MEETING NOTICE

The regular monthly meeting of the Ellsworth City Council will be held on Monday, July 20, 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

1. Call to Order.

2. Pledge of Allegiance.

3. Rules of Order.

4. Adoption of the Ellsworth City Council minutes from the following meeting:
   - June 15, 2026, Regular Meeting
   - July 7, 2026, Special Meeting

5. Presentation of Awards.
   - Frank Pierson – 30 years of service on the Harbor Commission
   - EL Shea Proclamation – 100 years

6. City Manager's Report.

7. Committee Reports.

8. Citizen's Comments.

9. Councilor Comments.

UNFINISHED BUSINESS

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

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

CONSENT AGENDA

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

NEW BUSINESS

12. Public Hearing and action on the application(s) for renewal for the following license(s):
    - Daniel Potts d/b/a Lakeside Cedar Cabins, 397 Mariaville Road, for renewal of a City Lodging License.
    - Ellsworth Lodge of Elks #2743, 317 High Street, for renewal of a City Class B License (Victualer, Liquor and Amusement) and renewal of a State Club-on Premise with Catering Malt, Spirituous and Vinous (Class I) Liquor License.
    - Taste Jamaica, LLC, 190 State Street, for renewal of a City Class C License (Victualer and Liquor) and renewal of a State Restaurant (Class III & IV) Wine and Malt Liquor License.
    - Melanie Omlor-Fox d/b/a Helen's Restaurant of Ellsworth, 55 Downeast Highway, for renewal of a City Class C License (Victualer and Liquor) and renewal of a State Restaurant Malt, Spirituous and Vinous (Class I, II, III & IV) Liquor License.
    - Fogtown Brewing Company, 25 Pine Street, for renewal of a City Class B License (Victualer, Liquor and Amusement) and renewal of a State Brewing License and Restaurant Class I License.

13. Council Order #072600, Capital Improvement Plan (CIP) Discussion.

14. Council Order #072601, Maine Office of Tourism (MOT) Grant Project Presentation.

15. Council Order #072602, Tax Assessment Update from RCS Assessment Services.

16. Council Order #072603, Tax Increment Financing (TIF) Redesign Report out.

17. Council Order #072604, Discussion and potential action regarding tax-acquired properties, including Council review and direction on which properties to authorize for sale.

18. Council Order #072605, Discussion and potential action on the appointment of a Finance Director.

19. Council Order # 072606, Public Hearing and action on the request of the Fire Chief to purchase a replacement boat.

20. Council Order #072607, Discussion and potential action to reassign the recently vacated roll of Tree Warden to Roddy Ehrlenbach, Director of Parks and Recreation and Facilities.

21. Council Order #072608, Discussion and potential action on moving the regularly scheduled August City Council Meeting from Monday the 17th (Sponsored by Councilor Lyons).

22. Council Order #072609, Public Hearing and discussion on the proposed Anchor In Campground (Sponsored by Councilor O'Halloran).

23. Adjournment.

City of Ellsworth Regular Council Meeting Minutes
Date: June 15, 2026
Time: 6:00 PM
Location: City Hall Council Chambers

1. Call to Order: Chair Patrick Lyons called the meeting to order.

2. Pledge of Allegiance: Led by Chair Lyons.

3. Rules of Order: The Council proceeded under the adopted Robert's Rules of Order.

4. Adoption of Minutes: The minutes for the May 18, 2026, Special and Regular meetings, the May 26, 2026, Special Meeting, and the June 1, 2026, Special Meeting were presented for approval.

- **Motion:** To approve the minutes as presented.
- **Moved:** Councilor White; **Seconded:** Councilor Martineau.
- **Result:** Passed Unanimously.

5. Presentation of Awards: Service awards were presented to:

- **Alene Taylor** (10 years, Ellsworth Public Library).
- **Joanna Sands** (5 years, Ellsworth Public Library).
- **Scott Guillerault** (5 years, Fire Department).

6. City Manager's Report: Manager Pearce reported on the LED street light replacement project starting June 15, an invitation to celebrate America's 250th at the Oliver Ellsworth homestead in Connecticut, and the Village Partnership Initiative, which could bring $50M in investment for downtown infrastructure (sidewalks, riverwalk, and lighting). He noted significant commercial growth, including new tractor dealerships and hotels.

7. Committee Reports: The Recreation Commission recommended Mark Cook for appointment. Councilor M. Smith noted the opening of the Knowlton Park splash pad and increased activity at the harbor and farmers market.

- **Motion:** To appoint Mark Cook to the Recreation Commission for a term expiring June 30, 2028.
- **Moved:** Councilor M. Smith; **Seconded:** Councilor Shea.
- **Result:** Passed Unanimously.

8. Citizen's Comments:

- **Casey Hansen:** Thanked the Council and staff for work on the budget and affordable housing.

- **Dorothy Francisco Riley:** Claimed federal agency interference and commented on secret societies and believes that she is being targeted.
- **Lucy Leaf:** Supported charter-based decisions and workplace safety.
- **Leanne Sullivan:** Supported a data center moratorium and public hearings on the topic.
- **Zach and Paige Steele:** Requested removal of a picnic table at Merrill Park due to drug use and public urination.
- **Roger Gilley:** Criticized Bridge Hill traffic patterns and "wasteful spending".
- **John Linnehan:** Announced participation in a recall petition of five councilors due to spending.
- **Tiffany Gaspar:** Alleged budget errors and overages in the FY26 finance reports.
- **Chuck Leavitt:** Objected to the Council not answering public questions immediately.
- **Robert Grant Sr.:** Questioned the fairness of cannabis zones and noted vacant city offices at 7:00 AM.
- **Gail Bennoch:** Raised concerns regarding the cost and maintenance of proposed public restrooms.
- **Ralph Jordan:** Opposed "big government" growth and questioned restroom pricing.
- **Toby Stevenson:** Supported the city staff and opposed the "waste of time" recall effort.
- **Melinda Workman:** A CPA who criticized the layout of city financial reports and suggested using AI for better data.
- **Anonymous Citizen:** Expressed embarrassment over council behavior and lack of cohesiveness.
- **Donna Leavitt:** Complained of high taxes and requested traffic lights near Demeyer Field.

9. Councilor Comments:

- **Councilor Shea:** Announced he is returning his stipend and encouraged citizens to hold him accountable.
- **Councilor O'Halloran:** Criticized the growth of "mid-management" and the lack of a two-way dialogue during public comments.

10. Unfinished Business: **Council Order #052600, Public Restroom Facility:** Economic Development Director Twila Fisher presented options ranging from seasonal portable toilets to a permanent climate-controlled facility. Councilors debated the location, with some suggesting the Franklin Parklet. Manager Pearce noted the project would use restricted TIF funds.

- **Motion:** To table the matter for further information on a permanent solution while moving forward with a portable toilet for the current season.
- **Moved:** Councilor Shea; **Seconded:** Councilor N. Smith.
- **Result:** Passed 6-1 (Councilor O'Halloran opposed).

11. Consent Agenda: Council Order #062600: Acceptance of the June 9, 2026, election results.

12. Consent Agenda: Council Order #062601: Setting tax due dates (9/10/26 and 3/11/27) and allowing the Tax Collector and Treasurer to apply payments against the oldest unpaid tax bills.

- **Motion:** To adopt the consent agenda.
- **Moved:** Councilor Shea; **Seconded:** Councilor M. Smith.
- **Result:** Passed 6-1 (Councilor O'Halloran opposed).

13. License Renewals: Renewals for The Breakroom (Victualer, Liquor, Amusement) and Homestead Motel (Lodging).

- **Motion:** To approve the renewals as presented.
- **Moved:** Councilor Shea; **Seconded:** Councilor O'Halloran.
- **Result:** Passed Unanimously.

14. Adult Use Cannabis Licenses: Public hearing on conditional approval for six licenses. Tiffany Gaspar and Bonnie Devino raised concerns regarding overlapping ownership of two "Lighthouse" applications. The City Attorney stated that as separate LLCs, they legally qualified under current ordinances.

- **Motion:** To conditionally approve all six applications and authorize the lottery process.
- **Moved:** Councilor N. Smith; **Seconded:** Councilor Martineau.
- **Result:** Passed 5-2 (Councilors Shea and O'Halloran opposed).

15. Council Order #062603: Recreation Commission Presentation: Tabled due to the absence of the presenter.

16. Council Order #062604: Interest Rate on Overdue Taxes: Request to set the rate at 5%.

- **Motion:** To approve the 5% interest rate.
- **Moved:** Councilor N. Smith; **Seconded:** Councilor Martineau.
- **Result:** Passed 6-1 (Councilor Shea opposed).

17. Council Order #062605: Real Estate Services for Tax Acquired Properties: Contract award for marketing tax-acquired properties.

- **Motion:** To award the contract to Better Homes and Gardens Real Estate (The Masiello Group).
- **Moved:** Councilor Shea; **Seconded:** Councilor O'Halloran.
- **Result:** Passed Unanimously.

18. Council Order #062606: Appointment of City Officials: Annual reappointments City Officials and various boards and commissions.

- **Motion:** To approve 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.

- **Moved:** Councilor M. Smith: **Seconded:** Councilor White.
- **Result:** Passed Unanimously.

19. Council Order #062607: Approval of City Manager's Appointments: Staff confirmations as required by the Charter.

- **Motion:** To approve staff confirmations as presented.
- **Moved:** Councilor White; **Seconded:** Councilor N. Smith.
- **Result:** Passed 5-2 (Councilors Shea and O'Halloran opposed).

20. Council Order #062608: FY2027 Budget Resolutions: Manager Pearce presented a "Boom and Gloom" report, noting that while valuation grew by $700M since 2021, costs for public safety, health insurance (up 17%), and commodities like salt and fuel have surged. He emphasized that general government is lean and facing service pressures.

- **Public Comments:** Laura Nason questioned the Assistant City Manager position; Tiffany Gaspar called the $1.9M increase a failure; Roger Gilley suggested moving school buses back to the city garage.
- **Council Debate:** Councilor Shea proposed cutting $300,000+ from nonprofits, recreation, and administration. Councilor Martineau and Councilor White defended the staff and the ROI of community investments. Chair Lyons stated he would not fire public safety staff to cut costs.
- **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.
- **Moved:** Councilor Martineau; **Seconded:** Councilor N. Smith.
- **Result:** Passed 5-2 (Councilors Shea and O'Halloran opposed).

21. Council Order #062609: Tax Anticipation Borrowing ($3,000,000): Bids were received from six banks to manage cash flow until tax revenues are collected.

- **Public Comment:** Tiffany Gaspar argued the city shouldn't live on "credit cards".
- **Motion:** To award the TAN to Bar Harbor Bank and Trust at 4.72% interest.
- **Moved:** Councilor White; **Seconded:** Councilor O'Halloran.
- **Result:** Passed Unanimously.

22. Council Order #062610: Cemetery Reserve Fund Appropriation: Request for $12,750 for grounds maintenance at Juniper and Beechland cemeteries.

- **Motion:** To authorize a single-year contract with MainePro Property Care.
- **Moved:** Councilor N. Smith; **Seconded:** Councilor Martineau.
- **Result:** Passed Unanimously.

23. Council Order #062611: Grader Repairs: Public Works Director Mike Harris requested $157,000 to rebuild a 2007 grader, noting a new one costs $890,000. Tiffany Gaspar suggested a leasing program instead.

- **Motion:** To table for further information on leasing or purchasing a new one or hiring out the service.
- **Moved:** Councilor Shea; **Seconded:** Councilor M. Smith.
- **Result:** Passed 6-1 (Councilor O'Halloran opposed).

24. Council Order #062612: Two CWSRF Loan Payoffs: Request to pay off $279,896 in wastewater loans early to save on fees.

- **Motion:** To table for review by the incoming Finance Director.
- **Moved:** Councilor Shea; **Seconded:** Councilor N. Smith.
- **Result:** Passed 6-1 (Councilor O'Halloran).

25. Council Order #062613: City Ordinance and Code Amendments: Housekeeping amendments for 16 code chapters to align with the Comprehensive Plan.

- **Motion:** To approve the amendments as presented.
- **Moved:** Councilor N. Smith; **Seconded:** Councilor Martineau.
- **Result:** Passed 6-1 (Councilor O'Halloran opposed).

26. Council Order #062614: Council Governance related to workplace Complaints: Manager Pearce presented a memo regarding the need for a clear process for staff complaints involving councilors to prevent a "chilling effect" on the workforce. No action was taken.

27. Adjournment:

- **Motion:** To adjourn.
- **Moved:** Councilor N. Smith; **Seconded:** Councilor White.
- **Result:** Passed Unanimously.

SPECIAL ELLSWORTH CITY COUNCIL MEETING MINUTES
Date: Tuesday, July 7, 2026
Time: 6:00 PM
Location: Council Chambers

1. Call to Order: The special meeting of the Ellsworth City Council was called to order at 6:00 PM by the Chair Lyons.

2. Council Order #070700: Winter Salt Bid: Staff reported on the procurement process for winter road salt, noting they compared a regional cooperative bid against the state's contract. While state pricing has increased from the previous year, it remains the most cost-effective option at $72.42 per ton, compared to the lowest cooperative bid of $75.00 per ton. The city typically requests up to 3,000 tons, though actual usage varies (approximately 2,500 tons last winter). Staff recommended Eastern Salt Company, the same vendor used last year, due to satisfactory salt quality. The special meeting was required to meet a short acceptance window provided by the state.

Council Discussion: Councilors inquired about the handling of excess salt, which is stored in the city's salt shed and reused the following year. There was a brief, humorous exchange regarding "pink Himalayan sea salt" as an alternative. Discussion also touched on the impact of winter weather types on salt usage, noting that icy conditions often require more salt than heavy snow.

- **Motion:** To accept the 2026-2027 Winter Road Salt contract by accepting the bid from Eastern Salt Company at the delivered unit price of $72.42 per ton, with funding to be paid from the FY27 highway operations budget.
- **Moved by:** Councilor M. Smith **Seconded by:** Councilor O'Halloran.
- **Result:** Motion carries 6 to 1 (Councilor Shea opposed).

After the vote, Councilor O'Halloran shared concerns raised by a citizen living on Sargent Drive, a private road. The discussion focused on the following points:

- **Salt-to-Sand Ratio:** In response to the citizen's inquiry, it was clarified that the city uses a ratio of approximately three cubic yards of salt to every ten yards of sand.
- **Environmental Concerns:** Concerns were raised regarding an accident involving a city truck on Sargent Drive the previous winter. The citizen alleged that oil or other contaminants from the spill in the Branch Pond watershed were never properly cleaned up. Staff indicated that sand was used to soak up the spill at the time, but a formal cleanup may not have occurred due to an incoming storm. The Council requested that the DEP be contacted to determine if further remediation is necessary.
- **Private Road Maintenance Agreements:** A significant portion of the discussion centered on the "handshake agreement" the city has for maintenance (sanding, salting, and grading) on Sargent Drive and other private roads. Councilor O'Halloran and others expressed concerns over liability, transparency, and the lack of formal, written contracts for work

performed on private property. Staff agreed to investigate the existence of any formal historical agreements and emphasized the need to formalize these arrangements moving forward.

3. Adjournment:

- **Motion:** To adjourn the July 7, 2026, Special City Council Meeting.
- **Moved by:** Councilor N. Smith; **Seconded by:** Councilor Martineau.
- **Result:** Passed unanimously.

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

TO: Ellsworth City Council
FROM: Mike Harris, Public Works Director

DATE: July 20, 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 Equipment Reserve account ($49,762), the Capital Equipment reserve account ($99,661), with the remaining approximately $8,200 coming from the FY27 Highway Budget.

Background

The Highway Department's Volvo G946 motor grader is a critical piece of equipment used for road maintenance, gravel road grading, ditching operations, shoulder maintenance, road reconstruction, and winter snow removal. The grader has accumulated approximately 12,863 operating hours and is experiencing significant wear and component failures affecting reliability and performance. With this repair work, we would expect to gain approximately 10 more years of useful life from this machine. The plan would then be to incorporate replacing the grader in the future Capital Improvement Plan.

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.

Replacement Option

As part of evaluating the long-term needs of the Highway Department, staff also obtained budgetary pricing for three new motor graders equipped for municipal road maintenance and winter operations.

Manufacturer	Purchase Price
Komatsu GD655-7	$465,921.00
John Deere 672 P-Tier 6WD	$533,797.28

Manufacturer	Purchase Price
Caterpillar 140 AWD	$570,540.85

The Caterpillar proposal also includes an estimated lead time of approximately six months from the date of order.

While replacing the grader would provide the City with a new machine, updated technology, improved operator safety features, and a full manufacturer's warranty, it would require a capital investment ranging from approximately $466,000 to $571,000, financed over 5 to 10 years. By comparison, the proposed repair cost of $157,585.39 represents approximately one-third of the cost of the lowest-priced replacement option. Completing these repairs will restore the existing grader to reliable service, extend its useful life, and allow the City to defer a major capital expenditure while preserving Equipment Reserve funds for future equipment replacement.

Financing Options for a New Grader

Should the City determine that purchasing a new grader is preferable, staff also obtained preliminary financing proposals.

Financing Source	Terms
The First Bank	5-year financing at 5.00% with estimated annual payments of $138,865.33, or 6-year financing at 5.10% with estimated annual payments of $118,872.42. No prepayment penalty; fees waived.
Machias Savings Bank	5-year financing at 5.18% with a deposit relationship or 5.38% without a deposit relationship. No prepayment penalty; fees waived.
+	Financing available for up to 10 years for municipal customers with a $1 buyout lease at 5.99% through the end of the calendar year.

These financing options demonstrate that replacement is a viable alternative should the Council determine that a new grader better meets the City's long-term equipment needs. However, even with financing, a replacement grader would represent a substantially greater long-term financial commitment than completing the proposed repairs using existing City funds.

Contracting Grading Services

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

As part of evaluating all available options, the Highway Department also considered contracting grading services rather than repairing or replacing the City's grader. The department requested pricing from R.F. Jordan & Sons, which quoted $200.00 per hour for grader services.

The City typically utilizes the grader approximately 660 hours annually for gravel road maintenance alone. In addition, the grader is used for several hundred hours each winter for storm cleanup, snow winging, shoulder cleanup, and other winter maintenance activities, much of which occurs overnight and requires an immediate response.

At the quoted rate of $200.00 per hour, contracting only the annual gravel road maintenance would cost approximately $132,000 per year. When winter storm operations and emergency response work are included, the annual cost of contracting grader services would likely equal or exceed the cost of repairing the City's existing grader in a single year.

Maintaining an in-house grader allows the Highway Department to perform scheduled maintenance, respond immediately to emergency situations and winter storms, and complete work without relying on contractor availability. For these reasons, staff believes repairing the existing grader represents the most practical, cost-effective, and operationally reliable solution for the City.

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.

The repair estimate includes replacement and rebuilding of major drivetrain, hydraulic, steering, articulation, and moldboard components necessary to restore the grader to dependable operating condition. The total repair estimate comprises $118,185.39 in parts, $37,400.00 in labor, and $2,000.00 in freight, totaling $157,585.39 for the project.

Financial Details

The total estimated cost of the proposed repairs is $157,585.39. Funding for the project will be provided through a combination of the FY27 Highway Department Vehicle and Equipment Maintenance budget line and the Highway Department Equipment reserve account, along with the Capital Equipment reserve account

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

The Vehicle and Equipment Maintenance budget has accumulated funds intended for major repairs to the City's fleet and equipment. Applying a portion of those funds toward this repair reduces the amount that must be withdrawn from the Equipment Reserve Accounts while ensuring the grader is restored to reliable operating condition.

Repairing the existing grader represents the most cost-effective option available, with the repair cost amounting to approximately one-third of the lowest-priced replacement proposal. This approach extends the useful life of a critical piece of Highway Department equipment, minimizes the City's immediate capital expenditure, and preserves Equipment Reserve funds for future equipment replacement needs.

The replacement pricing, financing information, and contracting analysis included in this memorandum are provided to give the City Council a complete comparison of the available options before making a decisi

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

MEMORANDUM

CITY OF ELLSWORTH, MAINE
City Clerk's Office

TO: City Council Members

FROM: Ebony Kramp-Dowling, Deputy City Clerk

DATE: July 20, 2026

SUBJECT: 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.

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

MEMORANDUM

TO: Ellsworth City Council

FROM: Sara Devlin, Deputy City Manager

DATE: July 20, 2026

SUBJECT: Capital Improvement Plan (CIP)

SUGGESTED MOTION

No formal action is requested at this workshop.

Staff is seeking Council feedback and policy direction regarding the prioritization and sequencing of the proposed Year 1–3 CIP projects. Any future capital appropriations will be presented to the Council through the annual budget process or as separate funding requests.

SUMMARY / PURPOSE

The purpose of this discussion is to obtain City Council policy direction regarding the prioritization of the first three years of the CIP. Staff are seeking confirmation that the proposed sequencing reflects Council priorities before developing future capital budgets and funding strategies.

While the CIP establishes a ten-year planning framework, the first three years represent the projects most likely to move toward design, funding, and construction in the near term. Confirming these priorities now will provide staff with direction as grant opportunities arise, debt capacity is evaluated, and annual capital budgets are developed.

BACKGROUND

As part of the FY27 budget process, the City completed its first comprehensive CIP in several years, establishing a structured and data-driven approach to evaluating and prioritizing long-term capital investments. The CIP was developed through a collaboration among all City departments, Finance, and Administration and included inventory and assessment of municipal facilities, transportation infrastructure, fleet, parks, utilities, technology, and other public assets.

More than 220 capital project requests were evaluated using a standardized prioritization methodology based on asset condition, public safety, operational need, regulatory requirements, implementation readiness, community benefit, and consistency with the Ellsworth 2035 Comprehensive Plan.

The FY27 CIP establishes a ten-year planning horizon and is intended to serve as a living document that will be reviewed and updated annually as community priorities, infrastructure conditions, and funding opportunities evolve.

This workshop represents the next phase of the CIP process by focusing specifically on the projects identified within Years 1 through 3.

ANALYSIS / DISCUSSION

Staff will present each Year 1–3 capital project and discuss the rationale for its proposed prioritization. The discussion will focus on confirming that the projects identified for near-term implementation continue to reflect Council priorities and the City's greatest infrastructure needs.

Projects will be reviewed using the same evaluation criteria established during development of the CIP, including:

- Existing asset condition and remaining useful life
- Public safety and regulatory requirements
- Operational impacts and service delivery improvements
- Project readiness and implementation timeline
- Alignment with the City's strategic goals and Comprehensive Plan
- Estimated project costs
- Potential grant opportunities and other funding sources
- Relationship to other planned infrastructure improvements

Council will have the opportunity to discuss whether individual projects should remain in their proposed order, be accelerated, deferred, or modified based on changing priorities or new information.

This discussion will provide staff with policy direction for refining future annual capital budgets and developing long-term funding strategies.

CONSIDERATIONS

While the CIP provides a structured framework for future investments, several factors may influence project implementation, including:

- Availability of grant funding and outside financial assistance.
- Inflation and changing construction costs.
- Staffing capacity and project management resources.
- Regulatory or permitting requirements.
- Emergency infrastructure failures that may require reprioritization.
- Annual budget constraints and debt capacity.

Because the CIP is intended to remain flexible, staff anticipate that priorities will continue to evolve through annual reviews.

FINANCIAL IMPACT

This workshop does **not** authorize funding for any capital projects.

The purpose of the discussion is to establish Council priorities that will guide future capital budgeting and financial planning.

As projects move toward implementation, staff will evaluate appropriate funding mechanisms, including:

- General Obligation Bonds
- Bond Anticipation Notes (BANs)
- Tax Increment Financing (TIF)
- Municipal Partnership Initiative (MPI) funding
- State and Federal grants
- Utility enterprise funds
- Capital reserve funds
- Annual pay-as-you-go appropriations

Individual projects will be presented to the Council for approval as funding recommendations are developed.

NEXT STEPS

Following Council discussion, staff will:

- Incorporate Council feedback into the Year 1–3 project priorities.
- Finalize the public facing CIP dashboard where the public can access the information for each project.
- Refine project sequencing and implementation schedules.
- Continue evaluating grant and partnership opportunities.
- Develop long-term financing strategies aligned with Council priorities.
- Present future capital funding requests through the annual budget process and individual Council agenda items as appropriate.

The CIP is intended to move the City from reactive capital spending toward a proactive, data-driven investment strategy. While priorities may evolve over time, establishing consensus around the first three years of projects provides a roadmap for maintaining infrastructure, improving municipal services, and making informed financial decisions that benefit the community over the long term.

Attachments:

- FY 27 Capital Improvement Plan (as presented in the FY 27 budget)

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

Memo

To: City Council
From: Twila Fisher, Economic Development Director
Date: July 8, 2026
Re: Heart of Ellsworth Report: 2024 Maine Office of Tourism Grant Implementation

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Suggested Motion: ***None – report only.***

Grant Overview

In 2024, the Heart of Ellsworth was awarded a Maine Office of Tourism Marketing & Development Recovery Program grant, supported through the U.S. Economic Development Administration. The grant was intended to strengthen Ellsworth's position as a year-round destination while reinforcing its role as the commercial and cultural gateway to the Downeast Acadia region.

The project was carried out by the Heart of Ellsworth in partnership with the City of Ellsworth and represented one of the City's first comprehensive destination development initiatives.

Primary Objectives

The grant focused on creating a long-term tourism strategy rather than a short-term marketing campaign. Its goals included:

- Establishing a distinctive destination identity for Ellsworth.
- Encouraging visitors traveling to Acadia National Park and Mount Desert Island to spend more time in Ellsworth.
- Increasing year-round visitation and economic activity.
- Supporting local businesses through coordinated destination marketing.
- Positioning Ellsworth as both a destination and the regional hub for Downeast Maine.

Outcomes

The project produced several tangible outcomes, including:

- Launch of the Discover Ellsworth destination brand and a Discover Ellsworth website.
- Creation of a comprehensive tourism marketing plan.

- Development of a library of more than 400 professional photographs and videos for ongoing destination promotion.
- Visitor analytics and performance tracking tools.
- A coordinated tourism strategy connecting marketing, business promotion, and visitor experience.
- Continued exploration of a Tourism Development District.

Summary

In many respects, the 2024 Maine Office of Tourism grant became Phase I of Ellsworth's destination development strategy by creating a tourism brand, research, partnerships, marketing plan, and digital tools. The possibility of a 2026 Destination Planning & Development Grant could become Phase II by implementing physical wayfinding infrastructure and exploring sustainable funding mechanisms for a Tourist Development District.

Recommended Action: None – report only.

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

MEMORANDUM

CITY OF ELLSWORTH, MAINE

TO: City Council Members

FROM: Larry Gardner

DATE: July 20, 2026

SUBJECT: 2027 Property Tax Commitment Update

UPDATE:

The Assessing Department, with the assistance of Municipal Consulting Group (MCG), has successfully completed the 2027 property tax commitment.

The 2027 property tax commitment reflects the combined effect of the annual valuation update and the FY27 municipal budget adopted by the City Council. Together, these factors establish the City's annual tax rate and ensure sufficient revenue to fund municipal operations while maintaining compliance with State assessment standards.
As part of this year's commitment, a 3% across-the-board valuation adjustment was applied to maintain the City's assessment ratio within the State of Maine's required standards, ensuring assessed values remain within approximately 10% of market value.
The resulting FY2027 tax rate is $16.25 per $1,000 of assessed value.

BACKGROUND

To supplement staff resources and ensure an accurate and timely tax commitment, the City retained Municipal Consulting Group (MCG) to provide professional assessing services.

- Field inspections: Reviewing property record cards, verifying property characteristics, performing measurements, and capturing updated property imagery.
- Data entry: Entering inspection results, building permits, and valuation adjustments directly into the City's assessing software.
- Assessment support: Assisting staff in completing the annual valuation updates necessary to prepare the 2027 tax commitment.

The partnership with MCG enabled the City to complete the tax commitment on schedule, maintain accurate assessment records, and ensure compliance with State assessment standards.

ANALYSIS While the FY2027 tax rate increased from $15.66 to $16.25 per $1,000 of assessed value, the overall impact to taxpayers should be considered alongside changes in property values. Assuming an average 3% increase in assessed value, the estimated tax impact is approximately $108 annually (about $9 per month) for every $100,000 of property value. The table below provides examples of the estimated annual tax increase at various home values.

FY26 Home Value	FY27 Assessed Value*	Estimated Annual Tax Increase	Approx. Monthly Increase
$100,000	$103,000	$108	$9
$200,000	$206,000	$216	$18
$300,000	$309,000	$323	$27
$400,000	$412,000	$431	$36
$500,000	$515,000	$539	$45

*Assumes a 3% increase in assessed value.

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

Memo

To: City Council
From: Twila Fisher, Economic Development Director
Date: July 8, 2026
Re: Tax Increment Financing (TIF) Review and Redesign – Final Consultant Report

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Suggested Motion: ***None – consultant report only.***

Recap of Consultant Services

In October 2025, the City of Ellsworth retained LaRochelle Consulting to carry out a review and potential redesign of the City's four existing Tax Increment Financing (TIF) districts: Beckwith Hill Municipal TIF; Leonard Lake Senior Housing TIF; Oriole Way Workforce Housing TIF; and Oriole Way Senior Housing TIF.

The scope of work included the following key deliverables:

- Comprehensive Analysis of Existing TIF Districts
- TIF 101 Public Workshop
- Strategic Recommendations
- Financial Modeling and Projections
- Regulatory Compliance
- Final Presentation

Project Implementation

The key deliverables were all met with impressive attention to detail, and no doubt many hours beyond what was initially anticipated in the project bid. Of note, the consultant added another workshop with City staff in January, which resulted in a deeper understanding of how TIF works and what it funds, an immediate opportunity to apply for two new TIF districts with a two-year value capture lookback, and the possibility of allocating a portion of TIF revenues to the staff departments for FY27. Due to the several-month effort of the City applying for the two new TIF districts, the consultant's final report was put on hold until the TIF districts were approved. Also of note, the Finance Director vacancy in February made it difficult for staff to adequately find and provide all the documents needed for the final presentation. Notwithstanding, the consultant has prepared a final informative report for the Council and will follow up with a technical report and recommendations for City staff. Both reports provide practical steps to ensure sound oversight and fiscal responsibility of our TIF districts for years to come.

Recommended Action: None – consultant report only.

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

MEMORANDUM

To: City Council
Charles Pearce, City Manager
From: Sue McLean, Tax Collector/Deputy Treasurer
Date: July 20, 2026
Re: Tax-Acquired Property

Suggested Motion: *Move that the City Council review the tax-acquired property inventory and authorize staff to proceed with listing the properties identified by the Council with Better Homes and Gardens Real Estate – The Masiello Group in accordance with the City's Tax-Acquired Property Disposition Policy and applicable Maine law.*

Overview: The City of Ellsworth is preparing to list Tax-Acquired properties with Better Homes And Gardens Realty, The Masiello Group. We have identified which properties are available and are asking the Council to review and advise how they would like to proceed. This will not be an immediate listing; there are notifications that have to be sent out to prior owners or their heirs at least 90 days prior to listing the property for sale. If they cannot be located, we will have to publish a notice in the local newspaper for 3 weeks before we can proceed to the next step.

Also, I am still working on drawing up the contract for Better Homes And Gardens Realty.

Background: The City of Ellsworth acquires properties through the tax lien foreclosure process when property taxes remain unpaid and the statutory foreclosure period has expired. Once acquired, these properties become municipal assets that require ongoing management, including maintenance, insurance, code enforcement oversight, and administrative resources.

In 2024, the Maine Legislature enacted significant changes to the laws governing the sale of tax-acquired property through the adoption of 36 M.R.S. § 943-C, Sale of Tax-Acquired Property, in response to the United States Supreme Court's decision in *Tyler v. Hennepin County*. The new law requires municipalities to dispose of tax-acquired property in a commercially reasonable manner and establishes procedures to protect the former owner's right to any excess sale proceeds remaining after payment of delinquent taxes, interest, costs, and other authorized expenses.

As a result of these statutory changes, municipalities are required to utilize a licensed real estate broker to facilitate the sale of the tax-acquired properties.

Following a competitive Request for Proposals process, the City Council awarded a contract to Better Homes and Gardens Real Estate – The Masiello Group to provide brokerage services for the sale of tax-acquired properties.

In Closing: I have prepared an updated inventory of the City's tax-acquired properties, which is attached for Council review. Some properties may be appropriate for immediate sale, while others may warrant retention for future municipal purposes, further evaluation, or additional due diligence.

Accordingly, we are requesting that the City Council review the attached inventory and provide directions regarding:

1. Which properties should be listed for sale through Better Homes and Gardens Real Estate – The Masiello Group
2. Whether any properties should be retained for municipal purposes or removed from consideration for sale at this time

ACCT #	PRIOR OWNER	LOCATION		FORECLOSURE DATE	OCCUPIED OR VACANT	MAP/LOT	PROPERTY	ACRES	ASSESSED VALUE	WATER SEWER	NOTES
00056	DAVID T RAY	BAYSIDE ROAD	F	2/6/2025		003-037-002-000	LAND ONLY	6.16	$42,130		
00071	MARCUS SCHULZ	BAYSIDE ROAD	F	2/6/2025		005-001-000-000	LAND ONLY	0.8	$54,670		DECEASED
00171	JASON KOHR	88 ALTON AVENUE	F	12/10/2020	UNKNOWN	006-017-000-000	HOUSE/LAND	0.93	$197,225		
00424	ACADIA SKATING ASSOC	HIGH STREET	F	1/30/2023		011-003-001-000	LAND ONLY	13	$84,000		A LOT OF COMMERCIAL INTEREST
00425	ACADIA SKATING ASSOC	HIGH STREET	F	1/30/2023		011-003-002-000	LAND ONLY	4.4	$36,080		A LOT OF COMMERCIAL INTEREST
01101	UNKNOWN	1 NO NAME ISLAND 34	F	UNKNOWN		023-ISL-001-000	LAND ONLY	0.09	$990		ISLAND, LOWER PATTEN POND
01102	UNKNOWN	1 NO NAME ISLAND 35	F	UNKNOWN		023-ISL-002-000	LAND ONLY	0.07	$990		ISLAND, LOWER PATTEN POND
01460	RONALD BEAN	RIDGE WAY	F	12/10/2020		030-026-010-000	LAND ONLY	34	$73,500		WETLAND,
1947	RICHARD GANG & SERENITY BEATY	428 MAIN ST	F	1/15/2026	VACANT	035-010-000-000	HOUSE/LAND	0.61	$365,627	W/S	RICHARD DECEASED, 2 FAMILY HOME
01978	UNKNOWN	1 NO NAME ISLAND 38	F	UNKNOWN		036-ISL-001-000	LAND ONLY	0.05	$770		ISLAND, LOWER PATTEN POND
02239	UNKNOWN	1 SNAKE ISLAND	F	UNKNOWN		044-ISL-001-000	LAND ONLY	0.03	$660		ISLAND, UPPER PATTEN POND
2328	DECATUR FRENCH	80 ATLANTIC HIGHWAY	F	1/15/2026	UNKNOWN	046-018-001-000	MOBH/LAND	1.8	$29,040		MOBH ON PROPERTY NOT ASSESSED
02361	UNKNOWN	1 NO NAME ISLAND 03	F	UNKNOWN		047-ISL-001-000	LAND ONLY	0.77	$19,250		ISLAND, BRANCH LAKE
2520	CHURCH OF CHRIST IN ISREAL	253 NORTH STREET	F	1/15/2026	OCCUPIED	051-008-000-000	HOUSE/LAND	7.51	$152,418		CLAUDIA SMITH MAY BE LIVING HERE
02531	DALE TRACEY	25 DANICO LANE	F	1/15/2026	VACANT	051-018-000-000	MOBH/LAND	1.91	$63,000		DECEASED - NO KNOWN HEIRS
02534	CARRIE MUNSON	149 NORTH STREET	F	2/7/2022	OCCUPIED	051-021-000-000	MOBH/LAND	0.3	$54,300		LOTS OF TRASH AND DEBRIS
03081	JAMES MURRAY	1 NO NAME ISLAND 20	F	1967		070-ISL-003-000	LAND ONLY	0.19	$2,640		ISLAND IN GRAHAM LAKE
03188	NO ONE CLAIMS	1 NO NAME ISLAND 15	F	UNKNOWN		079-ISL-005-000	LAND ONLY	0.92	$9,700		ISLAND, GRAHAM LAKE
03678	CAROLYN MILLER	1201 BANGOR ROAD	F	2/6/2025	UNKNOWN	092-028-000-000	MOBH/LAND	3.82	$153,080		DOUBLEWIDE
03870	SUSAN HERMAN JOHNSON	WINKUMPAUGH ROAD	F	6/7/1991		099-006-000-000	LAND ONLY	1	$1,500		BAD SOILS, PROBABLY UNBUILDABLE
03963	NO ONE CLAIMS	1 ROCK ISLAND	F	UNKNOWN		100-ISL-001-000	LAND ONLY	0.1	$3,000		ISLAND, BRANCH LAKE
04080	MARIA DUPUY	1399 BANGOR ROAD	F	2017	UNKNOWN	102-019-000-000	HOUSE	1.93	$73,800		FD MAY BE INTERESTED IN THIS PROP
04090	BRUCE WALLACE	1375 BANGOR ROAD	F	12/12/2019	VACANT	102-021-000-000	MOBH/LAND	1	$25,700		FIRE DESTROYED MOBH. DECEASED WIFE GAVE CITY RELEASE DEED
04325	PAUL LYMBURNER	850 MARIAVILLE ROAD	F	1/30/2023	UNKNOWN	107-020-000-000	HOUSE/LAND	5.3	$130,600		UNKNOWN HEIRS, ONLY FIND WIFE NAME
08152	DIANA WILSON	384 WATER STREET	F	2/6/2025	VACANT	134-176-000-000	HOUSE/LAND	0.8	$147,775	W/S	NEED TO FIND SON - JOHN STROZYK
08317	RAYMOND JUNCEWICZ	16 CENTRAL STREET	F	8/21/2023		136-069-000-000	LAND	0.49	$30,324	W/S	RAY DECEASED/WIFE IN ENGLAND
09051	DALE KOHR	22 LAKES LANE	F	2/7/2022	UNKNOWN	143-065-000-000	MOBH/LAND	0.28	$84,000	W/S	

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

MEMORANDUM

CITY OF ELLSWORTH, MAINE

OFFICE OF HUMAN RESOURCES

TO: City Council

FROM: Kerri Taylor, Human Resources Manager

DATE: July 14, 2026

SUBJECT: Appointment of Chris Nemeth as Finance Director

SUGGESTED MOTION:

Move to appoint Chris Nemeth as Finance Director for the City of Ellsworth, effective July 31, 2026.

SUMMARY / PURPOSE

The purpose of this memorandum is to provide the City Council with information regarding the recommended appointment of Chris Nemeth as the City's Finance Director, effective July 31, 2026.

BACKGROUND

Following the vacancy in the Finance Director position, the City completed a comprehensive recruitment and selection process to identify a qualified candidate with experience in municipal finance, financial management, and organizational leadership. Following the review of applications and interviews, Chris Nemeth was identified as the best candidate for appointment as Finance Director.

Candidate Qualifications

Mr. Nemeth brings more than 30 years of executive leadership experience in financial management, strategic planning, and management consulting. Most recently, he has served as Treasurer for the Town of Surry, where he oversees the Town's financial operations, budgeting, payroll, accounts payable, audit coordination, grant administration, capital planning, financial reporting, and internal controls.

Mr. Nemeth's background in municipal finance and executive leadership makes him well qualified to lead the City's Finance Department and support the City's commitment to sound financial management.

Recommendation

Mr. Nemeth's education, municipal finance experience, and executive leadership background make him well qualified to serve as the City's Finance Director. It is recommended that the City Council appoint Chris Nemeth as Finance Director, effective July 31, 2026.

MEMORANDUM
TO: City Manager and City Council, City of Ellsworth
FROM: Scott Guillerault, Fire Chief, Ellsworth Fire Department
DATE: July 14, 2026
SUBJECT: Capital Procurement Request: Replacement Response/Rescue Boat

Public Notice / Agenda Note

Public hearing and action on the request of the Fire Chief to approve the purchase of a replacement Rescue Boat.

Proposed Motion:
Move to authorize the City Manager or Fire Chief to execute a purchasing agreement through the Sourcewell Cooperative Procurement Contract for a replacement municipal rescue boat and associated emergency response equipment for the Ellsworth Fire Department, in an amount not to exceed 85,000, with funding to be drawn from the City Capitol Reserve Account and the Fire Department Training Site Account.

Council Action

I. Executive Summary & Problem Statement

The Ellsworth Fire Department is requesting authorization to procure a replacement water rescue boat. The department's previous vessel was permanently removed from service in September 2025 due to severe hull fatigue and mechanical unreliability at 27 years of age.

Since the decommissioning of its previous vessel, the City has lacked water rescue capability. This deficit has transitioned from a theoretical risk to an active operational liability, as demonstrated by multiple recent emergency events in 2026:

- **Critical Incidents:** The department responded to two separate water rescue incidents where personnel were forced to utilize private civilian watercraft to perform life-saving operations.
- **Island Fire Response (Green Lake):** Most recently, the department was forced to rely entirely on mutual aid assets to transport personnel and equipment for a fire response on an island on Green Lake.

Relying on ad-hoc civilian assets introduces extreme municipal liability, while depending on regional volunteer mutual aid inherently delays critical response times and compromises both responder and public safety.

II. Critical Justification

Ellsworth serves as the geographic and emergency response hub for Hancock County, encompassing 93 square miles of territory with high-risk, heavily utilized waterways including Graham Lake, Green Lake, Branch Pond, Leonard Lake, and the Union River.

Maintaining an independent, rapid-deployment marine asset is non-negotiable for the city due to:

- **Life Safety:** Rapid local response is the difference between rescue and recovery in cold-water immersion or active drowning scenarios across these major lakes, ponds, and rivers.
- **Seasonal Capabilities and Readiness:** The replacement craft will provide dedicated open-water rescue capability throughout the regional boating and transitional seasons. During winter months when non-open water bodies are frozen, the craft will be staged for rapid deployment in any remaining open or moving water, seamlessly complementing our specialized winter ice-rescue sleds to ensure comprehensive, year-round water rescue coverage.

III. Procurement & Financial Impact

To expedite procurement and ensure fiscal responsibility, the department will utilize a Sourcewell Cooperative Purchasing Contract. This satisfies all municipal competitive bidding requirements while securing discounted, pre-negotiated government pricing.

Funding for this purchase is fully available and will be drawn entirely from the City’s Capitol Reserve Account and the Fire Department's existing Training Site Account, resulting in no additional impact on the current operational budget or local tax rate.

Quote

Date	Quote #
7/14/2026	EST50631
Contract #	
Sourcewell 092525-ALH Watercraft & Related Equip.	
Account #	**241366**

All Hands Fire Equipment LLC
PO Box 1245
Wall NJ 07719
Tel: 732-502-8060
Fax: 732-502-8064
www.allhandsfire.com
Tax ID: 58-2671638

Bill To	Ship To
ELLSWORTH FIRE DEPARTMENT ATTN: Douglas Belletete 1 City Hall Plaza Ellsworth ME 04605	ELLSWORTH FIRE DEPARTMENT ATTN: Douglas Belletete 1 City Hall Plaza Ellsworth ME 04605

**** We will try to match or beat any price ****

Expires	Sales Rep	Ship Via
8/13/2026	Colarusso, Scott T	FedEx Ground®

Part Number	Qty.	Description	Options	Contract Discount	Rate	Amount
GMI-ITEM	1	Gala Marine Galaxy Pilot P6 (CUSTOM): STANDARD FEATURES : Aluminum welded hull, coated, QUINTET decking #6122 Set of foot pump, 2 paddles and repair/ service kit #standard STEERING AND SEATING OPTIONS: Steering console C-07P w/o front seat for P6, P7 #5212 Driver's bolster seat (S-09 for P6,P7, S-09L for P8) #5263 OPTIONAL EQUIPMENT: HYPALON inflatable tube with rubrail, protection pads, lifeline, handles #6467 Electric PRO system with 2 pole battery switch #4013 Fuel system with built in tank, send, deck fill, tubing, wiring #4108 Upgrade to EPA compliant fuel system #4120 Steering wheel GALA Deluxe GRAY/BLACK #5240			$50,093.50	$50,093.50

Quote

Date	Quote #
7/14/2026	EST50631
Contract #	
Sourcewell 092525-ALH Watercraft & Related Equip.	
Account #	**241366**

All Hands Fire Equipment LLC
PO Box 1245
Wall NJ 07719
Tel: 732-502-8060
Fax: 732-502-8064
www.allhandsfire.com
Tax ID: 58-2671638

Part Number	Qty.	Description	Options	Contract Discount	Rate	Amount
		Hydraulic steering system #5239				
		Bow step plate with anchor roller #5009				
		Single engine guard frame #5172				
		Steering console tower with mounting plate #5122				
		Two rear towing bollards #5134				
		UPGRADERS::				
		1. Red Hypalon tube color				
		2. Relocating of rsteerting console, modification and relocating of double seat				
		Sourcewell 092525-ALH Watercraft & Related Equip. 5% OFF LIST: $52,730.00				
PMPS-ITEM	1	BOAT SET UP AND TESTING (Performed by Pirie Marine & Power Sports).			$1,750.00	$1,750.00
PMPS-ITEM	1	LIGHTING PACKAGE ALLOWANCE.			$2,350.00	$2,350.00
PMPS-ITEM	1	TOHATSU #BFT150DXRA 150 HP X-LONG SHAFT MOTOR. *Sourcewell 092525-ALH Watercraft & Related Equip. 10% OFF LIST: $19,707.00*			$17,736.30	$17,736.30
PMPS-ITEM	1	RIGGING PARTS AND LABOR (Performed by Pirie Marine & Power Sports).			$5,000.00	$5,000.00
PMPS-ITEM	1	INBOUND FREIGHT (Motor & Parts to Pirie Marine & Power Sports).			$300.00	$300.00
PMPS-ITEM	1	FREIGHT FUEL CHARGE			$60.00	$60.00
PMPS-ITEM	1	VENTURE TRAILER VAB-2825 CAPACITY BUNK TRAILER #BT1965			$5,000.00	$5,000.00
		INCLUDES:				

Quote

Date	Quote #
7/14/2026	EST50631
Contract #	
Sourcewell 092525-ALH Watercraft & Related Equip.	
Account #	**241366**

All Hands Fire Equipment LLC
PO Box 1245
Wall NJ 07719
Tel: 732-502-8060
Fax: 732-502-8064
www.allhandsfire.com
Tax ID: 58-2671638

Part Number	Qty.	Description	Options	Contract Discount	Rate	Amount
		POLY SLEEVES				
		TONGUE JACK				
		SPARE TIRE BRACKET				
		TORSION AXLE				
		LOAD GUIDES				
		SPARE TIRE & WHEEL				
		TRANSOM STRAPS				
		INBOUND FREIGHT				
		TRAILER SET UP FEE				
				Subtotal		$82,289.80
				Shipping Cost		$2,000.00
				Total Tax (0%)		$0.00
				Total		$84,289.80

Please review your Estimate in great detail to ensure all items, qty., spec, etc. are correct. Please inform us asap if there is an error. Quoted prices are subject to change if new or increased tariffs, duties, or import fees are imposed before delivery.

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

MEMORANDUM

CITY OF ELLSWORTH, MAINE

TO: City Council Members

FROM: Arbor Commission

DATE: July 20, 2026

SUBJECT: Reappointment of Tree Warden

SUGGESTED MOTION:

Move to approve the request of the Arbor Commission to reassign the role of Tree Warden to Roddy Ehrlenbach.

BACKGROUND

The Tree Warden position was recently vacated when the Director of Urban Planning and Development, Danielle Gift, left the City. Roddy Ehrlenbach is currently the most qualified staff member to fulfill the technical and risk-based responsibilities of the Tree Warden role.

Given the increasing complexity of tree-related issues, including public safety, risk assessment, permitting, and long-term canopy management, we believe assigning this role to Roddy would best serve the City. His expertise, along with that of his staff, would ensure the City's trees are managed effectively and responsibly.

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

MEMORANDUM

CITY OF ELLSWORTH, MAINE

City Clerk's Office

TO: City Council Members

FROM: Ebony Kramp-Dowling, Deputy City Clerk

DATE: July 20, 2026

SUBJECT: Date change for the regularly scheduled August City Council Meeting

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SUGGESTED MOTION:	*Move to change the regularly scheduled August City Council meeting to August 13, 2026.* *or* *Move to change the regularly scheduled August City Council meeting to August 24, 2026.*

SUMMARY

Due to the anticipated absence of at least two Councilors, it has been requested that the regularly scheduled August City Council meeting be rescheduled. Two potential meeting dates are available: Thursday, August 13, or Monday, August 24. The timeline for public hearing notices and other applicable deadlines for each option is outlined below.

For the meeting to be August 13th, the timeline would be
July 22nd – Public Hearing Notices due
July 23rd – Public Hearing Notices sent to the Ellsworth American
July 28th – All agenda items due
July 19th – Memos & Back-up due
July 30th – Final agenda sent to the Ellsworth American
August 6th – Council Packets distributed
August 13th – Council Meeting

July/August 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
19	20 July Council Meeting	21	22 Public Hearing notices due	23 Public Hearing notices to EA	24	25
26	27	28 Agenda Items Due	29 Memos & Back-up due	30 Final Agenda to EA	31 Office Closed	1
2	3	4	5	6 Distribute Packets to Council	7 Office Closed	8
9	10	11	12	13 Council Meeting	14 Office Closed	15
16	17	18	19	20	21 Office Closed	22

For the meeting to be August 24th, the timeline would be
August 5th – Public Hearing Notices due
August 6th – Public Hearing Notices sent to the Ellsworth American
August 11th – All agenda items due
August 12th – Memos & Back-up due
August 13th – Final agenda sent to the Ellsworth American
August 19th – Council Packets distributed
August 24th – Council Meeting

August 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Public Hearing notices due	6 Public Hearing notices to EA	7 Office Closed	8
9	10	11 Agenda Items Due	12 Memos & Back-up due	13 Final Agenda to EA	14 Office Closed	15
16	17	18	19 Distribute Packets to Council	20	21 Office Closed	22
23	24 Council Meeting	25	26	27	28 Office Closed	29

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

MEMORANDUM

CITY OF ELLSWORTH, MAINE
OFFICE OF THE CITY PLANNER

TO: City Councilmembers

FROM: Brittany Merrill, City Planner

DATE: July 8, 2026

SUBJECT: Status Update Anchor In Campground

SUGGESTED MOTION: *None*

SUMMARY / PURPOSE

The purpose of this memo is to provide a factual status update on the Major Use Site Development Plan entitled Anchor In Campground for applicant and owner Superior Realty Inc. The proposal is to construct a 28-site recreational vehicle campground. The subject property is an approximately 52-acre lot located at 566 Bayside Road (Tax Map 5 Lot 46-1) located in the Rural (R) Zoning District.

BACKGROUND

On May 14, Herrick and Salsbury submitted an application for the Anchor In Campground on behalf of Superior Realty Inc. The Planning Board agenda was set on May 15, and 17 abutters letters were sent on May 18. The Technical Review Team met on May 20 to review and discuss the application internally and again on May 21 to review to project with the applicant representative. On the day of the Planning Board Meeting June 3, it was brought to the City Planner's attention that the project had been improperly noticed. There should have been 56 abutter notices sent, but only 17 were sent due to a technical error with the GIS program that is used to generate the abutters list. The Board made the decision to table the project due to it being improperly noticed, and explained the situation to the public in attendance. The applicant was also informed, and opted to be placed on the next month's agenda.

On June 11, the July Planning Board Agenda was set, and 56 abutters letters were sent out on June 13. There was no Technical Review Team discussion on this project, as there were no changes to the project and everything had been discussed at the previous months TRT meeting. The Board reviewed the project at the July 3 regular meeting, discussed, listened to public comment, addressed relevant concerns, and then determined the project was complete.

The Board voted to schedule a site visit to the project location on July 21st at 5:30pm. The purpose of the site walk is to orient the Planning Board to the physical characteristics of the site and the anticipated changes to the site resulting from the proposed development. The Board Chair will lead the site walk. The applicant and applicant's representative will be present. The discussion between the applicant and the Board will focus on the physical characteristics of the site and on the location of the proposed project. While the public is invited to attend, a site walk does not include a public hearing. Substantive comments in support or opposition of the proposed project shall be reserved for the next public hearing.

During the public hearing, one resident requested a moratorium be enacted on all campgrounds in the City. The Board replied that City Council had the authority to place moratoriums.

Since the preliminary review, an abutter has contacted individual Council members to express concerns regarding the project. To my knowledge, these communications have not included any formal applications, petitions, or requests for action requiring Council review.

ANALYSIS / DISCUSSION

The project remains under the jurisdiction of the Planning Board, which is required to evaluate the application using the standards outline in Chapter 56. The Board must make its determination based on whether the applicant meets the ordinance criteria.

Current status

- The application is in the substantive review phase.
- Staff continues to evaluate the materials submitted and prepare recommendations for the Board.
- Abutter input has been received and entered into the record as part of the review process.
- A site visit has been scheduled and noticed for July 21st at 5:30pm.
- Staff has been in communication with DEP regarding an alleged investigation.

The Planning Board's responsibility is to review each Preliminary Project for Completeness. A finding of completeness does not mean approval. It means that the applicant has submitted all required information required by the ordinance so that the Board can continue its substantive review.

State law requires municipalities to apply standards consistently and prohibits making up new rules or requirements mid-process. If the applicant meets the existing ordinance standards, the Board is legally required to approve the project.

Public input is an important part of the review process. The Planning Board does consider abutter testimony. Unless the concerns relate directly to ordinance criteria that can be supported by evidence, the Board cannot base a denial on generalized opposition.

CONCERNS / DRAWBACKS

Incorrectly denying a compliant application or approving an incompliant one exposes the City to legal risk, including; court fees, attorney fees, potential damages, loss of public trust in a fair and predictable process.

FINANCIAL IMPACT

At this stage, there is no direct financial impact to the City. Routine staff time is being used for project review.

NEXT STEPS

The applicant has 6-months to return to Planning Board for the Final Review where the Board can decide to Approve, Approve with Conditions, Table or Not Approve the project. Staff will provided updated recommendations for the Board as additional materials or public input are received.

If approved by the Board, the applicant will need to comply with any and all Planning Board imposed changes and conditions, and secure and comply with all applicable licenses, permits, inspections, and authorizations of all Federal, State and local agencies, and maintain the construction site in healthful condition.

If not approved by the Board, the applicant must wait 6-months before reapplying.

If Council has questions about the review process or would like a briefing on campground performance standards more generally, staff is available to provide additional information.

Attachments: PB 101, PB Report, Pre-TRT Checklist, Post-TRT Checklist, TRT report, Anchor In Campground PB Application, Public Comments, Summary of Concerns, Public Comment Materials, June PB Minutes, Abutters List July PB, Abutter Letter July PB, Abutters List June PB, June PB Agenda, July PB Agenda, July PB Site Visit Agenda, July PB Minutes, DEP correspondence, Chapter 56 Article 8 Performance Standards,
CC: Code Department, TRT