

BUCKSPORT TOWN COUNCIL MEETING
7:00 P.M., THURSDAY, SEPTEMBER 24, 2020

This meeting will be held virtually and can be viewed on local cable channel 1303 or via the internet by going to townhallstreams.com and selecting Bucksport. You can email questions or comments prior to or during the meeting to slessard@bucksportmaine.gov or call during the meeting at 469-7368

1. **Call Meeting To Order**
2. **Roll Call**
3. **Presentation of any Town Council Recognitions**
4. **Consider minutes of previous meetings**
 - a. Town Council Minutes 09/10/2020
5. **Receive and Review Correspondence**
6. **Ordinances to Consider/Introduce**
7. **Discussion Items (Manager Clarification and Direction, or Council Discussion and/or Input on Issues)**
 - a. Distribution of Assets – Former Bucksport Chamber of Commerce
8. **Agenda Items**
 - a. To approve Resolve 2021-19 To Approve award of contract for temporary repair of baseball field wall
 - b. To approve Resolve 2021-20 to Accept State Local Road Assistance funds in the amount of \$59,865
 - c. To approve Resolve 2021-21 to abate uncollectible 2014-2017 Ambulance fees in the amount of \$64,793.02
 - d. To approve Resolve 2021-22 to purchase a heat pump for installation at the Marina building from Buchanen Mechanical
9. **Resignations, Appointments, Assignments, and Elections**
 - a. Swearing in of School Resource Officer Christopher McCrillis
 - b. Appointment of Luke Chiavelli as Code Enforcement Officer, Plumbing Inspector & E911 Addressing Officer for the 20-21 year
10. **Approval of Quit Claims, Discharges, and Deeds**
 - a. Nancy W. Cation, Map 31 Lot 66, 2018 Sewer Lien Discharge
 - b. Heirs of Arline Locke, Map 08 Lot 02, 2014-2018 Tax Lien discharge
11. **Town Manager Report**
12. **Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits**
 - a. Set Public Hearing for Update to General Assistance Ordinance – October 8, 2020
13. **Discussion of Items Not on the Agenda for Council and Public**
14. **Upcoming Public Hearings, Designation of Topics for Committee Assignment, and Scheduling of Committee Meetings**
15. **Adjournment**

4a

BUCKSPORT TOWN COUNCIL MEETING
7:00 P.M., THURSDAY, SEPTEMBER 10, 2020
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE

1. **Call Meeting To Order** - *Mayor Stewart called the meeting to order at 7:00 p.m.*
2. **Roll Call** - *Councilor's present via remote access: Mark Eastman, Jim Morrison, Paul Bissonnette, Dan Ormsby, Kathy Downes, Ed Rankin, Jr. (joined at 7:05 p.m.)*

Councilors Absent: Peter Stewart
3. **Presentation of any Town Council Recognitions** - *None.*
4. **Consider minutes of previous meetings**
 - a. *Town Council Minutes 08/27/2020 - Councilor Ormsby moved and Councilor Downes seconded to approve the Town Council Minutes from 8/27/2020. **Motion Passed 5-0***
5. **Receive and Review Correspondence** - *None.*
6. **Ordinances to Consider/Introduce** - *None.*
7. **Discussion Items (Manager Clarification and Direction, or Council Discussion and/or Input on Issues)**
 - a. *Parks & Recreation Rules Review - Public Safety Director Geagan advised the Council on his understanding of the new MPA rules. It was the consensus of the Council to continue following the Maine CDC's Community Sports guidelines.*
8. **Agenda Items**
 - a. *To approve Resolve 2021-17 To Approve award of the former sludge site mowing contract - Councilor Morrison moved and Councilor Eastman seconded to approve Resolve 2021-17. **Motion Passed 6-0***
 - b. *To approve Resolve 2021-18 To expend funds from the Animal Shelter Reserve to install a heating system at the Animal Shelter - Councilor Morrison moved and Councilor Downes seconded to approve Resolve 2021-18. **Motion Passed 6-0***
9. **Resignations, Appointments, Assignments, and Elections** - *None.*
10. **Approval of Quit Claims, Discharges, and Deeds** - *None.*
11. **Town Manager Report** - *Noted.*
 - a. *Department Head Reports - Noted.*
12. **Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits**
 - a. *Public Hearing on An Ordinance to Amend the Town Charter, Section 9.04, #2 to change the referendum voting requirement from \$250,000 to \$300,000 - Deputy Mayor Bissonnette opened the public hearing at 7:20 p.m. There being no further discussion, Deputy Mayor Bissonnette closed the public hearing at 7:21 p.m. Councilor Eastman moved and Councilor Ormsby seconded to approve the amendment to the Town Charter, Section 9.04, #2 to change*

the referendum voting requirement from \$250,000 to \$300,000. Motion Passed 6-0

13. Discussion of Items Not on the Agenda for Council and Public

Community & Economic Development Director Rich Rotella stated that he reached out to the Land and Water Conservation Fund for a grant to renovate the wall at the Elm Street baseball field. They indicated that the Town would likely qualify for a grant, and are wanting to do a site visit in the near future.

Councilor Morrison inquired as to why there were no figures listed on the resolves approved earlier in the meeting. Town Manager Lessard clarified that the figure for Resolve 2021-18 is listed in the final paragraph, and that there was no money spent on Resolve 2021-17.

Councilor Downes inquired as to if the Town has received invoices for the repairs on the municipal pool. Town Manager Lessard responded by saying that all invoices have been paid. The total cost was approximately \$130,000.

Deputy Mayor Bissonnette inquired as to when the Central Street bridge project would be completed by the state. Dir. Geagan responded by saying that the project was supposed to be completed by the end of last month, but the state is now estimating the completion to be by the end of September.

Town Manager Lessard stated that the Town Office has seen various calls from residents wondering why railroad cars are being stored on the tracks. Dir. Geagan and Town Manager Lessard reached out to Pan Am Railways to see if there were any solutions that can be made for areas where railroad cars are disrupting resident's properties. Town Manager Lessard stated that she is reaching out to the State of Maine to see if the Town has any sort of recourse.

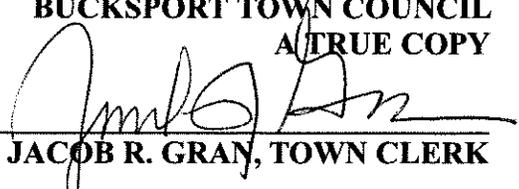
14. Upcoming Public Hearings, Designation of Topics for Committee Assignment, and Scheduling of Committee Meetings

Baseball Field Committee Meeting - October 8, 2020

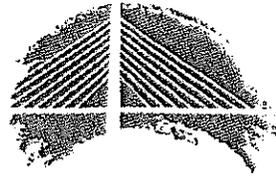
15. Adjournment - Councilor Eastman moved and Councilor Ormsby seconded to adjourn the meeting at 7:35 p.m. Motion Passed 6-0

**BUCKSPORT TOWN COUNCIL
A TRUE COPY**

ATTEST:


JACOB R. GRAN, TOWN CLERK

Bucksport Bay Area Chamber of Commerce
83 Main St, PO Box 1676, Bucksport, ME 04416



Ma

09/17/2020

Town of Bucksport
50 Main St
PO Box X
Bucksport, ME 04416

To whom this may concern,

As you are aware The Bucksport Bay Area Chamber of Commerce has decided to dissolve. The Chamber has paid all debts owed and according to our bylaws the towns that have supported us in the last three years will get a percentage of the remaining funds in our account. Please find an enclosed check in the amount of \$1639.07.

We as a board would like the funds to be put towards Non Profits in our area between Main St Bucksport and Bucksport Community Concerns.

We wish you all the best.

Respectfully,

The Board of Directors

BSBC-1002 05/08

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

TREASURER'S CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

No. 50365087

52-7438/2112

Bangor Savings Bank

You matter more!

Bangor, Maine 04401

9/16/20

PAY EXACTLY

\$1,639.07

PAY TO THE ORDER OF

***** TOWN OF BUCKSPORT *****

EXACTLY **1,639 AND 07/100 DOLLARS

Bangor Savings Bank

Rochel Hauser
AUTHORIZED SIGNATURE

Security Features Details on Back.

BUCKSPORT BAY AREA CHAMBER REFUND

MEMO

⑈0050365087⑈ ⑆216274382⑆ 9080500004⑈

8b

**RESOLVE #R-2021-20 TO APPROVE ACCEPTANCE OF LRAP FUNDS FROM MDOT
IN THE AMOUNT OF \$59,865**

Whereas, the Town of Bucksport is entitled to receive funding through the Maine Local Roads Assistance Program (LRAP), and

Whereas the Maine Department of Transportation has designated \$59,865 as Bucksport's share for the 2020/2021 fiscal year, and

Whereas these funds are used to offset the cost of annual paving of Town Roads,

Be it resolved by the Bucksport Town Council to accept 20/21 LRAP funds in the amount of \$59,865.

Acted on September 24, 2020

Yes ___ No ___ Abstained ___

Attested by: Jacob Gran, Town Clerk

**MAINE DEPARTMENT OF TRANSPORTATION
LOCAL ROADS ASSISTANCE PROGRAM (LRAP)
CERTIFICATION 2020-2021 (FY21)
MUNICIPALITY of Bucksport 9070**

To be eligible to receive FY-2021 LRAP funds, each Municipality must **certify that the funds are used in a manner consistent with chapter 19 in Title 23**. Effective July 1, 2013, as defined by Title 23, §1803-B.1.A, "RURAL funds must be used for capital improvements ... or for capital improvements to state aid minor collector highways and state aid major collector highways as described in section 1803-C." URBAN funds must be used **for maintenance or improvement to public roads**. Effective July 1, 2008 municipalities must provide information on what improvements were done with the FY19 (July 1, 2019 to June 30, 2020) LRAP funds received by the municipality. **Please report this on the reverse side in the box at the bottom of the page.

It is estimated that the Municipality of Bucksport, will receive by **December 31, 2020 one payment (1) of \$59,865** for the fiscal year beginning July 1, 2020. Of that total, the Urban funds are \$6,885 for this fiscal year and the Rural funds are \$52,981 . Notification will be made in the event of any change. Beginning in 2014, municipalities receive 9% of MaineDOT's portion of the Highway Fund. This means that the disbursements to municipalities rise and fall with MaineDOT's budget.

We, the undersigned municipal officers or designee (i.e. Town/City Manager) of the municipality of Bucksport do hereby certify that funds received from the Local Roads Assistance Program for the fiscal year 2019-2020 will be used only for uses as stated above. *We also certify that the previous year's funds were spent on the projects listed on the back of this form.*

Signed _____ Date ___/___/___ Signed _____ Date ___/___/___
Signed _____ Date ___/___/___ Signed _____ Date ___/___/___

Please print below the name, title, and phone of the person to contact for the information on this form.

Name: _____ Title: _____ Tel: _____

MUNICIPALITY email Address: _____

If your address **has changed in the last year** (and you have NOT signed up for electronic fund transfer (EFT), we must have the new address for you to receive your funds.

Address: _____

Town: _____ State: _____ Zip Code: _____

Prior to November 1, 2020, please return this completed form (BOTH SIDES) by US mail or scanned PDF/email to: FAXES ARE NO LONGER ACCEPTED

Carrie Castonguay
MaineDOT- Community Services Division
16 State House Station
Augusta, Maine 04333-0016
Tel. (207) 624-3265, or carrie.castonguay@maine.gov

NO LRAP payment shall be made until a completed form (BOTH SIDES) is received by MaineDOT- Community Services Division.

Over please

Bucksport 9070
Last year's (FY-20) LRAP Funds
Of \$64,172 (Urban \$7,380), (Rural \$56,792)

As a result of 2007 Legislative inquiries and discussions centered around LRAP, MaineDOT needs to collect additional information on the uses of LRAP funding by 500 Maine municipalities, counties, and Indian reservations. This form is intended to be simple and provide an easy method to collect information on the use of over \$20 million per year by local agencies.

As noted on the front side of this form, LRAP rural funding can only be spent on capital improvements, whereas compact towns/cities can spend urban funds on maintenance or improvement to public roads.

A **capital improvement** is defined as "any work on a road or bridge which has a life expectancy of at least 10 years and restores the load-carrying capacity". Examples of eligible "capital" activities are defined as follows:

1. Medium to heavy overlays which improve the strength and ride quality (minimum 1" lift on a shimmed surface), pavement and/or base recycling, pavement cold planning and resurfacing
2. Road reconstruction or rehabilitation
3. Gravel road grade-raising or paving
4. Single culvert replacements or a series of drainage improvements
5. * Traffic signal or sign installation and/or replacements
6. * Sidewalk construction or reconstruction
7. * Heavy ditching, under drain and catch basin installation or total system replacement, permanent erosion control
8. * Wetland mitigation
9. * Guardrail installation
10. Bridge or minor span replacement and rehabilitation
11. Any bridge repair activities with a ten-year life
12. Local share of a Municipal Partnership Initiative (MPI) project on a state road
13. Debt financing/bond repayment for past capital improvements to public roads
14. The urban match component of any federal-aid project
15. "Banking it" to save up for a future project
16. Other (explain) _____

* Some of the categories of work (# 5, 6, 7, 8 & 9) qualify as capital improvements, but must be done in conjunction with roadway reconstruction/rehabilitation.

****If spent, how did you spend last year's FY-20 LRAP funds? (shown on top of this page). It is not necessary to account for more than this amount. All information must be filled in or the form will be returned.**

1. Road Name: _____ Funds spent on Capital Improvements: \$ _____
 Type of Capital Improvement: see above, list all numbers that apply: _____
 Length of Capital improvement (miles or feet): _____ miles or _____ feet

2. Road Name: _____ Funds spent on Capital Improvements: \$ _____
 Type of Capital Improvement: see above, list all numbers that apply: _____
 Length of Capital improvement (miles or feet): _____ miles or _____ feet

3. Road Name: _____ Funds spent on Capital Improvements: \$ _____
 Type of Capital Improvement: see above, list all numbers that apply: _____
 Length of Capital improvement (miles or feet): _____ miles or _____ feet

4. Urban funds used for maintenance (if any): \$ _____

NO LRAP payment shall be made until a completed form (BOTH SIDES) is received by MaineDOT- Community Services Division.

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**R #2021-21 AUTHORIZING THE TOWN MANAGER TO WRITE OFF
UNCOLLECTED AMBULANCE CHARGES FOR THE PERIOD DECEMBER 2014 TO
MAY 2017**

Whereas, the Town of Bucksport operates ambulance services; and,

Whereas, the Town of Bucksport collects for fees for services of the ambulance service; and,

Whereas, from time to time, the Town of Bucksport has uncollected charges on its financial books;
and,

Whereas, it is necessary for audit purposes to maintain an accurate list of accounts for which the
Town may expect collection, and

Whereas, the Town Manager has uncollected ambulance charges totaling \$64,793.02 for the period
December 2014 through May 2017,

Be it resolved by the Bucksport Town Council in Town Council assembled that the Town of
Bucksport approve the action by the Finance Director to write off uncollected ambulance charges in
the amount of \$64,793.02.

Acted on September 24, 2020

Yes ___ No ___ Abstained ___

Attested by: Jacob Gran, Town Clerk

WRITE OFF REQUEST FOR COUNCIL			AMBULANCE ACCOUNTS IN COLLECTIONS		updated
ACCOUNT#	DOS	AMOUNT			9/15/2020
A-730-17	5/14/17	\$533.20			
A1-495-17	2/9/17	\$573.70			
A2-011-16	8/3/16	\$623.20			
A1-393-16	2/25/16	\$208.12			
A1-399-16	2/29/16	\$182.08			
A1-232-16	10/14/16	\$577.30			
A2-134-15	5/22/15	\$627.70			
A1-437-17	1/14/17	\$584.50			
A1-561-16	5/16/16	\$658.60			
A-672-17	4/21/17	\$571.00			
A1-053-15	7/21/15	\$575.50			
A1-688-15	6/6/15	\$572.80	deceased		
A2-042-15	8/4/15	\$703.60			
A2-021-16	9/8/16	\$223.00			
A1-599-16	6/2/16	\$401.99			
A1-033-16	7/14/16	\$526.00			
A2-168-16	4/18/16	\$223.00			
A1-365A-16	12/10/16	\$113.40			
A-734-17	5/13/17	\$223.00			
A-739-17	5/17/17	\$644.80			
A1-498-16	4/20/16	\$200.00	deceased		
A1-262-16	10/29/16	\$223.00			
A1-266-16	10/29/16	\$624.10			
ST-003-16	5/5/16	\$593.50			
A1-020-16	7/8/16	\$197.04			
A1-509-17	2/16/17	\$61.87			
A1-379-16	2/15/16	\$95.18			
A-749-17	5/20/17	\$704.50			
A1-328-14	12/23/14	\$223.00			
A1-584-16	5/26/16	\$223.00			
A1-125-16	8/28/16	\$577.30			
A2-029-16	10/3/16	\$223.00			
A1-079-16	8/3/16	\$475.00			
A-596-17	3/22/17	\$580.00			
A1-566-16	5/17/16	\$117.94			
A1-402-16	3/2/16	\$647.80			
A1-418-16	3/9/16	\$572.80			
A1-217-16	10/8/16	\$223.00			
A2-238-16	7/24/16	\$819.60			
A1-466-16	3/31/16	\$181.39			
A1-426-16	3/14/16	\$590.80			
A-664-17	4/18/17	\$223.00			
A-665-17	4/18/17	\$659.50			
A1-440-16	3/21/16	\$223.00			

A1-544-16	5/8/16	\$617.80	
A2-156-16	3/6/16	\$127.52	
A1-424-15	2/5/15	\$627.70	
A-732-17	5/16/17	\$223.00	
A1-395A-16	12/27/16	\$200.00	
A1-345-16	1/13/16	\$223.00	
A1-106-16	8/17/16	\$490.90	
A1-602-16	6/3/16	\$650.50	
A1-429-16	3/16/16	\$553.90	deceased
A2-016-16	8/21/16	\$223.00	deceased
A1-150-16	9/7/16	\$104.04	
A1-174-16	9/21/16	\$104.58	
A1-015-16	7/6/16	\$656.80	
A1-364-16	1/24/16	\$586.30	
A1-008-16	7/5/16	\$223.00	
A1-215-16	10/7/16	\$102.13	
A2-197-16	6/12/16	\$629.50	
A1-121-16	8/26/16	\$601.00	
A1-341-16	1/11/16	\$222.10	
A-613-17	3/27/17	\$218.44	
A1-243-16	10/19/16	\$655.00	
A1-190-16	9/27/16	\$169.74	
A1-421-17	1/4/17	\$544.00	
A1-073-15	8/31/15	\$580.00	
A2-139-16	2/4/16	\$651.40	
A1-305-16	11/14/16	\$598.00	
A1-496-17	2/10/17	\$561.10	
A1-302-16	11/13/16	\$91.62	
A1-218-16	10/9/16	\$667.60	
A1-315-16	11/20/16	\$517.00	
A2-208-16	6/18/16	\$223.00	
A-567-17	3/12/17	\$598.30	
A1-382-16	12/21/16	\$200.00	
A-721-17	5/12/17	\$531.40	
A1-340-16	1/11/16	\$500.80	
A1-310-16	11/18/16	\$577.30	deceased
A1-413-15	1/29/15	\$659.50	
A1-371A-16	12/14/16	\$522.40	
A2-014-16	8/19/16	\$639.40	
A1-449-16	3/23/16	\$200.00	
A1-456-16	3/25/16	\$200.00	
A2-194-16	6/12/16	\$223.00	
A2-218-16	6/24/16	\$223.00	
A1-454-16	3/25/16	\$225.00	
A1-205-16	6/16/16	\$225.00	
A-572-17	3/13/17	\$250.00	

A-702-17	5/2/17	\$250.00			
A1-036-16	7/14/16	\$558.70			
A-743-17	5/18/17	\$664.00			
A-612-17	3/26/17	\$223.00			
A2-033-15	8/1/15	\$574.60			
A-736-17	5/14/17	\$611.80			
A1-122-16	8/27/16	\$649.60			
A1-424-16	3/12/16	\$599.20			
A1-571-16	5/20/16	\$105.32			
A1-256-16	10/23/16	\$626.80			
A1-045-16	7/17/16	\$84.28			
A-711-17	5/6/17	\$223.00			
A-713-17	5/7/17	\$661.30			
A1-114-16	8/22/16	\$556.60			
A-647-17	4/7/17	\$579.10			
A1-518-15	3/22/15	\$223.00			
A1-252-16	10/25/16	\$609.70			
A1-601-15	4/29/15	\$490.00			
A1-100-16	8/13/16	\$580.00			
A2-178-16	5/9/16	\$709.90			
A1-523-17	2/21/17	\$573.10			
A-589-17	3/18/17	\$107.87			
A1-487-17	2/6/17	\$108.05			
A1-520-17	2/20/17	\$95.08			
A1-432-17	1/13/17	\$562.00			
A1-118-15	9/21/15	\$140.00			
A1-585-16	5/26/16	\$140.00			
A2-044-16	11/21/16	\$518.80			
A1-158-16	9/11/16	\$116.36			
A2-030-16	10/4/16	\$613.30			
A1-329-16	1/5/16	\$223.00			
A1-087-16	8/6/16	\$223.00			
A1-135-16	9/1/16	\$223.00			
A1-178-16	9/22/16	\$223.00			
A1-206-16	10/2/16	\$223.00			
A1-353A-16	12/4/16	\$223.00			
A1-404A-16	12/30/16	\$223.00			
A1-253-16	10/26/16	\$589.72			
A1-327-16	1/4/16	\$104.31			
A1-503-17	2/14/17	\$655.00			
A1-431-16	3/17/16	\$682.00			
A1-414-17	1/2/17	\$630.70			
A1-431-17	1/12/17	\$607.90			
A1-338-16	1/9/16	\$223.00			
A1-203-16	9/30/16	\$531.40			
A1-320-16	11/21/16	\$571.00			

A1-597-16	5/31/16	\$564.70		
A1-024-16	7/2/16	\$364.55		
A1-024-16	7/9/16	\$200.00		
A1-535-17	2/28/17	\$223.00		
A1-436-16	3/19/16	\$555.70		
A3-016-15	6/29/15	\$400.00		
A1-197-16	9/29/16	\$316.40		
A1-416-17	1/2/17	\$100.00		
A2-047-16	12/1/17	\$637.90		
A1-198-16	9/29/16	\$646.00		
A1-617-16	6/29/16	\$50.30		
A1-359-16	1/18/16	\$223.00		
A1-204-16	10/1/16	\$680.20		
A1-069-16	7/29/16	\$103.50		
A1-398A-16	12/27/16	\$116.18	deceased	
A1-052-16	7/22/16	\$223.00		
A1-536-16	5/7/16	\$104.02		
A1-322-16	1/1/16	\$589.90		
A-712-17	5/6/17	\$548.50		
A-565-17	3/11/17	\$223.00		
A1-614-16	6/28/16	\$618.70		
A1-363-16	1/23/16	\$705.40		
A2-212-16	6/20/16	\$223.00		
A2-149-16	2/12/16	\$124.74		
A1-438-16	3/20/16	\$122.14		
A1-111-16	8/20/16	\$114.02		
A1-359A-16	12/6/16	\$57.10		
A1-328-16	1/5/16	\$223.00		
		\$64,793.02		
created	9/16/20			

8d

RESOLVE #R-2021-22 TO AWARD THE BID FOR A HEAT PUMP FOR THE BUCKSPORT MARINA TO BUCHANEN MECHANICAL

Whereas, the Town of Bucksport seeks to install a heating source at the Bucksport Marina so that the office can be used year round, and

Whereas the installation of a heat pump will provide an efficient means of heating and cooling the building on a year round basis, and

Whereas, Efficiency Maine is offering a \$500 rebate for heat pump installations done by installers qualified through their certification program, and

Whereas, the Town received three quotes for installation of the heat pump from:

Buchanen Mechanical, Inc.	\$2,900.00 (including rebate)
Includes all piping, electrical, and installation	
Osborne's Plumbing & Heating	\$3,027.00
Does not include electrical or a rebate since not listed as a qualified installer by Efficiency ME	
Joe Pro	\$3,617.30
Does not include electrical or a rebate since not listed as a qualified installer by Efficiency ME	

Be it resolved by the Bucksport Town Council in town council assembled to award the bid for a 15,000 btu Mitsubishi heat pump including electrical, piping, installation and startup to Buchanen Mechanical at the Marina building for \$2,900 with a \$500 rebate from Efficiency Maine to be funded from Marina reserve funds.

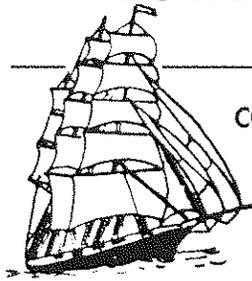
Acted on September 24, 2020

Yes ___ No ___ Abstained ___

Attested by Jacob Gran, Town Clerk

TOWN OF BUCKSPORT, MAINE

Incorporated June 25, 1792



COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

P.O. Drawer X
Bucksport, Maine 04416

Phone (207) 469-7368

Fax (207) 469-7369

TO: Susan Lessard

FR: Richard Rotella 

DA: September 21, 2020

RE: Heat Pump Quote Marina

The marina crew and I have had discussions pertaining to the addition of a heat pump for the marina building. Currently, the only source of heat is a space heater that belongs to Bill Chandler. We did receive 3 quotes for the heat pump from Osborne's Plumbing and Heating, Joe Pro and Buchanan Mechanical Inc. According to the Efficiency Maine website, Buchanan Mechanical is the only qualified partner (Efficiency Maine has designated the state's most experienced vendors, contractors, suppliers, and energy professionals that install energy efficiency equipment as Qualified Partners) from the bids that we received; thus, we would qualify for a \$500 incentive, which is included in their estimate.

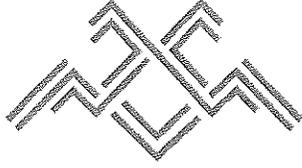
*** Buchanan Mechanical, Inc - \$2,900 - all services included this includes the \$500 instant rebate from Mitsubishi**

Joe Pro - \$3,617.30 - electric not included

Osborne's Plumbing and Heating - \$3,027 electric, carpentry, sheetrocking, and painting are not included.

It is my recommendation to award the contract to Buchanan Mechanical Inc. due to the fact that all services are included in their bid meaning we wouldn't have to locate and pay an additional fee for an electrician and the fact that Buchanan Mechanical is the only Qualified Partner to have submitted a bid on the heat pump project for the marina which included the \$500 instant rebate from Mitsubshi.

Contract



BUCHANAN
mechanical, inc.

buchananmech@gmail.com

Contract No: 20-07

102 Highpoint Place
Bradley, Maine 04411
Tel: 207-843-6130
Cell: 207-944-8797

Contractor: Buchanan Mechanical, Inc.
102 High Point Place
Bradley, ME 04411

Town: Town of Bucksport
Official or Lessee: Michael S. Ormsby
88 Main Street
Bucksport, ME 04416

Location of Work: Same

Completion Dates: **Estimated date of commencement:** TBD
Estimated date of completion: TBD

Contract Price: \$3,400 minus \$500 instant rebate from Mitsubishi = \$2,900

Method of Payment: Due upon completion

Description of Work: Install one 15,000 BTU Mitsubishi heat pump on outside wall. Pipe, wire, start unit, and check operation.

Warranties: In addition to any additional express warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Change Orders: Any alteration or deviation from the above contractual specifications that involve extra cost will be executed *only upon the parties entering into a written change order.*

Additional Provisions: Payment is due upon completion with receipt of invoice. **A 3% late fee will be charged on invoices unpaid over 30 days.**

PLEASE NOTE: if this contract is being used by contractors who sell door-to-door it must meet any applicable requirements of the Consumer Solicitation Sales Act, 32 M.R.S.A. §§ 4661-4671, the Door-to-Door Home Repair Transient Sellers Act, 32 M.R.S.A. §§ 14501-14512, and The Credit Home Solicitation Sales Act, 9-A M.R.S.A. §§ 3-501-3-507, including a description of the consumer's 3 day right to cancel the contract. If this contract includes installation of insulation in an existing residence it must contain a detailed description of the insulation as required by 10 M.R.S.A. § 1482. If this contract includes construction of a new residential building or a new addition to an existing residence, it must contain a statement that 10 M.R.S.A. §§ 1411 - 1420 establishes minimum energy efficient building standards for new residential construction, and whether this building or addition will meet or exceed those standards.

Contract Acceptance:

Signature: _____ Date: _____
(Town Official or Lessee)

Signature: Paul Buchanan President Date: 9/18/2020
(Contractor)

EACH PARTY MUST RECEIVE A COPY OF THIS SIGNED CONTRACT BEFORE WORK CAN BE STARTED.

This proposal may be withdrawn by us if not accepted within 30 days.

OSBORNE'S PLUMBING & HEATING, INC.

PO BOX 1718
BUCKSPORT, ME 04416
207-469-6225

AC QUOTE

TO: Town of Bucksport
Harbor Master's building
Main St
Bucksport, ME 04416
jgran@bucksportmaine.gov

August 31, 2020

SCOPE OF WORK: Installation of a Mitsubishi heat pump with white fittings. DOES NOT INCLUDE ELECTRICAL. Requires a 220v, 15amp breaker. Carpentry, sheetrocking or painting are not included in this contract.

1 – Mitsubishi Indoor Evaporator Unit #NAXWPH12A112A
1 – Mitsubishi Outdoor Condenser #NAXSPH12A112AA
1 – 25' Lineset
1 – Ground stand, pad & peastone
1- Whip
1- Disconnect
25' 14-3 Wire
Drain Hose
Misc. materials
2 - Lengths Slimduct
1 - Wall Inlet
1 - Flat Elbow
1 - End Fitting
1 - Couplings
Labor

All work to be performed in accordance with all applicable Maine codes governing AC installation. All material is guaranteed to be as specified and the above work to be performed in accordance with any drawings and specifications submitted for the above work and completed in a substantial manner for the sum of:

\$3,027.00 1/2 down & 1/2 on completion

Any alterations or changes from the above specifications involving extra costs, will become an extra charge over and above the proposal. Osborne's Plumbing & Heating to carry Worker's Comp, Liability, fire and any other necessary insurance upon above work. This proposal and material prices are good for 30 days.

Submitted By: _____
Osborne's Plumbing & Heating, Inc.

OSBORNE'S PLUMBING & HEATING, INC.

PO BOX 1718
BUCKSPORT, ME 04416
207-469-6225

ACCEPTANCE:

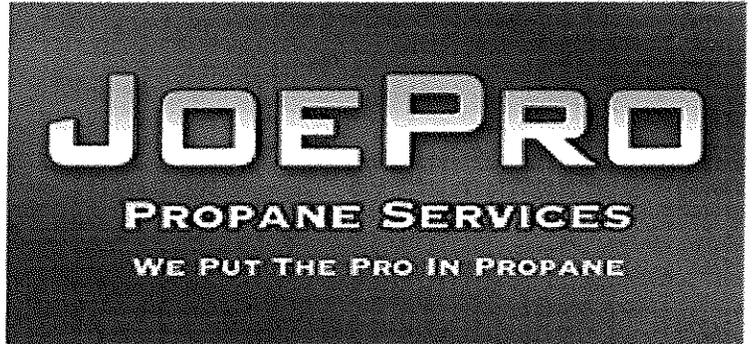
The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted By: _____ Date: _____

Estimate

JoePro Propane Services
 51 Brookview Drive
 Bucksport, Maine 04416
 joewpereira@gmail
 (207) 944-8852

Name/Address
Town of Bucksport 88 Main St. Bucksport, ME 04416



Date	Estimate No.	Project
08/26/20	11	

Item	Description	Quantity	Cost	Total
materials	12k Mitsubishi mini split and all parts to complete the install		2,860.00	2,860.00T
Labor		8	75.00	600.00
	This estimate does not include the electrical work from the panel to the outdoor disconnect			
	Sales Tax		5.50%	157.30
Thank you for your business			Total	\$3,617.30

Municipal
QUITCLAIM DEED

10a

Know all Persons by these Presents,

That the Inhabitants of -----TOWN OF BUCKSPORT-----
A body corporate and politic, located at-----BUCKSPORT-----
in the County of ---HANCOCK--- and State of Maine,
in consideration of one dollar and other valuable consideration paid by

NANCY W. CATION

whose mailing address is

PO BOX 367, BUCKSPORT, ME 04416

the receipt whereof it does hereby acknowledge, does hereby *remise, release, bargain,*
sell and convey, and forever *quitclaim* unto the said

NANCY W. CATION

heirs and assigns forever, all its right, title and interest in and to the following described
real estate situated at **33 SPRUCE STREET, BUCKSPORT-----**
in the County of--HANCOCK--- and State of Maine:

LOCATED ON **MAP 31 LOT 66** OF THE ASSESSORS TAX MAPS FOR THE
TOWN OF BUCKSPORT, CONSISTING OF 54 MAPS NUMBERED FROM 1 THRU
53 INCLUSIVE, WHICH ARE ON FILE AT THE TOWN OF BUCKSPORT
MUNICIPAL OFFICE, 50 MAIN STREET, BUCKSPORT, MAINE.
(TRIO SEWER ACCT#00647)

SEWER LIEN CERTIFICATE DATED:
09/26/2018 BK 6914 PG 151

AT THE HANCOCK COUNTY REGISTRY OF DEEDS

To have and to hold the same, together with all the privileges and appurtenances there unto belonging to the said

NANCY W. CATION

heirs and assigns forever.

In Witness Whereof, the said Inhabitants of ---TOWN OF BUCKSPORT--- has caused this instrument to be sealed with its corporate seal and signed in its corporate name by its COUNCILORS thereunto duly authorized, this 24th day of the month of SEPTEMBER A.D. 2020.

Signed, Sealed and Delivered
in presence of Inhabitants of Town of Bucksport

_____ Paul A. Bissonnette _____ Kathy L. Downes

_____ Mark B. Eastman _____ James R. Morrison

_____ Daniel M. Ormsby _____ Edward A. Rankin Jr.

_____ Peter L. Stewart _____ Susan Lessard
(MAYOR) (Witness to All)

STATE OF MAINE, COUNTY OF HANCOCK ss. SEPTEMBER 24, 2020.

Then personally appeared the above named COUNCILORS
And acknowledged the foregoing instrument to be THEIR free act and deed in
THEIR said capacity, and the free act and deed of said body corporate.

Before me,

.....
Jacob R. Gran, Notary Public
State of Maine – Hancock County
My commission expires: June 15, 2022



Municipal
QUITCLAIM DEED

Know all Persons by these Presents,

That the Inhabitants of -----TOWN OF BUCKSPORT-----

A body corporate and politic, located at-----BUCKSPORT-----

in the County of ---HANCOCK--- and State of Maine,

in consideration of one dollar and other valuable consideration paid by

LOCKE, ARLINE (HEIRS OF)

whose mailing address is

883 RIVER ROAD, BUCKSPORT, ME 04416

the receipt whereof it does hereby acknowledge, does hereby *remise, release, bargain, sell and convey*, and forever *quitclaim* unto the said

LOCKE, ARLINE (HEIRS OF)

heirs and assigns forever, all its right, title and interest in and to the following described real estate situated at **883 RIVER ROAD, BUCKSPORT-----**

in the County of---HANCOCK--- and State of Maine:

LOCATED ON **MAP 08 LOT 02** OF THE ASSESSORS TAX MAPS FOR THE TOWN OF BUCKSPORT, CONSISTING OF 54 MAPS NUMBERED FROM 1 THRU 53 INCLUSIVE, WHICH ARE ON FILE AT THE TOWN OF BUCKSPORT MUNICIPAL OFFICE, 50 MAIN STREET, BUCKSPORT, MAINE.
(TRIO ACCT#1688)

TAX LIEN CERTIFICATE DATED:

- 06/17/2014 BK 6237 PG 303
- 06/16/2015 BK 6408 PG 194
- 06/22/2016 BK 6588 PG 60
- 06/21/2017 BK 6780 PG 295
- 06/20/2018 BK 6895 PG 603

AT THE HANCOCK COUNTY REGISTRY OF DEEDS

To have and to hold the same, together with all the privileges and appurtenances there unto belonging to the said

LOCKE, ARLINE (HEIRS OF)

heirs and assigns forever.

In Witness Whereof, the said Inhabitants of ---TOWN OF BUCKSPORT--- has caused this instrument to be sealed with its corporate seal and signed in its corporate name by its COUNCILORS thereunto duly authorized, this 24th day of the month of SEPTEMBER A.D. 2020.

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