had performed such act.

A true and correct copy of the minutes and attached resolutions adopted June 15, 2026, by the City of Ellsworth Finance Committee, at a meeting thereof duly convened and conducted at Ellsworth, Maine.

Attest:

____
Ebony Kramp-Dowling, Deputy Clerk
City of Ellsworth, Maine
June 15, 2026

May 25, 2026

Nate Moore, Finance Director
City of Ellsworth
1 City Hall Plaza
PO Box 586
Ellsworth, ME 04605

RE: 2026/2027 Tax Anticipation Note
City of Ellsworth
$3,000,000.00

Dear Mr. Moore:

Thank you for allowing Bar Harbor Bank & Trust the opportunity to serve the City of Ellsworth's financial needs. Outlined below are the proposed terms and conditions of financing City's 2026/2027 Tax Anticipation Note. We are pleased to offer the following simple interest rate option for the 2026/2027 Tax Anticipation Note (the "TAN"), assuming the entire balance is drawn on July 1, 2026.

Tax Exempt Interest Rate: 4.72% per annum, fixed

Total Interest: $141,212.05 (*Note: this total interest accrual amount assumes the entire TAN principal balance is drawn at bond loan closing. This amount is subject to change depending on the timing of when Borrower actually draws down principal on the TAN*)

Repayment: Unpaid Principal and Interest to be paid in full on or before June 30, 2027.

The above interest rate will apply to lump sum or as needed advances. One note would be required for this borrowing with a term of approximately 12 months. The interest rate will be paid and based upon an actual/365-day basis. There will be no prepayment penalty. The Bank will require Bond Counsel at the City's expense to document the TAN loan. At closing of the TAN, Bond Counsel will issue its opinion that the TAN has been duly authorized, will be validly issued by the City of Ellsworth, Maine that interest on the TAN will be tax-exempt to holders, and that the TAN is a "qualified tax-exempt obligation" of the Town of Ellsworth, Maine under §265 of the Internal Revenue Code.

Default. The Borrower will be in default under this proposed obligation upon the occurrence of any one or more of the following events:

(1) Any payment is not made within ten (10) days of the date when due, or

(2) The Borrower is in default under the terms of any agreement or document evidencing any security for this promissory note or evidencing or securing any other obligations of the Borrower to the Lender, or
(3) The Borrower dies or, if the Borrower is not a natural person, the Borrower ceases or suspends the transaction of business, is dissolved, or is a party to a merger or consolidation without the written consent of the Lender, or
(4) The Borrower institutes, or there is instituted against the Borrower, any bankruptcy or insolvency proceedings of any nature, or
(5) The Lender reasonably believes that the prospects for payment of this promissory note have been significantly impaired.

If the Borrower is in default, the Lender may, at any time, without prior demand upon the Borrower, accelerate the maturity of the TAN promissory note, in which event the principal balance and all interest and other charges shall become due and payable at once. Upon such acceleration, the Lender may set off against or deduct from any other funds or property of the Borrower all or any portion of the amounts due pursuant to the TAN promissory note. Any failure or delay by the Lender in exercising this right of acceleration or any other right under the TAN promissory note shall not be construed, under any circumstances, as a waiver of any right. During any period when the Borrower is in default under the TAN promissory note, the interest rate may be increased to a new rate which is four (4.00%) percent per year greater than the initial interest rate in the TAN.

This bid shall remain firm for acceptance by the City until June 19, 2026.

Thank you again for the opportunity to offer this service to the City of Ellsworth. If you should have any questions about this offer, please do not hesitate to contact me at 888-853-7100 ext. 10090.

Sincerely,

Wilfred Hatt
Senior Vice President
Bar Harbor Bank & Trust
125 High St
Ellsworth, ME 04605

May 26, 2026

Ashlie Brown, Deputy Finance Director
City of Ellsworth
One City Hall Plaza
Ellsworth, ME 04605

RE: Tax Anticipation Note - $3,000,000

Dear Ms. Brown:

Bangor Savings Bank is pleased to submit our proposal for a tax anticipation note in the amount of $3,000,000. The loan is subject to the following terms:

1) The proposed fixed interest rate of 4.80% on a lump sum or “as needed” basis.

2) One Note, representing the full amount of the obligation, to be issued on or July 1, 2026.

3) Interest is to be calculated based on a 365-day year. The interest cost will be $143,605.48.

4) All interest and principal will be paid no later than June 30, 2027. The Note may be prepaid at any time without penalty.

5) The issue of the Note is to be accompanied by an unqualified legal opinion of recognized Bond Counsel, that the Note has been duly authorized by the City, is a legal and valid obligation of the City, interest is exempt from taxation under the Internal Revenue Code of 1986, as amended; and has been designated as a “qualified tax-exempt obligation” of the City. The cost of Bond Counsel will be borne by the City.

The commitment is subject to change if not accepted by July 1, 2026 and is subject to withdrawal, if there is discovered prior to loan disbursement, any adverse information relating to the City’s financial condition.

Please forward any correspondence relative to this request to my attention:

Bridget Freudenberger
Bangor Savings Bank
132 Main Street
Colebrook, NH 03576
Email: bridget.freudenberger@bangor.com

We appreciate the opportunity to submit this proposal for the City’s financial requirements and look forward to working with you.

Sincerely,

Bridget Freudenberger

Bridget Freudenberger
Vice President
Commercial Banking and
Community Development

Welcome to Machias Savings Bank and
thank you for inquiring about a business loan!

This term sheet is for discussion purposes only and in no way is to be construed as a commitment on behalf of the bank. This term sheet is not legally binding, and neither party shall have any obligations to the other regarding its subject matter until a written agreement is signed by the parties. Either party may terminate discussions at any time, for any reason or no reason, without liability to the other. This term sheet does not obligate the bank to lend.

Date: June 2, 2026

Borrower(s): City of Ellsworth

Guarantor(s): Not required

Loan Type: Line of Credit on an "as needed" basis for 2026 Tax Anticipation Note

Amount: $3,000,000

Term: 12 months

Repayment: At maturity, no prepayment penalty payment. Computed on 365/360 basis.

Rate: 4.95% with a deposit relationship greater than $250,000
5.15 % without a deposit relationship

Total interest to be paid: $150,150.00 with deposits
$156,216.67 without deposits

Collateral: Unsecured

Fee(s) - Waived

Covenants and conditions:

- Pierce Atwood LLP, to provide its opinion that the Note has been duly authorized and validly issued as a tax anticipation note of the City and as to the tax-exempt status of the interest thereon for Federal income tax purposes.

Other: Bid shall remain open until July 17, 2026.

This term sheet is for discussion purposes only and in no way is to be construed as a commitment on behalf of the bank. This term sheet is not legally binding, and neither party shall have any obligations to the other regarding its subject matter until a written agreement is signed by the parties. Either party may terminate discussions at any time, for any reason or no reason, without liability to the other. This term sheet does not obligate the bank to lend.

Banking that believes in *you*

Franklin

Savings Bank

To: City of Ellsworth
From: Crystal Richards Commercial Lender
Date: Tuesday June 2, 2026
Regarding: TAN request for $3,000,000.

Dear City of Ellsworth,

For over 32 years, Franklin Savings Bank has been providing municipal financing to Towns within our lending area. The following has been quoted based on the criteria provided through email bid.

Loan Request:

$3,000,000.00

Total Interest due at Maturity:

$156,900.00 *See calculation attached- calculated if $3,000,000.00 drawn at loan closing

Loan Structure:

- 12-month financing
- Multiple draws available on-as needed basis
- Principal and interest due at maturity
- No prepayment penalty

Interest Rate:

5.23% fixed 12 months

Loan Closing & Fees:

- Bond counsel fees; needed for loan closing
- No prepayment penalty

Conditions:

- Subject to all standard terms, conditions and final approval of Franklin Savings Bank

- Offer is valid for 90 days from date of the bid letter

- The subject loan must be designated as a qualified tax-exempt borrowing and closed by bond counsel at the borrower's expense.

Again, we thank you for the opportunity to bid on this TAN and we look forward to hearing from you soon. If you have any other questions, please feel free to contact me.

Kind regards,

Crystal Richards
Vice President, Commercial Loan Officer

Franklin Savings Bank
181 State Street
Ellsworth, Maine
(207)610-5171

*Interest calculation $3,000,000.00 x 0.0523 x 1

102 Main Street
P.O. Box 258
Bar Harbor, ME 04609
Phone: 207.288.3341 Ext: 2469
Fax: 207.288.2451
Email: tony.mckim@thefirst.com

May 26, 2026

City of Ellsworth
Attn: Ashlie Brown, Deputy Finance Director
1 City Hall Plaza
Ellsworth ME 04605

Dear Ms. Brown:

Thank you for the opportunity to provide this commitment letter for a Tax Anticipation Note for the City of Ellsworth in the amount of $3,000,000.00. The Note is offered subject to the following conditions:

1. ISSUE DATE: On or about July 1, 2026.

2. MATURITY: Principal and interest will be payable at maturity on June 30, 2027.

3. INTEREST RATE: The rate of interest will be fixed for the repayment term at **5.69%** based upon a 360-day year with funds to be made available on an as-needed basis.

    a) If the Note were fully extended from the issue date to maturity date, the resulting interest would be approximately **$172,596.67.**

4. DENOMINATION: There will be one (1) Note issued in the denomination of Three Million Dollars ($3,000,000.00).

5. PREPAYMENT PROVISION: The Note may be prepaid at any time after July 1, 2026, without penalty.

6. FEES: Waived.

7. LEGAL OPINION: This commitment is subject to a legal opinion from bond counsel acceptable to the Bank, the cost of which will be borne by the City. The opinion must include a statement that the Bond represents a valid and binding obligation of the issuer and further that the Bond is a "qualified tax-exempt obligation."

8. CONFIRMATIONS: The City must confirm in writing that:
    a) The anticipated total tax-exempt borrowings for 2026 will not exceed $10,000,000; and
    b) The City will comply with all aspects of the Tax Reform Act of 1986, as amended, including all provisions relating to arbitrage and rebate.

9. SUBMISSION OF FINANCIAL STATEMENTS: The City will provide the Bank with year-end audited financial statements within one hundred fifty (150) days of the City's fiscal year-end. Such statements are to be prepared by an independent certified public accountant.

This commitment shall expire if it is not accepted in writing by a qualified officer of the Borrower by 5:00 P.M. on June 19, 2026. Five (5) business days shall be required to prepare for a closing. Should you require any further information, please feel free to contact me as listed above. Again, thank you for allowing **First National Bank** to participate in this bid.

Very Truly Yours,

Tony C. McKim

Tony C. McKim,
President & Chief Executive Officer

AGREED TO ON BEHALF OF THE CITY OF ELLSWORTH

Date: ______________________

By: ____

Print Name: ____________________________________

Its: ____

Parks, Recreation & Facilities
1 City Hall Plaza ▪ Ellsworth, ME 04605
Phone (207) 667-2563
ellsworthmaine.gov

Memo

To: City Council
CC: Charles Pearce, City Manager
From: Roddy Ehrlenbach, *Director -- Parks, Recreation & Facilities*
Date: May 24th, 2026
RE: Funding request for Cemetery Maintenance from Cemetery General Reserve Fund

Recommended Motion:

Move to authorize the City Manager to enter into a single-year contract with MainePro Property Care for mowing and general maintenance services at Juniper and Beechland Cemeteries in the amount of $12,750, with funding to be appropriated from the Cemetery General Reserve Fund.

Background:

The Cemetery Commission issued a Request for Proposals (RFP) for mowing and general maintenance services at Juniper and Beechland Cemeteries for the 2026 season. The RFP sought pricing for routine lawn care services, as well as spring and fall clean-up, for the period beginning May 1, 2026 through October 1, 2026.

A total of three (3) proposals were received. Following review of the submitted proposals, the lowest responsible bid was submitted by MainePro Property Care in the amount of $16,000. RFP requirements included submission of a certificate of insurance naming the City of Ellsworth as additionally insured, demonstration of operational capacity to complete the required work, and provision of company history and references.

Following negotiations with the selected vendor, the contract value has been reduced from the original proposed amount of $16,000 to $12,750 to reflect the revised service start date of June 23, 2026. The proposed agreement is for a single-year term.

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

TO: Ellsworth City Council
DATE: June 15, 2026
SUBJECT: Approval Request – Volvo G946 Motor Grader Repairs

Motion

Move to authorize the City Manager to execute the necessary documents and approve repairs to the Highway Department's Volvo G946 motor grader by Chadwick-BaRoss in an amount not to exceed $157,585.39, with funding provided through the Highway Department Equipment Reserve account.

Background

The Highway Department's Volvo G946 motor grader is a critical piece of equipment used for road maintenance, grading the City's 20 gravel roads, ditching operations, and winter snow removal. The grader has accumulated approximately 12,863 operating hours and is experiencing significant wear and component failures that are affecting its reliability and performance. While the machine remains operational, these repairs are necessary to prevent further deterioration and potentially irreparable damage.

The proposed repairs include rebuilding and replacing wheel drive motors, articulation pins and bushings, front axle components, bearings, seals, hydraulic hoses, fuel injectors, moldboard wear components, and other related drivetrain and steering system components necessary to return the machine to reliable service.

Vendor Selection Justification

The Highway Department obtained a repair estimate from Chadwick-BaRoss, the authorized Volvo equipment dealer and service provider for this equipment. Chadwick-BaRoss has the specialized expertise, diagnostic capabilities, and access to OEM Volvo parts required to perform these repairs and return the grader to factory specifications. Other dealers are not authorized to work on Volvo equipment, so this is a sole source project.

The total repair estimate includes $118,185.39 in parts, $37,400.00 in labor, and $2,000.00 in freight charges, for a total cost of $157,585.39.

Financial Details

Funding for these repairs will be provided through the Highway Department Equipment Reserve account. Repairing the existing grader represents a substantially lower cost than replacing the machine, as a new machine would cost approximately $890,000.00, and will extend the useful life of this critical asset.

CHADWICK BAROSS

160 Warren Avenue Westbrook, ME 04092
(207) 854-8411 | info@chadwick-baross.com

ESTIMATE NO	DATE
SQT000673	06/01/2026
PAYMENT TERMS NET 30	

CHADWICK-BAROSS, INC.
188 PERRY ROAD
BANGOR ME 04401

SERVICE ESTIMATE

CUSTOMER NO
BP0003732
CUSTOMER RFQ NO

INVOICE TO:

CITY OF ELLSWORTH
1 CITY HALL PLAZA
ELLSWORTH ME 04605-

WORK SITE:

CHADWICK-BAROSS, INC.
188 PERRY ROAD
BANGOR ME 04401

GOOD THRU : 08/30/2026
SALES REP :
CONTACT :
SERIAL NO : 41640

REF :
MANUFACTURER : VOLVO
CUST UNIT NO : VG125

METER : 12863.00
MODEL : G946
UNIT NO. : EQ0018817

SEGMENT : 1 **Shop Labor**
VOLVO MODEL:G946 S/N:41640 CUST UNIT:VG125 UNIT:EQ0018817
WORK SITE: CITY OF ELLSWORTH 1 CITY HALL PLAZA ELLSWORTH ME 04605-

ITEM	MANUFACTURER	DESCRIPTION	QTY	PRICE	CORE	DISCOUNT	AMOUNT
79089	CH	SPACER	2.00	184.64	0.00		369.28
12744293	VOE	WEAR PLATE	3.00	154.33	0.00		462.99
54934	CH	PIN	24.00	3.99	0.00		95.76
53063	CH	HEXAGON SCREW	12.00	8.91	0.00		106.92
58978	CH	GUIDE PLATE	3.00	542.59	0.00		1,627.77
12749768	VOE	SHIM	1.00	11.60	0.00		11.60
12749767	VOE	SHIM	1.00	19.65	0.00		19.65
12119-10	CH	SHIM	1.00	48.49	0.00		48.49
69780	CH	CLAMPING PLATE	3.00	842.59	0.00		2,527.77
12746650	VOE	SCREW	8.00	78.93	0.00		631.44
12746657	VOE	NUT	1.00	55.86	0.00		55.86

160 Warren Avenue Westbrook, ME 04092
(207) 854-8411 | info@chadwick-baross.com

ESTIMATE NO	DATE
SQT000673	06/01/2026
PAYMENT TERMS	
NET 30	

CHADWICK-BAROSS, INC.
188 PERRY ROAD
BANGOR ME 04401

CUSTOMER NO
BP0003732
CUSTOMER RFQ NO

SERVICE ESTIMATE

ITEM	MANUFACTURER	DESCRIPTION	QTY	PRICE	CORE	DISCOUNT	AMOUNT
12746660	VOE	NUT	1.00	53.20	0.00		53.20
87022	CH	WEAR PLATE	1.00	180.97	0.00		180.97
66622	CH	SPACER	1.00	26.97	0.00		26.97
12746659	VOE	NUT-HEX	8.00	39.93	0.00		319.44
69781	CH	WEAR PLATE	3.00	233.22	0.00		699.66
184059	VOE	SPHERICAL PLAIN BEAR	4.00	104.41	0.00		417.64
183680	VOE	SPHERICAL PLAIN BEAR	2.00	385.31	0.00		770.62
4780963	VOE	LINK BEARING	2.00	187.13	0.00		374.26
12741789	VOE	BUSHING	4.00	56.09	0.00		224.36
12724038	VOE	BUSHING	2.00	86.51	0.00		173.02
12724040	VOE	BUSHING	8.00	109.63	0.00		877.04
12749466	VOE	BALL	1.00	1,726.05	0.00		1,726.05
79727	CH	BALL STUD	1.00	1,095.02	0.00		1,095.02
404039	CH	BALL	1.00	683.17	0.00		683.17
78210	CH	BALL STUD	2.00	561.05	0.00		1,122.10
12727387	VOE	SLIDE MEMBER	2.00	194.88	0.00		389.76
12727728	VOE	BEARING	2.00	232.78	0.00		465.56
16000828	VOE	WEAR PLATE	2.00	10.39	0.00		20.78
16000825	VOE	WEAR PLATE	2.00	20.89	0.00		41.78
12732239	VOE	PIN	1.00	144.24	0.00		144.24

CHADWICK BAROSS

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ESTIMATE NO	DATE
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CHADWICK-BAROSS, INC.
188 PERRY ROAD
BANGOR ME 04401

CUSTOMER NO
BP0003732
CUSTOMER RFQ NO

SERVICE ESTIMATE

ITEM	MANUFACTURER	DESCRIPTION	QTY	PRICE	CORE	DISCOUNT	AMOUNT
12742060	VOE	HYDRAULIC HOSE	1.00	194.32	0.00		194.32
12742061	VOE	HOSE ASSEMBLY	1.00	212.22	0.00		212.22
54216530	VOE	SPHERICAL PLAIN BEAR	1.00	91.87	0.00		91.87
12724306	VOE	REPAIR KIT	1.00	130.88	0.00		130.88
12725151	VOE	REPAIR KIT	1.00	291.62	0.00		291.62
400023	CH	DRIVE SHAFT BEARING	1.00	165.91	0.00		165.91
400024	CH	PINION	1.00	157.59	0.00		157.59
52338	CH	VALVE	1.00	166.18	0.00		166.18
992327	VOE	LOCK NUT	1.00	17.07	0.00		17.07
12742067	VOE	HOSE ASSEMBLY	2.00	260.72	0.00		521.44
12742068	VOE	HOSE ASSEMBLY	2.00	196.73	0.00		393.46
9015427768	VOE	HYDRAULIC MOTOR	2.00	13,880.01	6,460.04		40,680.10
12746019	VOE	KING PIN	4.00	174.30	0.00		697.20
12735741	VOE	SEALING RING	10.00	28.27	0.00		282.70
12746143	VOE	THRUST WASHER	8.00	123.93	0.00		991.44
12746142	VOE	BEARING	4.00	101.25	0.00		405.00
12747956	VOE	AXLE FRAME	1.00	30,592.09	0.00		30,592.09
12746142	VOE	BEARING	4.00	101.25	0.00		405.00
12735741	VOE	SEALING RING	6.00	28.27	0.00		169.62
15402655	VOE	THRUST BEARING	6.00	64.39	0.00		386.34

CHADWICK BAROSS

160 Warren Avenue Westbrook, ME 04092
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ESTIMATE NO	DATE
SQT000673	06/01/2026
PAYMENT TERMS	
NET 30	

CHADWICK-BAROSS, INC.
188 PERRY ROAD
BANGOR ME 04401

CUSTOMER NO
BP0003732
CUSTOMER RFQ NO

SERVICE ESTIMATE

ITEM	MANUFACTURER	DESCRIPTION	QTY	PRICE	CORE	DISCOUNT	AMOUNT
16020111	VOE	PIN	2.00	611.83	0.00		1,223.66
12746141	VOE	BEARING	2.00	190.35	0.00		380.70
16020001	VOE	PIN	1.00	233.94	0.00		233.94
184840	VOE	SPHERICAL PLAIN BEARING	2.00	179.21	0.00		358.42
16019979	VOE	PIN	1.00	357.24	0.00		357.24
16003563	VOE	PIVOT PIN	1.00	963.01	0.00		963.01
12743377	VOE	SEAL-3085 AXLE	2.00	61.45	0.00		122.90
12743116	VOE	WASHER	2.00	52.91	0.00		105.82
12743123	VOE	O-RING-3075 AXLE	2.00	26.71	0.00		53.42
12743122	VOE	RADIAL BEARING	2.00	5,596.05	0.00		11,192.10
12724306	VOE	REPAIR KIT	3.00	130.88	0.00		392.64
184059	VOE	SPHERICAL PLAIN BEAR	2.00	104.41	0.00		208.82
12724304	VOE	REPAIR KIT	4.00	139.68	0.00		558.72
9022301416	VOE	UNIT INJECTOR	6.00	1,045.49	505.65		9,306.84
21344774	VOE	FLANGE SCREW	6.00	1.99	0.00		11.94
	FREIGHT (T)	PART INCOMING	1.00	2,000.00			2,000.00
LABOR							37,400.00

160 Warren Avenue Westbrook, ME 04092
(207) 854-8411 | info@chadwick-baross.com

ESTIMATE NO	DATE
SQT000673	06/01/2026
PAYMENT TERMS	
NET 30	

CHADWICK-BAROSS, INC.
188 PERRY ROAD
BANGOR ME 04401

CUSTOMER NO
BP0003732
CUSTOMER RFQ NO

SERVICE ESTIMATE

SEGMENT 1 TOTAL :
118,185.39 PARTS 37,400.00 LABOR 2,000.00 MISC. 0.00 TAX 157,585.39 TOTAL

PARTS	118,185.39
LABOR	37,400.00
MISC CHARGES	2,000.00
DISCOUNT	0.00
SUBTOTAL	157,585.39
SALES TAX	0.00
INVOICE TOTAL	**157,585.39**

Terms and Conditions: Quote valid for 30 days

CHADWICK-BAROSS, INC. CUSTOMER ACCEPTANCE CUSTOMER PO

160 Warren Avenue Westbrook, ME 04092
(207) 854-8411 | info@chadwick-baross.com

ESTIMATE NO	DATE
SQT000673	06/01/2026
PAYMENT TERMS	
NET 30	

CHADWICK-BAROSS, INC.
188 PERRY ROAD
BANGOR ME 04401

CUSTOMER NO
BP0003732
CUSTOMER RFQ NO

SERVICE ESTIMATE

Note: TERMS AND CONDITIONS : Quote valid for 30 days

Brian Moon

From: Brian Moon
Sent: Tuesday, June 2, 2026 1:54 PM
To: tgordon@beauregardequip.com
Subject: rebuild volvo grader

Good afternoon Tim! I was wondering if you could give me a price on refurbishing a volvo G946 grader to Volvo specs. This would be doing allthe drive motors including the main motor witch has a skip in it. Pin and bush, turn table ring , moldboard, tandem chains, it does have a problem going into reverse sometimes, one of the front drive motors does have a seal leaking . let me know as soon as possible thanks so much !

Ellsworth
The FRIENDLY CITY

Brian Moon
Highway Superintendent

Ellsworth Highway Garage • Highway Department
526 Main St, Ellsworth, ME 04605

Office: 207-667-2037

bmoon@ellsworthmaine.gov

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422 PERRY ROAD
BANGOR, MAINE 04401
TELEPHONE (207) 945-6451
FAX (207) 947-6557
www.freightlinerofmaine.com

06/02/2026

Brian,

Thanks for thinking of us but we do not work on Volvo equipment

Please keep us in mind for next time.

Troy Hanscom, Sales Manager

Troy Hanscom

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

From the Desk of Mike Harris

TO: Ellsworth City Council
DATE: June 15, 2026
SUBJECT: Approval Request – Retirement of 2009 ARRA and 2012 CWSRF Debt

Motion

Move to authorize the use of Wastewater Reserve Funds to obtain final payoff amounts from the Maine Municipal Bond Bank and retire the outstanding 2009 ARRA Clean Water State Revolving Fund (CWSRF) Loan and 2012 CWSRF Loan.

Background

The Wastewater Department currently has five outstanding debt obligations totaling $739,973.45. Two of these obligations, the 2009 ARRA CWSRF Loan and the 2012 CWSRF Loan, are nearing the end of their repayment terms.

The 2009 ARRA CWSRF Loan has six remaining semi-annual payments through April 2029 totaling $188,013.12. The 2012 CWSRF Loan has seven remaining annual payments through October 2032 totaling $91,883.23. Together, these obligations represent $279,896.35 in future debt service payments.

Retiring these two loans would reduce the number of outstanding wastewater debt obligations from five to three and eliminate debt service payments extending through 2032. The remaining wastewater debt would consist of the 2011 CWSRF Loan, the 2015 General Obligation Bond, and the 2023 General Obligation Bond.

Financial Details

The Wastewater Reserve Fund currently has a balance of $426,838.96. Based on the remaining debt service schedules, retiring the 2009 ARRA and 2012 CWSRF loans would eliminate approximately $279,896.35 in future debt service payments.

Following the retirement of these obligations, the Wastewater Reserve Fund is projected to retain approximately $146,942.61. In addition, the City currently contributes $35,000 annually to the Wastewater Reserve Fund, which will continue to replenish the reserve and maintain funding capacity for future capital improvements, equipment replacement, and emergency infrastructure needs.

Retiring these obligations will also eliminate future interest and administrative costs associated with the loans while simplifying the City's wastewater debt portfolio.

Maine Municipal Bond Bank

CWSRF

Ellsworth-2009ARRA-CW
Amortization Schedule

Date	Principal	Principal Forgiveness	MMBB Fee	DEP Admin Fee	DEP Project Management Fee	Total Due
06/15/09	806,266.00	-806,266.00				0.00
10/01/09	29,843.35		447.65	1,044.52	15,000.00	46,335.52
04/01/10	29,843.35		447.65	1,044.52	15,000.00	46,335.52
10/01/10	29,843.35		447.65	1,044.52	15,000.00	46,335.52
04/01/11	29,843.35		447.65	1,044.52	15,000.00	46,335.52
10/01/11	29,843.35		447.65	1,044.52		31,335.52
04/01/12	29,843.35		447.65	1,044.52		31,335.52
10/01/12	29,843.35		447.65	1,044.52		31,335.52
04/01/13	29,843.35		447.65	1,044.52		31,335.52
10/01/13	29,843.35		447.65	1,044.52		31,335.52
04/01/14	29,843.35		447.65	1,044.52		31,335.52
10/01/14	29,843.35		447.65	1,044.52		31,335.52
04/01/15	29,843.35		447.65	1,044.52		31,335.52
10/01/15	29,843.35		447.65	1,044.52		31,335.52
04/01/16	29,843.35		447.65	1,044.52		31,335.52
10/01/16	29,843.35		447.65	1,044.52		31,335.52
04/01/17	29,843.35		447.65	1,044.52		31,335.52
10/01/17	29,843.35		447.65	1,044.52		31,335.52
04/01/18	29,843.35		447.65	1,044.52		31,335.52
10/01/18	29,843.35		447.65	1,044.52		31,335.52
04/01/19	29,843.35		447.65	1,044.52		31,335.52
10/01/19	29,843.35		447.65	1,044.52		31,335.52
04/01/20	29,843.35		447.65	1,044.52		31,335.52
10/01/20	29,843.35		447.65	1,044.52		31,335.52
04/01/21	29,843.35		447.65	1,044.52		31,335.52
10/01/21	29,843.35		447.65	1,044.52		31,335.52
04/01/22	29,843.35		447.65	1,044.52		31,335.52
10/01/22	29,843.35		447.65	1,044.52		31,335.52
04/01/23	29,843.35		447.65	1,044.52		31,335.52
10/01/23	29,843.35		447.65	1,044.52		31,335.52
04/01/24	29,843.35		447.65	1,044.52		31,335.52
10/01/24	29,843.35		447.65	1,044.52		31,335.52
04/01/25	29,843.35		447.65	1,044.52		31,335.52
10/01/25	29,843.35		447.65	1,044.52		31,335.52
04/01/26	29,843.35		447.65	1,044.52		31,335.52
10/01/26	29,843.35		447.65	1,044.52		31,335.52
04/01/27	29,843.35		447.65	1,044.52		31,335.52
10/01/27	29,843.35		447.65	1,044.52		31,335.52
04/01/28	29,843.35		447.65	1,044.52		31,335.52
10/01/28	29,843.35		447.65	1,044.52		31,335.52
04/01/29	29,843.35		447.65	1,044.52		31,335.52
	2,000,000.00	-806,266.00	17,906.00	41,780.80	60,000.00	1,313,420.80

CWSRF

Ellsworth-2012F-CW

Amortization Schedule

Date	Principal	Rate	Principal Forgiveness	Interest	MMBB Fee	DEP Admin Fee	Total Due
10/01/12	617,680.00	1.000%	-617,680.00				0.00
04/01/13		1.000%		1,225.60	18.38	42.90	1,286.88
10/01/13	12,256.00	1.000%		1,225.60	202.22	471.86	14,155.68
04/01/14		1.000%		1,164.32	17.46	40.75	1,222.53
10/01/14	12,256.00	1.000%		1,164.32	201.30	469.71	14,091.33
04/01/15		1.000%		1,103.04	16.55	38.61	1,158.20
10/01/15	12,256.00	1.000%		1,103.04	200.39	467.57	14,027.00
04/01/16		1.000%		1,041.76	15.63	36.46	1,093.85
10/01/16	12,256.00	1.000%		1,041.76	199.47	465.42	13,962.65
04/01/17		1.000%		980.48	14.71	34.32	1,029.51
10/01/17	12,256.00	1.000%		980.48	198.55	463.28	13,898.31
04/01/18		1.000%		919.20	13.79	32.17	965.16
10/01/18	12,256.00	1.000%		919.20	197.63	461.13	13,833.96
04/01/19		1.000%		857.92	12.87	30.03	900.82
10/01/19	12,256.00	1.000%		857.92	196.71	458.99	13,769.62
04/01/20		1.000%		796.64	11.95	27.88	836.47
10/01/20	12,256.00	1.000%		796.64	195.79	456.84	13,705.27
04/01/21		1.000%		735.36	11.03	25.74	772.13
10/01/21	12,256.00	1.000%		735.36	194.87	454.70	13,640.93
04/01/22		1.000%		674.08	10.11	23.59	707.78
10/01/22	12,256.00	1.000%		674.08	193.95	452.55	13,576.58
04/01/23		1.000%		612.80	9.19	21.45	643.44
10/01/23	12,256.00	1.000%		612.80	193.03	450.41	13,512.24
04/01/24		1.000%		551.52	8.27	19.30	579.09
10/01/24	12,256.00	1.000%		551.52	192.11	448.26	13,447.89
04/01/25		1.000%		490.24	7.35	17.16	514.75
10/01/25	12,256.00	1.000%		490.24	191.19	446.12	13,383.55
04/01/26		1.000%		428.96	6.43	15.01	450.40
10/01/26	12,256.00	1.000%		428.96	190.27	443.97	13,319.20
04/01/27		1.000%		367.68	5.52	12.87	386.07
10/01/27	12,256.00	1.000%		367.68	189.36	441.83	13,254.87
04/01/28		1.000%		306.40	4.60	10.72	321.72
10/01/28	12,256.00	1.000%		306.40	188.44	439.68	13,190.52
04/01/29		1.000%		245.12	3.68	8.58	257.38
10/01/29	12,256.00	1.000%		245.12	187.52	437.54	13,126.18
04/01/30		1.000%		183.84	2.76	6.43	193.03
10/01/30	12,256.00	1.000%		183.84	186.60	435.39	13,061.83
04/01/31		1.000%		122.56	1.84	4.29	128.69
10/01/31	12,256.00	1.000%		122.56	185.68	433.25	12,997.49
04/01/32		1.000%		61.28	0.92	2.14	64.34
10/01/32	12,256.00	1.000%		61.28	184.76	431.10	12,933.14
	862,800.00		-617,680.00	25,737.60	4,062.88	9,480.00	284,400.48

Planning Department

1 City Hall Plaza ♦ Ellsworth, ME 04605-1942
Phone (207) 669-6615
dgift@ellsworthmaine.gov

MEMORANDUM

To:	Ellsworth City Council
From:	Danielle Gift, Director of Planning & Urban Development
CC:	Charlie Pearce, City Manager
Date:	June 15, 2026
Subject:	Request to amend the City Codes and Ordinances as part of Phase I of the Comprehensive Ordinance Review project.

Motion

Move to approve the request of the Planning & Urban Development Director to amend the City Codes and Ordinances as presented, effective July 1, 2026.

Background

As part of its strategic planning efforts, the City adopted a new Comprehensive Plan and Housing Needs Assessment in 2024. These documents identify several specific ordinance revisions necessary to implement recommendations and policy priorities—including zoning updates, process improvements, and regulatory streamlining.

This project has the following goals in mind:

- Align with our Comp Plan, Housing Needs Assessment, and Business Attraction Plan,
- Remove outdated or redundant language,
- Streamline the development process,
- Clarify regulations for staff, applicants, and the public, and
- Comply with state statutes and land use law

In June 2025, the Maine State Legislature enacted LD 1829, LD 997, and LD 427, all related to municipal land use and zoning ordinance, with a requirement that ordinances be compliant by July 1, 2026 per 08-001 C.M.R. Chapter 1, Housing Opportunity Program: Municipal Land Use and Zoning Ordinance Rule. In April 2026, LD 2173 was enacted as a "fix" bill for LD 1829, which extended the compliance deadline to July 1, 2027 and revised and clarified the previous bill. In anticipation of LD 2173, the consultant ensured that Ellsworth's codes were compliant with this bill as well.

The state Rule (above) requires municipalities to create or amend local ordinances to allow for:

(1) additional density for affordable housing developments in certain areas;
(2) multiple dwelling units on lots designated for residential uses;
(3) one accessory dwelling unit located on the same lot as a single-family dwelling unit or multi-unit residential structure in any area where residential uses are permitted;

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(4) residential uses in commercial zones; and
(5) one off-street motor vehicle parking space per dwelling unit for a residential development in designated growth areas.

In September 2025, we kicked off the project with the Musson Group, who subcontracted with Drummond Woodsam. Since then, City Staff have met with key stakeholders who regularly work with and within chapters identified for amendment, including Planning Board, Historic Preservation Commission, Harbor Commission, Fire Department, Clerk's Office, Police Department, Code Enforcement, Tree Warden, and Public Works. Several workshops outlining the process have also been held, including two City Council Workshops, a workshop with the Planning Board, and a public information session to describe the project and answer questions. Feedback from all of these meetings were discussed and shared with the consultants and incorporated where appropriate. Suggestions for substantive changes to ordinance chapters that were not in alignment with the Phase I focus have been recorded and will be addressed for discussion and potential incorporation as part of Phase II of the project.

The proposed amendments have been reviewed and finalized and were posted to the City's website and shared with City Council in two batches, the first on May 22 and the second on May 27. The list of proposed amendments are below:

Phase 1 Proposed Amendments

Part 1. Chapter 1 of the City Code is proposed to be repealed in its entirety and replaced with the proposed Chapter 1 (General Provisions).

Part 2. Chapter 3 of the City Code (Harbor Management Ordinance), including the Harbor Fee Schedule, is proposed to be repealed in its entirety and replaced with proposed Chapter 3 (Harbor Management).

Part 3. Chapter 4 of the City Code (Fire Protection and Prevention Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.

Part 4. Chapter 5 of the City Code (Public and Private Sewers) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.

Part 5. Chapter 14 of the City Code (Licenses and Permits) is proposed to be repealed in its entirety and replaced with the proposed Chapter 14 (Licenses and Permits).

Part 6. Chapter 18 of the City Code (Ellsworth Planning Board) is proposed to be amended by striking the words shown in strikethrough and adding the words shown in underline.

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Part 7. Chapter 37 of the City Code (Special Amusement Permit Ordinance) is proposed to be amended by striking the words shown in strikethrough and adding the words shown in underline.

Part 8. Chapter 38 of the City Code (Board of Appeals) is proposed to be amended by striking the words shown in strikethrough and adding the words shown in underline.
Part 9. Chapter 39 of the City Code (Historic Preservation Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.

Part 10. Chapter 41 of the City Code (Electrical Installation and Inspection Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.

Part 11. Chapter 42 of the City Code (Solid Waste Management Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.

Part 12. Chapter 43 of the City Code (Tree Ordinance) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.

Part 13. Chapter 48 of the City Code (Rotational Towing) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough. In addition, Appendix "A" (Towing Fees) is proposed to be stricken in its entirety.

Part 14. Chapter 55 of the City Code (Water Supply Protection) is proposed to be amended by adding the words shown in underline and by striking the words shown in strikethrough.

Part 15. Chapter 56 of the City Code (Unified Development Ordinance) is proposed to be amended as follows:

(1) by adding the words shown in underline and by striking the words shown in strikethrough within Article 1 (Administration), Article 3 (Zoning Districts), Article 4 (Shoreland Zoning), Article 8 (Performance Standards), Article 9 (Street Design and Construction Standards), Article 10 (Stormwater), and Article 11 (Parking;
(2) by adopting a new Article 2 (Building Permits) in its entirety;
(3) by repealing and replacing Article 6 (Site Plan Development Review) with proposed new Article 6 (Site Plan Development Review; and
(4) by adopting Article 7 (Subdivision Review) in its entirety.

Part 16. The following Chapters of the City Code are proposed to be repealed in their entirety:

1. Chapter 20 of the City Code (Miscellaneous).
2. Chapter 26 of the City Code (Plumbing and Septic System Permit Fees).

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3. Chapter 28 of the City Code (Subdivision Ordinance—Relocated to Chapter 56, Article 7).
4. Chapter 56, Article 13 (Board of Appeals) of the City Code.
5. Chapter 67 of the City Code (Unified Building Ordinance).