

**AGENDA**  
Cumberland Town Council Meeting  
Town Council Chambers  
**MONDAY, July 25, 2022**  
**6:00 P.M.** Nominating Committee Meeting  
**7:00 P.M.** Call to Order

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

July 11, 2022

**III. MANAGER'S REPORT**

- Legislative Update from Maine State Senator, Cathy Breen
- Ecomaine Turbine Update

**IV. PUBLIC DISCUSSION**

*Public discussion is for comments on items that are not on the agenda. Comments are limited to 5 minutes per person. Rebuttal comments will be limited to 2 minutes. Public discussion topics may be brought up again under New Business for further Council discussion.*

**V. LEGISLATION AND POLICY**

**22 – 092.** To hear a report from the Tax Assessor re: upcoming revaluation.

**22 – 093.** To hold a Public Hearing to consider and act on setting the FY2023 tax rate.

**22 – 094.** To hold a Public Hearing to set rates at which interest will be paid for delinquent taxes and to authorize applying tax payments to the oldest unpaid taxes.

**22 – 095.** To hear a report from Communications Director, Whitney Miller re: Annual Senior Tax Rebate Program.

**22 – 096.** To hear a report from Councilor Segrist re: a comparison of the 2 State Senior Tax Programs and the 1 Town Senior Tax program.

**22 – 097.** To hold a Public Hearing to consider and act on amendments to Chapter 250

(Subdivision of Land), Attachment 1 (Subdivision Road Standards), Table 2 (Geometric Design Standards) of the Cumberland Code to amend requirements for residential access to clarify a total width of 36 feet to include easements on each side for snow storage and utilities, as recommended by the Planning Board.

**22 – 098.** To hold a Public Hearing to consider and act on amendments to Chapter 315 (Zoning), Section 61 (Street Construction), Article VI (General Regulations), Section C, to amend private way standards for a total width of 36 feet to include easements on each side for snow storage and utilities, as recommended by the Planning Board.

**22 – 099.** To award contracts for drainage improvements on Ole Musket Road and Longmeadows Road to A.H. Grover Inc.

**22 – 100.** To hold a Public Hearing to consider and act on a Mass Gathering Permit for Pineridge Acres Community Fall Fest to be held September 16th through October 31st.

## **VI. NEW BUSINESS**

- Budget Report

## **VII. ADJOURNMENT**

# MINUTES

Cumberland Town Council Meeting

Town Council Chambers

**MONDAY, July 11, 2022**

## 7:15 P.M. Call to Order

Present: Councilors Copp, Edes, Filson, Foster, Storey-King and Vail

Excused: Councilor Segrist

### I. APPROVAL OF MINUTES

Motion by Councilor Copp, seconded by Councilor Storey-King, to accept the June 20, 2022 meeting minutes as presented.

VOTE: 6-0 UNANIMOUS

### II. MANAGER'S REPORT

The next Rail to Trail Corridor Council meeting is scheduled for Thursday, July 28th from 1:00 to 2:30 pm. Meeting materials from previous meetings are available here:

<https://www.maine.gov/mdot/ofps/ruac/parac/meetings/index.shtml>

MaineDOT and NNEPRA will host a live presentation on July 13<sup>th</sup> from 6:00 - 7:30 pm on Zoom regarding the economic evaluation study for commuter and passenger train service between Portland and the Lewiston/Auburn area. The goal of this evaluation is to further the proposed service with regard to alternatives evaluation, station planning, and economic impacts. As you may already know, one of the two alternatives follows a portion of the rail corridor under consideration by the Portland to Auburn Rail Use Advisory Council. The meeting link is available here:

<https://www.maine.gov/mdot/ofps/larailplan/meetings/>

Public Works will be building the trail in Rines Forest toward Godsoe Woods (near the Golf Learning Center and Blanchard Road).

Our small paving list for this summer will be combined with next year's list. Completed paved sections include Route 88, the Wildwood neighborhood, and the library.

The bid opening for the work on Ole Musket & Longmeadow Roads will take place on July 14<sup>th</sup>.

The new state senior tax rebate bills will be explained at our July 25<sup>th</sup> meeting by Councilor Mark Segrist. There are currently 3 options available, 2 from the State and 1 from the Town.

### III. PUBLIC DISCUSSION

*\*Audio was not working for the first 19 minutes of the meeting. Mr. Record and Councilor Fosters comments could not be heard clearly.*

Jason Record a Cumberland resident and member of the School Board said that he is concerned with Town Council's decision to extend the deadline for the School Board vacancy. He feels that this lacks transparency and causes distrust.

Chairman Foster explained that the original due date for applications was Thursday, July 7<sup>th</sup>. The decision was made to extend the deadline by two weeks to July 21<sup>st</sup>. When the Town Council met in workshop to

discuss the timeline, we knew it was risky to set the deadline for the week before and after July 4<sup>th</sup>, but we were marching toward a goal under the impression that if we could get that School Board member appointed before the end of July, they would be able to attend the School Board retreat and onboarding workshop in August. On the Tuesday after the July 4<sup>th</sup> holiday, we had zero applications. Over the next 36 to 48 hours, we did receive some applications. But on Tuesday afternoon, when we had no applications, I proposed to the Councilors that we would extend the deadline if we didn't have a sizeable pool of interested candidates by noon on Thursday due to deadlines for notifications to the public. As of noon on Thursday, we had 3 applications of interest. The applications have not been reviewed by anyone on the Town Council, and this has nothing to do with the folks who submitted applications. Considering we had over 15 applications for the Housing Task Force earlier this month, we were concerned the July 4<sup>th</sup> holiday had hindered applications. It really was a matter of fact that there is a lot on this School Board's agenda over the next year, and we wanted to make sure that by opening this up during one of the peak holiday and vacation 2 weeks in the State of Maine, that we weren't missing out on someone that would come back on that Thursday, or the following Monday, and realized that they had missed the application period. That's it. We went forward with the best intentions on this.

Councilor Edes said that he agrees with Mr. Record. He understands that there was no ill intent on behalf of the Town Council, but he is bothered by the fact that this is the second time in a month that this Council has told the public one thing and done another. He would like to go back to the original plan and only accept applications from those who applied before 4:00 p.m. on July 7<sup>th</sup>. He hopes that the other Councilors will consider this.

Chairman Foster said that she agrees that our word is important, but the ultimate responsibility of this Council is to find the best person to fill the seat on the School Board.

Councilor Filson said that when we're looking at optics, we have communicated that we've extended the deadline, so ping-ponging back and forth puts us in a difficult position. When talking about transparency, we have made the decision, and we can be thoughtful about how we improve the process for the future.

Councilor Vail said all the folks who put in their application by July 7<sup>th</sup> may not reach the bar that we have set. We don't know yet. If we don't find an applicant that meets our criteria, we may decide to readvertise again, or we may take a different approach, but we are going to fill the seat accordingly.

Councilor Storey-King added that we are looking for somebody who can step in and be ready to do a lot of work. It is going to be a challenging year ahead.

Chairman Foster said that she is of the opinion that we put it out there so we should stick with the extended deadline as it is.

Councilor Vail said that we should move on with the agenda. We can bring this up again under New Business.

Hannah Berry of Cumberland said that she appreciated the explanation from the Town Council. She is one of the applicants who applied before the deadline. She knows of two other qualified candidates who also applied before the deadline. They are educated and qualified applicants. The fact that they put the effort in to get their applications in on time says something.

Mike Doyle of Portsmouth, N.H. said that he takes an interest in what goes on in Falmouth and Cumberland. He will give an update on what is happening with Ann Maksymowicz and her activities. He

was arrested in a Cumberland County courtroom by Sergeant Lachance of the Cumberland Police Department, for another half-baked charge of harassing Ann Maksymowicz. He has never called her, and he has never spoken to her face-to-face. He sent an email to the School Board criticizing her and others on the School Board, and she considered that harassment. Judge Goranites (of Cumberland) ruled him guilty of harassment. He cited a couple of Maine cases that are very well thought out and well written decisions, but Judge Goranites ignored 6 very important Supreme Court decisions, which protect content-based comments. His only comment to Ann was after she stole his sign format and converted it to a campaign sign for herself. She actually testified in court that she took it from his website because his website wasn't copyrighted. For her to think that there is no copyright listed at the end of the website is ridiculous. It's there. All the charges against him are protected by free speech. He is getting good at this stuff and if you want to have the School Board and other people mess around with him, he can keep you in court until he falls over dead by the looks of it.

#### **IV. LEGISLATION AND POLICY**

##### **22 – 082 To hold a Public Hearing to consider and act on a Mass Gathering Permit for the Downeast Street Rod Club's 50<sup>th</sup> Annual Rod Run to be held on August 19<sup>th</sup> and 20<sup>th</sup> at the Cumberland Fairgrounds.**

Chairman Foster opened the Public Hearing.

Joanne Fryer of 111 Bruce Hill Road said that she has a wedding on August 20<sup>th</sup> at her farm, which is a wedding venue. She wants to make sure that this is just a car show and will not be a noisy event with revving engines or drag racing. There have been many loud events at the fairgrounds lately, and she wants to be sure that her wedding event will not be ruined by loud noise.

Lyle Merrifield, president of the Cumberland Farmer's Club, said that there is a dance on Friday night (August 19<sup>th</sup>) with a band from 7 – 10 p.m. This is a national car show and the average age is 65 years old. It is not a drag race.

Councilor Copp said that this event used to be held at the fairgrounds 8 – 10 years ago, then they moved it to Hebron Pines. This is a wonderful event. It's a car show where cars will be on display. It is not a drag race. He is glad to see the show coming back to the Cumberland Fairgrounds.

Mike Doyle of Portsmouth, N.H. said that you can't build a house next to an airport and complain about the noise. Any complaint about noise at the fairgrounds is unfounded.

Greg Fryer of 111 Bruce Hill Road said that on that logic you can't live near a railroad and complain about railroad noise. You can't live near a gravel pit and complain about gravel pit noise. The reality is that standards change over time and common courtesy to the neighbors is always in order.

Chairman Foster closed the Public Hearing.

Motion by Councilor Vail, seconded by Councilor Copp, to approve the Mass Gathering Permit for the Downeast Street Rod Club's 50<sup>th</sup> Annual Rod Run to be held on August 19<sup>th</sup> and 20<sup>th</sup> at the Cumberland Fairgrounds.

VOTE: 6-0                      UNANIMOUS

**22 – 083 To hold a Public Hearing to consider and act on a Mass Gathering Permit for the Cumberland County Fair to be held from September 25<sup>th</sup> – October 2<sup>nd</sup> at the Cumberland Fairgrounds.**

Chairman Foster opened the Public Hearing.

No public comment.

Chairman Foster closed the Public Hearing.

Motion by Councilor Edes, seconded by Councilor Storey-King, to approve the Mass Gathering Permit for the Cumberland County Fair to be held from September 25<sup>th</sup> – October 2<sup>nd</sup> at the Cumberland Fairgrounds.

VOTE: 6-0 UNANIMOUS

**22 – 084 To hold a Public Hearing to consider and act on a Mass Gathering Permit for the Cumberland Soccer Club “Just for Fun” Tournament to be held on September 3<sup>rd</sup> and 4<sup>th</sup> at Twin Brook Recreation Facility and Greely Middle School.**

Chairman Foster opened the Public Hearing.

No public comment.

Chairman Foster closed the Public Hearing.

Motion by Councilor Vail, seconded by Councilor Filson, to approve the Mass Gathering Permit for the Cumberland Soccer Club “Just for Fun” Tournament to be held on September 3<sup>rd</sup> and 4<sup>th</sup> at Twin Brook Recreation Facility and Greely Middle School.

VOTE: 6-0 UNANIMOUS

**22 – 085 To hold a Public Hearing to consider and act on the approval of a temporary Victualer’s License for the Cumberland Soccer Club through June 30, 2023.**

Chairman Foster opened the Public Comment.

No public comment.

Chairman Foster closed the Public Hearing.

Motion by Councilor Copp, seconded by Councilor Storey-King, to approve the temporary Victualer’s License for the Cumberland Soccer Club through June 30, 2023, upon receipt of insurance certificate.

VOTE: 6-0 UNANIMOUS

**22 – 086 To consider and act on the adoption of a resolution to participate in the Community Resilience Partnership, as recommended by the Lands & Conservation Commission.**

Denny Gallaudet, member of the Climate Action Subcommittee of the Lands & Conservation Commission, said that the state approved a large climate action plan several years ago. Part of that plan was a \$5,000,000 funding package to allow grants for communities who engage in climate action activities that align with the state’s plan. We have the next year to apply for up to \$150,000 in grant funding. We have a good list of shovel ready projects, and the Town Council has to approve the resolution.

Chairman Foster asked for any public comment.

No public comment.

Motion by Councilor Filson, seconded by Councilor Edes, to adopt the resolution to participate in the Community Resilience Partnership, as recommended by the Lands & Conservation Commission.

VOTE: 6-0 UNANIMOUS

**22 – 087 To authorize the Town Manager to execute a Recreational Trail Easement within Blanchard Oaks Subdivision.**

Chairman Foster explained that this land is in conservation, and it is part of a conservation easement. The homeowner's association rules didn't allow trails, so this provides clarity in the easement to form the trails on the property.

Chairman Foster asked for any public comment.

Hanna Berry asked where the trail will run from point A to point B.

Town Manager Shane said that is a good question. Without the preservation of trails, we lose future opportunities for connectivity. The developer in this situation has allowed us to stay no closer than 300' from the closest home, so we can place a trail anywhere beyond that. In the future, if there is an opportunity for connection to other properties, we can make that connection in a more convenient way.

Motion by Councilor Copp, seconded by Councilor Vail, to authorize the Town Manager to execute a Recreational Trail Easement within Blanchard Oaks Subdivision.

VOTE: 6-0 UNANIMOUS

**22 – 088 Town Council Committee Assignments.**

Chairman Foster asked for any public comment.

No public comment.

Motion by Councilor Filson, seconded by Councilor Copp, to approve the Town Council Committee Assignments as presented in the meeting materials.

VOTE: 6-0 UNANIMOUS

**22 – 089 To appoint members to the Housing Task Force.**

Councilor Copp explained that we had 16 applicants and we chose 10 to be on this new committee.

Chairman Foster asked for any public comment.

No public comment.

Motion by Councilor Copp, seconded by Councilor Edes, to appoint the following to the Housing Task force: James Broder, Brian Cashin, Rick Doane, Mary Lu Gallaudet, Betsey Harding, Mark Lapping, Katie Magoun, Eben Sweetser, Gail Witherill, and Justin Wood.

VOTE: 6-0 UNANIMOUS

**22 – 090 To appoint a member to the Cumberland Housing Authority, the Aging in Place Committee, and an alternate to the Greater Portland Council of Government.**

Chairman Foster asked for any public comment.

No public comment.

Motion by Councilor Copp, seconded by Councilor Filson, to appoint Stacie Daigle to the Cumberland Housing Authority, the Aging in Place Committee, and alternate to the Greater Portland Council of Government.

VOTE: 6-0 UNANIMOUS

**22 – 091 To authorize the Town Manager to accept payment for delinquent FY'19 taxes in the amount of \$600.00 on property identified as Map U19/Lot 18.**

Town Manager Shane explained that this is consistent with the Town Council's past approvals over the past few months to help property owners get their property out of lien. This is a payment on their FY2019 taxes, and we are hopeful that they have a good plan to get caught up. Staff is recommending acceptance of the back taxes.

Chairman Foster asked for any public comment.

No public comment.

Motion by Councilor Vail, seconded by Councilor Copp, to authorize the Town Manager to accept payment for delinquent FY'19 taxes in the amount of \$600.00 on property identified as Map U19/Lot 18.

VOTE: 6-0 UNANIMOUS

**V. NEW BUSINESS**

**Councilor Storey-King** – She was happy to see that Route 88 near the Yarmouth town line has been paved. That portion of road is in much better condition now.

The Ordinance Committee met last week. It was a very productive meeting, and they have a lot of work coming up and will also be looking at a Charter amendment to move the date that a newly elected Town Councilor will be sworn in.

Last Thursday, some of the Town Councilors went to Scarborough Fish and Game to attend a training session by the police department. It was spectacular. We learned about the different types of force that they use and went through some scenarios. She has huge appreciation for our police department for putting this training together for them. We live in a very safe community, but our officers are not always safe in their jobs.

**Councilor Filson** – Thank you to the Lands & Conservation Commission for the incredible job that they do on the trails at Knight's Pond. She has been spending a lot of time on those trails and John Jensenius is out there making sure that everything is safe. They do an incredible job, and we are so fortunate to have that space.

**Councilor Vail** – He echoed what Councilor Storey-King said about range day with the police department. He appreciates all the effort that went in to planning it for the Town Council.

Condolences to the Drew family on the passing of Victor Drew.

He would like to meet with the owners of the Drowne Road senior housing facility. The more he thinks about it, the more concerned he is with the residents there. He wants to know what the owner's next step is and how we as a community can be involved.

Chebeague and Cumberland Land Trust is looking for a new Executive Director.

**Chairman Foster** – We received a quote of \$5,000 for the analysis of the survey results, which should be done by the end of July. She would like to hold a workshop on August 8<sup>th</sup> at 6:00 p.m. to review the results, close the workshop at 7:00 p.m. to hold our regular Town Council meeting, then adjourn back to workshop to finish reviewing the survey results.



**Councilor Edes** – Thank you to the police department for the excellent training last week. We have a tremendous police department who we should all be proud of.

Over the next 3 years, we are going to see a huge transition on this Council, and there will be a lot of new faces up here. He feels that we need to get our written procedures in place to help the new Council members who will be coming on. He suggested forming a group over the next year and get the responsibilities and procedure of the Town Council written down.

He thanked Councilor Foster for participating in Tri for a Cure.

**Councilor Copp** – He made his donation to the 4-H fund that benefits the Food Pantry.

West Cumberland has its own Facebook page and there were comments on it about a grocery store plaza being built at the Route 100 & Skillin Road intersection. There is no truth to this.

Councilor Edes said regarding the School Board vacancy that was brought up during public discussion, he would like the Council to stick to the original plan. He does not think the deadline should have been extended. We have a responsibility to the people of Cumberland to stick to our word. He is asking that we only consider the applicants that have submitted their letters of interest by 4:00 p.m. on July 7<sup>th</sup>.

Councilor Storey-King said that she is on the Nominating Committee with Councilor's Copp and Segrist. No matter what the decision is on this, she feels that this discussion will bias her in moving forward when she does get a chance to look at the applications. She would like to say it won't bias her but knowing Councilor Edes concerns, and her representation for the entire Council when she sits on the Nominating Committee, that will be in her mindset.

Councilor Copp said that he tends to agree with Councilor Storey-King. He has no problem going either way on this.

Councilor Vail said he knows of one of the applicants and wants to make sure that confidentially going forward is kept. He has his own bias as to what that position would look like, and he will voice that when we do sit down to choose a candidate. We could find that none of the applicants have the criteria that we are looking for, reject all of them, and either look for a deeper pool or choose someone that we know.

Councilor Filson said at the time, we made a decision based on the information that was available to us at that moment. We did that on Tuesday. She feels that it is incumbent on us to look at all of those applications because what's important is that we put the right person, according to the criteria that we've already determined, into that seat. If that person happens to apply a little later because they missed the advertisement, because they were on their first post-Covid vacation, this could be a real loss. She feels that we should move on with our process. We don't want to flip-flop back and should honor the new deadline that we put forth, take all the applications seriously, so we can find the right person for the job.

Chairman Foster said that we will move forward with our process. The new deadline is July 21<sup>st</sup>. The Town Council will get the applications emailed to them by the 22<sup>nd</sup> and we will meet in workshop at 6:00 p.m. on July 25<sup>th</sup> to discuss. Interviews will be held on August 3<sup>rd</sup> at 6:00 p.m. and the appointment can be made at the August 8<sup>th</sup> Council meeting.

Kim Booth of 20 Meadow Lane said that he has lived in Cumberland for over 30 years. He was concerned about the openness and fairness of the recent School Board election. He received a letter from some schoolteachers prior to the last School Board election that claimed that they had looked at all 5 candidates, evaluated a certain metrics, and had chosen their preferred candidates. He knows that they didn't get to all the candidates. In fact, there was one candidate in particular that was not evaluated by the schoolteachers. It is misleading that they sent that letter, and he is concerned that our schoolteachers are electing the School Board that they are going to negotiate with. This is unethical.

Town Manager Shane said that when Mr. Booth contacted our Town Clerk, Tammy O'Donnell, Tammy reached out to the Secretary of State, and they referred her to the Maine Ethics Commission. While this is unusual, he does not believe that they find it was unethical. He explained that on election day, 3 candidates were endorsed in the letter, there were 5 candidates on the ballot, with instructions to choose 2. Some people chose the 3 that were endorsed, causing those ballots to be rejected.

Lynn Booth said that she is a retired teacher from a neighboring district and it was the first time since she has been a member of the MEA, that she has received a letter as a teacher or a retired teacher, suggesting how you should vote. There is nothing that can be done at this point because the election is over. They have been bounced between state and local officials when voicing their concern and she wonders where the funds come from when endorsing these candidates. She feels that School Board seats have become very political and that concerns her.

Scott Jordan asked the Town Manager what happens to rejected ballots.

Town Manager Shane said that they are returned to the Secretary of State.

Mr. Jordan asked how many ballots were null and void.

Town Manager Shane said that between 9 & 10 a.m. there were 25. He is not sure what the count was for the entire day.

Mr. Jordan said that this is a serious issue. He was short 182 votes the next morning compared to Governor LePage and Jennifer White. He had to bring this to the Town Clerk's attention the next morning because there was allegedly an issue with one of the voting machines.

Town Manager Shane said that we did accurately certify our election results with the state.

## **VI. ADJOURNMENT**

Motion by Councilor Edes, seconded by Councilor Copp, to adjourn.

VOTE: 6-0 UNANIMOUS

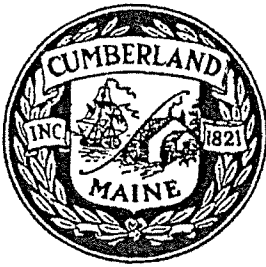
TIME: 9:14 P.M.

Respectfully submitted by,

Brenda L. Moore  
Council Secretary

# ITEM 22-092

To hear a report from the Tax Assessor re: upcoming revaluation



# MEMORANDUM

Town of Cumberland, Maine  
290 Tuttle Road  
Cumberland, ME 04021  
Telephone (207) 829-2205 • Fax (207) 829-2214

To: William Shane, Town Manager, Town Council

From: John Brushwein, Assessor

Date: July 15, 2022

Re: Revaluation Update

---

The proposed revaluation was originally scheduled to begin in June of 2022 with an implementation date of April 1, 2023. Parker Appraisal Company of Falmouth is assisting in the revaluation and unfortunately was seriously affected by Covid 19 in September of 2021 resulting in a substantial setback in the company's schedule. As a result, our revaluation start has been pushed back until late September of 2022. Due to the compressed time frame caused by the delay we have moved the revaluation implementation forward to April 1, 2024. We will be mailing an informational letter (attached) to all property owners in September outlining the revaluation process. Additional information regarding the revaluation schedule and process will be available on the Town Website and updates will be included in the Town Crier as the project progresses.

The revised schedule will give us 18 months to complete the revaluation compared to the original 12-month window. Additionally with interest rates and inventory on the rise, the market has begun to stabilize and sales through March of 2024 will be used in the analysis. The expanded revaluation timetable will also allow us to have substantially finalized valuations during the FY 2025 budget preparation.

The real estate market since the end of 2020 has seen unprecedented sales activity.

## **Cumberland Residential Sales 1/1/21 – 12/31/21**

Median Sale Price:	\$541,000
Average Sale Price:	\$681,900
Average # of days on market:	11
Sales over asking price (%):	84
Average amount over asking:	\$ 59,400
Non-Maine resident buyers:	38%

### **Cumberland Residential Sales 1/1//22 – 6/30/22**

Median Sale Price:	\$590,000
Average Sale Price:	\$823,900
Average # of days on Market:	9
Sales Over Asking Price (%):	77
Average amount over asking:	\$ 56,100
Non-Maine Resident buyers:	13%

During the January 1, 2021 to June 30, 2022 period there were typically no more than 5 or 6 properties listed for sale which created multiple bid offers. There were numerous cases that involved cash offers with no inspections. Only 13% of sales involved seller concessions.

Currently, there are 18 homes listed for sale with 4 indicating reduced asking price. The market seems to be slowing which will provide us with sale data that is more indicative of a normalized market for use in the development of land and building schedules used in the revaluation.

Respectfully Submitted,

John E. Brushwein, CMA  
Assessor

# TOWN OF CUMBERLAND

## 2024 PROPERTY REVALUATION

The Assessor in conjunction with Parker Appraisal Company of Falmouth will be revaluing all real property beginning in October of 2022 with an implementation date of April 1, 2024. The revaluation will involve the development of new property valuations by updating existing grading and pricing schedules. The property inventory update conducted in 2018 updated and/or verified existing property conditions. The end goal is for assessments to be adjusted to reflect fair market value as of April 1, 2024. This creates equity and ensures a fair distribution of the tax burden for all property owners.

A revaluation is not a mechanism for increasing taxes. An increase or decrease in the assessed value of a property resulting from the revaluation does not determine that the tax amount will increase or decrease. The overall budget to fund the Municipal, School, and County appropriations is the determining factor in the actual tax that is allocated. The appropriated total budget amount is divided by the total valuation of the Municipality to determine the tax rate that is then applied to individual property assessments.

The revaluation will be completed in four stages: (1) Sales Review and Verification, (2) Market Analysis and valuation, (3) Field Review, and (4) Informal Hearings.

(1) **SALES REVIEW and VERIFICATION** - During this phase, the Assessor and Parker Appraisal personnel will field review each property that sold between April 1, 2021, and March 31, 2024. The information on the property record card will be reviewed for data accuracy. The assessor/appraiser will make notes regarding the property location, size, condition, quality of construction, and numerous other characteristics that may affect value. The purpose of the review is to get an accurate understanding of the condition and construction of the property at the time of the sale. In conjunction with the Assessor, Parker Appraisal Company will begin the process of qualifying sales as “arm’s length”. Only sales with market exposure between a willing buyer and willing seller (in other words, an “arm’s length” sale) will be used in the analysis. All personnel involved in field review will have an identification badge as well as an introductory letter from the Town of Cumberland. Vehicle license plate numbers will also be registered with the Town of Cumberland Police Department.

(2) **MARKET ANALYSIS/VALUATION** - A variety of resources are used to analyze the real estate market. The Assessor and Parker Appraisal Co. will be analyzing property sales that occurred between April 1, 2021, and March 31, 2024, to determine which market factors influenced property values. The Assessor and Parker Appraisal Co. will gather and use information from Maine Multiple Listing Service (MLS), property managers, developers, and local real estate professionals. Once all the data is collected and reviewed for accuracy, the Company will determine land values and delineate neighborhoods, based on desirability of locations throughout the Town as determined by actual market activity. Valuation is done using one of the three recognized appraisal methods: Cost Approach, Income Approach and Sales Comparable Approach. Mass appraisal uses a market adjusted cost approach to generate assessments. During

this phase, individual characteristics of the buildings are analyzed to determine improvement values. Each property is compared to other comparable properties with similar characteristics to assure uniformity. The market values of the improvements are added to the land values that were previously determined. This value is the final value estimate for each parcel of property, improvements, and land.

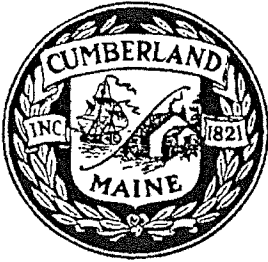
- (3) **FIELD REVIEW** - Field Review is the method of checking and re-checking both the values that have been determined and the accuracy of the data used. During this phase, properties are viewed in the field by experienced appraisers to ensure that the appraisal methodology established from the sale properties is consistently applied to the entire population of properties within the Town.
- (4) **INFORMAL HEARINGS** - Once the Field Review is completed and the values are approved by the Assessor, a notice stating the proposed value will be mailed to each property owner. The goal is for this phase to be completed in May of 2024. At that time anyone with questions concerning the revaluation process or the value established for their property will have an opportunity to meet with the Assessor or a Parker Appraisal Company Appraiser to discuss the valuation and review comparable sales information.

After the Completion of the informal hearing process, the finalized values will be utilized for the 2024 Tax Commitment. Information regarding the revaluation timeline will be available on the Town of Cumberland Website as the project progresses. Questions should be directed to the Assessor at [jbrushwein@cumberlandmaine.com](mailto:jbrushwein@cumberlandmaine.com).

# ITEM 22-093

To hold a Public Hearing to consider and act on setting the FY2023 tax rate





# MEMORANDUM

Town of Cumberland, Maine  
290 Tuttle Road  
Cumberland, ME 04021  
Telephone (207) 829-2205 • Fax (207) 829-2214

To: William Shane, Town Manager  
From: John Brushwein, Assessor  
Date: July 15, 2022  
Re: FY 2023 Tax Rate

---

The 2022-23 commitment is complete with tax bills scheduled to be mailed the 1st week in August. It is my recommendation that the tax rate be set at \$21.20 per \$1,000.00 of assessed value which represents a 3.16% (65 cent) increase above the 2021-2022 rate of \$20.55.

The overall assessed valuation of the Town increased by approximately \$33,897,130 as a result of new construction, land divisions, and additional personal property. The total taxable valuation of the Town is currently \$1,474,609,630. The \$25,000 homestead exemption is adjusted by the certified ratio which for FY23 is 89% which brings the exemption down to \$22,250.00. The table below represents the tax increase resulting from the 2022-23 rate change.

ASSESSED VALUE	TAX INC.	TAX INCREASE PER \$100,000
\$250,000	\$162.50	\$65.00
\$300,000	\$195.00	
\$400,000	\$260.00	
\$500,000	\$325.00	
\$1,000,000	\$650.00	

LD1 (2005) requires municipalities to calculate a property tax levy limit annually. If the municipality exceeds the limit, a vote must be taken by the local governing body to exceed the limit. The limit is based on local property growth and statewide average personal income growth. The State Office of Policy and Management calculates the personal income growth based on a 10-year average. This year's LD1 calculation resulted in a Municipal Property Tax Levy limit of \$6,582,906.00. The FY 2023 Municipal Property Tax Levy is \$6,151,008.00 which is \$431,898.00 under the limit, therefore, no vote is needed to exceed the limit.

Respectfully Submitted,

John E. Brushwein, CMA  
Assessor

# ITEM

## 22-094

To hold a Public Hearing to set rates at which interest will be paid for delinquent taxes and to authorize applying tax payments to the oldest unpaid taxes

[Home](#)[About Us](#)[Cash Management](#)[Revenue Sharing](#)[Debts & Bonds](#)[Unclaimed Property](#)[ABLE Maine](#)[Monthly  
Distributions](#)[Projections](#)[Delinquent Tax  
Rates](#)

## Delinquent Tax Rates

Municipalities may, by vote, determine the rate of interest that shall apply to taxes that become delinquent during a particular taxable year until those taxes are paid in full. The maximum rate of interest that can be charged per [Title 36, M.R.S.A. Section 505.4](#) is as follows:

Taxable Year	Maximum Rate
2022	4.00%
2021	4.00% up to 6.00%
2020	8.00%
2019	9.00%
2018	8.00%
2017	7.00%
2016	7.00%
2015	7.00%
2014	7.00%
2013	7.00%
2012	7.00%
2011	7.00%
2010	7.00%
2009	7.00% up to 9.00%
2008	11.00%
2007	12.00%

Taxable Year	Maximum Rate
2006	11.00%
2005	7.75%
2004	6.50%
2003	7.00%
2002	6.75% up to 8.75%
2001	11.50%
2000	10.75%
1999	10.00%
1998	10.75%
1997	10.50%
1996	10.75%
1995	10.75%
1994	10.00%
1993	10.00%
1992	10.00%
1991	12.00%

If you have any questions about this information, please feel free to contact my office.

## Credits

Copyright © 2021  
All rights reserved.

## Information

[maine.gov](http://maine.gov)

Treasurer's home

State Police

Accessibility Policy

## Contact

39 State House Station  
Cross Office Building, 3rd floor

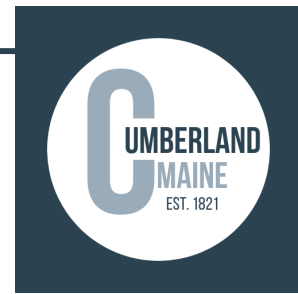
# ITEM

## 22-095

To hear a report from Communications Director, Whitney Miller  
re: Annual Senior Tax Rebate Program

TOWN OF CUMBERLAND

# SENIOR TAX ASSISTANCE PROGRAM



Dear Cumberland Resident,

We hope your summer is off to a wonderful start! The Town is preparing for our Annual Senior Tax Assistance program that occurs in early August.

To be eligible for the program, you must meet all of the following qualifications:

- *70 years of age or older*
- *Homestead in the Town of Cumberland*
- *Resident of the Town of Cumberland for at least 10 years*
- *Combined household income does not exceed \$91,000*

### **How to Apply:**

During the first week of August, stop by Cumberland Town Hall during the drop-in hours listed below. A staff member will review your application in 5 minutes or less. **No appointment necessary!**

- **Monday, August 1st: 9-11am**
- **Tuesday, August 2nd: 9-11am**
- **Wednesday, August 3rd: 1-4pm**

### **What to Bring:**

When you come to Cumberland Town Hall, please bring the following with you:

- Application (*on the back of this page*)
- A copy of your 2021 tax filing (*If you do not file taxes, please bring 1099's or other forms to document income.*)
- Renters: a copy of your lease.

If you have any questions about the Senior Tax Assistance program, please contact Whitney Miller at 558-9124 or [wmiller@cumberlandmaine.com](mailto:wmiller@cumberlandmaine.com).

At the time of this mailing, we are still learning more about the new State of Maine Senior Tax Program. We will have more information on that program when we see you in August!

**Complete your application on the back of this letter!**



## TOWN OF CUMBERLAND SENIOR TAX ASSISTANCE PROGRAM

Owner ☐ Renter ☐

**Applicant Name** (1 per household): \_\_\_\_\_

**Date of Birth:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**Mailing Address** (if different): \_\_\_\_\_

In the box below, please list your 2021 adjust gross income (Line 11 on 1040) on your tax return. If you did not file taxes, all forms of income need to be added up.

\$

x \_\_\_\_\_

*Applicant Signature*

**Our office does not need this form in advance. Please bring it when you come to Town Hall the first week of August!**



# Senior Property Tax Assistance Worksheet



## Part A

—

=

(Max \$200)

*Current Taxes*

*Prior Year Taxes*

*Refund for Part A*

## Part B

Current Year Income	Eligible Refund
\$60,000 <	\$50
\$50,001—\$60,000	\$200
\$40,001—\$50,000	\$300
\$30,001—\$40,000	\$400
\$30,000 >	\$550

\_\_\_ Filed Taxes

\_\_\_ Did NOT File Taxes

\$

*Refund for Part B*

## Total Refund

+

=

*Refund for Part A*

*Refund for Part B*

*Total Refund*

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_

Amount Approved: \_\_\_\_\_





# Senior Property Tax Assistance Worksheet



**Renter**

## Part A

—

=

**X 15% =**

(Max \$200)

Current Annual Rent

Prior Year Annual Rent

Refund for Part A

## Part B

Current Year Income	Eligible Refund
\$60,000 <	\$50
\$50,001—\$60,000	\$200
\$40,001—\$50,000	\$300
\$30,001—\$40,000	\$400
\$30,000 >	\$550

\_\_\_ Filed Taxes  
\_\_\_ Did NOT File Taxes

\$

Refund for Part B

## Total Refund

+

\$

=

\$

Refund for Part A

Refund for Part B

Total Refund

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_

Amount Approved: \_\_\_\_\_

**Department of the Treasury**

**Internal Revenue Service**

**Request for Taxpayer Identification Number and Certification**

**Substitute Form W-9**

<b>Name</b> <i>(as shown on your tax return)</i>	
<b>Address</b>	
<b>Social Security Number</b>	

**Under penalties of perjury, I certify that:**

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person

---

Signature

---

Date

# ITEM

# 22-097

To hold a Public Hearing to consider and act on amendments to Chapter 250 (Subdivision of Land), Attachment 1 (Subdivision Road Standards), Table 2 (Geometric Design Standards) of the Cumberland Code to amend requirements for residential access to clarify a total width of 36 feet to include easements on each side for snow storage and utilities, as recommended by the Planning Board

## Notice of Decision

**Date:** July 20, 2022

**To:** William Shane, Town Manager

**From:** Carla Nixon, Town Planner

**Re:** Public Hearing: Recommendation to Town Council on proposed amendments to the Cumberland Code Chapter 250 – Subdivision of Land, Attachment 1 – Subdivision Road Standards, Table 2: Geometric Design Standards, to amend requirements for residential access  $\leq$  50 vpd and 250 Attachment 1:3 to clarify a total width of 36 feet to include easements on each side for snow storage and utilities.

The Planning Board held a Public Hearing on July 19, 2022, to provide a recommendation to the Town Council on proposed amendments to the Cumberland Code Chapter 250 – Subdivision of Land, Attachment 1 – Subdivision Road Standards, Table 2: Geometric Design Standards, to amend requirements for residential access  $\leq$  50 vpd and 250 Attachment 1:3 to clarify a total width of 36 feet to include easements on each side for snow storage and utilities. There were no public comments and the Board voted unanimously to recommend the proposed amendments.

Cumberland Planning Board

---

Jason Record, Chairman

# SUBDIVISION OF LAND

## 250 Attachment 1

### Town of Cumberland

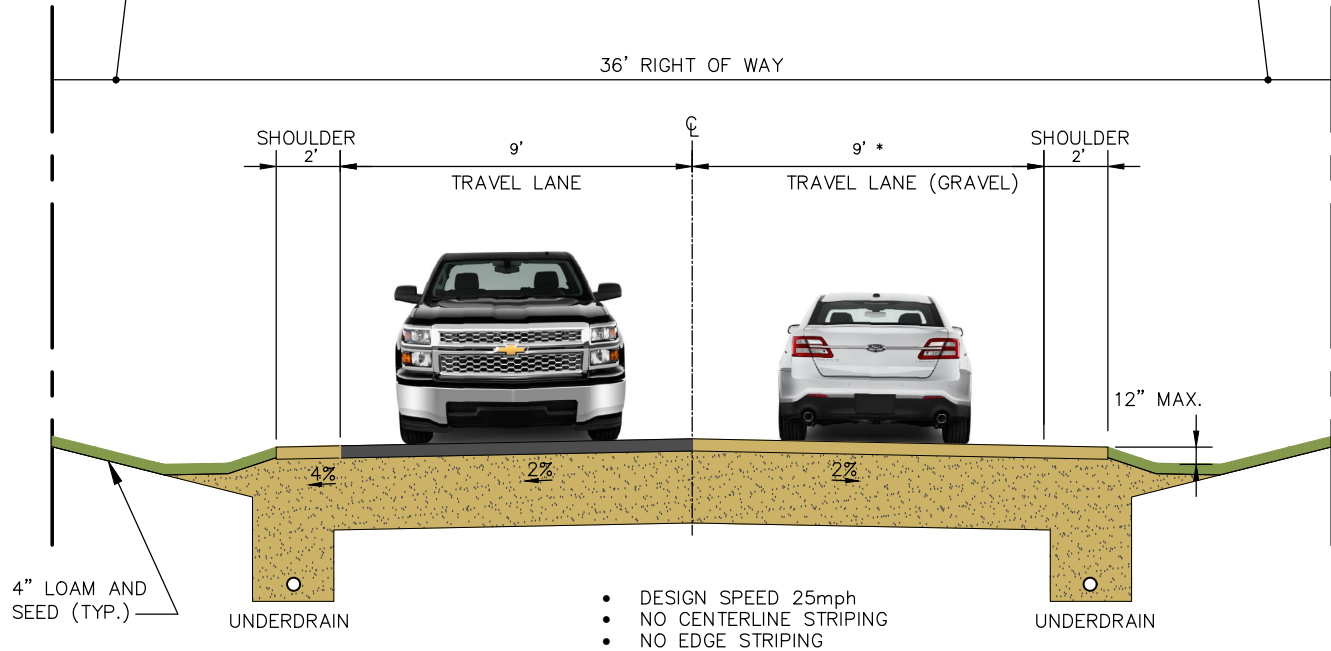
#### Subdivision Road Standards

**Table 2: Geometric Design Standards (See Also Associated Figures Following this Table)  
[Amended 7-25-2016]**

<b>Dimensional Description</b>	<b>Residential Access &lt; / = 50 vpd</b>	<b>Residential Access &gt; 50 vpd</b>	<b>Mixed-Use Commercial Access</b>	<b>Trip generation estimate based on latest edition of the ITE Trip Generation Manual for Single-Family Housing using Average Rates</b>
Design speed (miles per hour)	25	25	30	
Posted speed (miles per hour)	25*	25*	25*	*Legal speed limits set by MaineDOT
Right-of-way width (feet)	36 feet**	50 feet*	60 feet*	*May require additional easements **Must include 5-foot <b>snow storage inside</b> easement on each side
Pavement width of traveled way, edge to edge (see road cross section)	18 feet*	22 feet	24 feet	*May be unpaved, but road will not be accepted as a public road
Curbing for entrance radius	Type 1	Type 1	Type 1	MaineDOT Standard Specifications Section 609 shall be applicable. No headstones allowed. Type 1 is vertical granite curb.
Curbing at remaining locations	Optional, Type 1 or 2 if used	Optional, Type 1 or 2 if used	TBD by project, Type 1 or 2 if used	MaineDOT Standard Specifications Section 609 shall be applicable. No headstones allowed. Type 2 is extruded concrete.
Shoulder widths (each side): Add to above pavement width of traveled way				
Without parking	2 feet (gravel)	2 feet (gravel)	4 feet (gravel)	
With parking	NA	4 feet (gravel)	4 feet (paved)	When parking is provided on one side of the road, it should be located on the right-hand side when entering the subdivision. On-street parking shall be limited to nonsidewalk side of the roadway.
Center line stripping	NA	TBD by project	Yes	
Shoulder (edge line) striping	NA	TBD by project	Yes	
Sidewalk width	NA	TBD by project	TBD by project	
Minimum pavement crown: inch per foot (%)	1/4 (2%)	1/4 (2%)	1/4 (2%)	
Minimum slope of shoulder: inch per foot (%)	1/2 (4%)	1/2 (4%)	1/2 (4%)	

SHALL INCLUDE  
5' FOR FUTURE  
UTILITIES,  
PEDESTRIANS &  
SNOW STORAGE

SHALL INCLUDE  
5' FOR FUTURE  
UTILITIES,  
PEDESTRIANS &  
SNOW STORAGE



\* GRAVEL RESIDENTIAL ACCESS  
ROADS WILL NOT BE CONSIDERED  
FOR ACCEPTANCE AS A PUBLIC ROAD

RESIDENTIAL ACCESS  $\leq$  50 VPD  
TYPICAL SECTION

# ITEM

## 22-098

To hold a Public Hearing to consider and act on amendments to Chapter 315 (Zoning), Section 61 (Street Construction), Article VI (General Regulations), Section C, to amend private way standards for a total width of 36 feet to include easements on each side for snow storage and utilities, as recommended by the Planning Board

## Notice of Decision

**Date:** July 20, 2022

**To:** William Shane, Town Manager

**From:** Carla Nixon, Town Planner

**Re:** Public Hearing: Recommendation to Town Council on proposed amendments to the Cumberland Code Chapter 315 – Zoning, section 61 – Street Construction, Section C, to amend private way standards for a total width of 36 feet to include easements on each side for snow storage and utilities.

The Planning Board held a Public Hearing on July 19, 2022, to provide a recommendation to the Town Council on proposed amendments to the Cumberland Code Chapter 315 – Zoning, section 61 – Street Construction, Section C, to amend private way standards for a total width of 36 feet to include easements on each side for snow storage and utilities. There were no public comments and the Board voted unanimously to recommend the proposed amendments.

Cumberland Planning Board

---

Jason Record, Chairman



**§ 315-61 Street construction.**

**[Amended 8-10-1998; 3-24-2003; 9-10-2012; 5-9-2016]**

Private streets meeting the following standards, as determined by the Code Enforcement Officer, may be used to satisfy the lot frontage requirement for residential uses:

- A. Except in the IR Zone, the private street application shall be accompanied by a plan showing the private street(s), which plan shall be prepared by a registered land surveyor. The plan shall be drawn in permanent ink on permanent transparency material and shall be sealed by the surveyor preparing the plan. The plan shall be labeled "Plan for a Private Street" and shall provide an approval block for the signature of the Code Enforcement Officer, the date of the approval, and the words "Private Street, Approved by the Town of Cumberland Code Enforcement Officer." The plan shall show information sufficient to establish on the ground the exact location, direction, width, and length of the private street. Where a proposed private street contains severe slopes, stream crossings, or a significant amount of cut and fill, the applicant shall also provide a profile of the street. In addition, a street plan and cross section shall be submitted for each private street serving two or more dwelling units. The plan shall also contain a note which shall read: "The Town of Cumberland shall not be responsible for the maintenance, repair, plowing, or similar services for the private street shown on this plan." The original plan(s) shall be recorded in the Cumberland County Registry of Deeds within 90 days of approval of the plan of the private street, and proof of such recording shall be submitted to the Code Enforcement Officer prior to the issuance of any building permit. If the plan is not recorded within this period, the approval shall be void.
- B. If the private street provides access to two or more dwelling units, the applicant shall prepare a maintenance agreement in a form acceptable to the Town Attorney and shall submit this as part of the application. This maintenance agreement shall specify the rights and responsibilities of each lot owner with respect to the maintenance, repair and plowing of the private street. The applicant shall record this maintenance agreement in the Cumberland County Registry of Deeds within 90 days of approval of the plan of the private street by the Code Enforcement Officer and shall submit proof of such recording to the Code Enforcement Officer prior to the issuance of any building permit. Deeds to new lots located on private streets servicing two or more dwelling units shall include references to the required maintenance agreement.
- C. Except in the IR Zone, private streets shall have a minimum right-of-way width of 36 feet which includes with five-foot easements on each side for snow storage and future utilities and a paved apron at least five feet in length commencing at the edge of pavement where it intersects with the existing street. The paved apron shall be constructed to the following standards:
  - (1) Fifteen inches of base gravel meeting MDOT Spec. 703.06 Type D.
  - (2) Three inches of surface crushed gravel meeting MDOT Spec. 703.06 Type A.
  - (3) The thickness of paving of the apron shall be a total thickness of three inches of hot bituminous pavement, with a surface course (9.5 mm) of one inch and a base course (19 mm) of two inches.
  - (4) A negative two-percent grade from the existing edge of pavement to an appropriate drainage way, but in no case less than five feet from the travel surface of the public street it intersects.
  - (5) The approach radius shall be specified by the Public Services Director.
  - (6) All entrances shall be located so that the sight distance in both directions is 10 feet of sight for every one mile of posted speed limit. This standard may be reasonably reduced by the Public Services Director in circumstances where no reasonable alternative exists.

D. Private streets.

- (1) Except in the IR Zone, the construction of private streets shall meet the following minimum standards:

Minimum roadway width (feet)	18
Minimum base (inches)	15
Wearing surface (inches)	3
Maximum length	None
Maximum grade	10%
Minimum grade	0.5%
Minimum center-line radius (feet)	100
Minimum tangent between curves of reverse alignment (feet)	0
Minimum angle at street intersections	75°
Turnaround at dead end	See required turnaround
Stormwater drainage	Approved by Town

- (2) Where a proposed private street will be located adjacent to lots with existing structures that are not part of the development that will be served by the proposed private street, the traveled portion of the private street shall be located in a manner that retains an undeveloped portion of the street adjacent to the existing structures, with such undeveloped portion including an effective landscaped buffer.

E. Private streets shall be inspected by the Public Services Director, unless the Public Services Director determines physical conditions such as stream crossings or wetland areas require inspection by a registered professional engineer or other qualified land use professional. Prior to the issuance of building permits for lots served by a private street, the Public Services Director shall certify to the Code Enforcement Officer that the private street(s) has been constructed in accordance with this section. The applicant shall be responsible for the cost of each inspection by a registered professional engineer.

F. Fees.

- (1) To help recover costs incurred by the Town in the review, administration, site inspection, and public notice associated with the private street application, at the time of filing the private street application, the applicant shall pay to the Town of Cumberland fees and deposits in such amount(s) and for such purpose(s) as the Town Council may from time to time establish by Council order.
- (2) All fees shall be nonrefundable, except unexpended escrow deposits, which shall be refunded in accordance with Chapter **229**, Site Plan Review.

- G. The Code Enforcement Officer, the Town Planner, and the Public Services Director shall review and approve applications for private streets serving dwelling units when such private streets meet the standards set forth in this chapter. The Code Enforcement Officer shall issue decisions under this section in writing. Such decisions may be appealed by filing a written notice of appeal stating the reasons therefor with the Cumberland Board of Adjustment and Appeals within 30 days of the date of decision.
- H. This amendment applies to all private streets proposed to be created after the effective date of this amendment and to existing private streets upon which one or more new dwelling units are proposed to be constructed after the effective date of this amendment, unless such dwelling is to be constructed on a lot that was in existence on August 10, 1998.
- I. In the IR Zone, an applicant shall submit to the Code Enforcement Officer an application for a private right-of-way required to provide access to a structure located within that zone. The application shall specify the location of the proposed right-of-way, the proposed width, the materials to be utilized in the construction of the road, grades, provisions for drainage, and sight distances at any turning radius. The Code Enforcement Officer shall approve any plan that makes adequate provision for these items, provided that the Fire/EMS Chief approves the application for sufficiency of access for emergency vehicles.
- J. The provisions of this section shall not apply to privately owned roads within a mobile home park.

# ITEM 22-099

To award contracts for drainage improvements on Ole Musket Road and Longmeadows Road to A.H. Grover Inc.

Client: Town of Cumberland, Maine  
 Project: Longmeadow Road and Ole Musket Road Drainage Improvements  
 Location: Cumberland, Maine  
 Date of Bid: July 14, 2022  
 JN: 3656

<b>BID SUMMARY - Longmeadow Road and Ole Musket Road Drainage Improvements</b>				
<b>Contractor Name</b>	<b>Base Bid</b>	<b>Bid Alternate</b>	<b>Corporate Authorization</b>	<b>Acknowledged Addenda 1 &amp; 2</b>
A H Grover, Inc.	\$616,704.42	\$22,300.00	Y	Y
Storey Brothers Excavating	\$691,798.00	\$15,525.00	Y	Y
Chase Excavating, Inc.	\$772,617.50	\$24,700.00	N	Y
Glidden Excavating & Paving, Inc.	\$922,792.00	\$18,375.00	Y	Y

**OBSERVATIONS/FINDINGS:**

1. Based on Gorrill Palmer's review of the bids, A. H. Grover, Inc. is the apparent low, responsive bidder.
2. Based on Gorrill Palmer's review of Section 102 and Special Provisions Section 102, it is our recommendation that the Town of Cumberland issue a Notice of Award to A. H. Grover, Inc. to complete the Base Bid, as it would appear to be in the best interest of the project.

**Notes:**

1. Although Gorrill Palmer Consulting Engineers, Inc. has had working relationships with a number of the contractors, in our opinion this did not influence the preparation of the bid documents or our findings.
2. Although Chase Excavating, Inc. did not provide Corporate Authorization, this did not affect the results of the bidding.
3. Chase Excavating, Inc. submitted a total base bid of \$773,667.50. After checking unit prices and quantities, it was apparent that Chase Excavating, Inc. used the improper quantities on Ole Musket Road Base Bid form on Items 618.1401 and 619.1201. Based off the quantity provided in the bid form and the unit price submitted by Chase Excavating, Inc., the total base bid is \$772,617.50. This does not affect A. H. Grover, Inc. as the apparent low, responsive bidder.

**Bid Summary Construction Budget Total:**

Lowest Responsive, Non-Qualified Base Bid	\$ 616,704.42
<b>CONSTRUCTION SUBTOTAL - As Bid (BASE BID)</b>	<b>\$ 616,704.42</b>
<b>CONSTRUCTION SUBTOTAL - As Bid (WITH BID ALTERNATE)</b>	<b>\$ 639,004.42</b>
Recommended Contingency (5% of Bid) - Base Bid	\$ 30,835.22
Recommended Contingency (5% of Bid) - with Bid Alternate	\$ 31,950.22
<b>CONSTRUCTION TOTAL BASE BID</b>	<b>\$ 647,539.64</b>
<b>CONSTRUCTION TOTAL WITH BID ALTERNATE</b>	<b>\$ 670,954.64</b>

Client: Town of Cumberland, Maine

Project: Longmeadow Road and Ole Musket Road Drainage Improvements

Location: Cumberland, Maine

Date of Bid: July 14, 2022

JN: 3656

<b>BID SUMMARY - Longmeadow Road</b>	
<b>Contractor Name</b>	<b>Base Bid</b>
A H Grover, Inc.	\$364,637.02
Storey Brothers Excavating	\$423,110.00
Chase Excavating, Inc.	\$465,502.50
Glidden Excavating & Paving, Inc.	\$543,507.00

<b>BID SUMMARY - Longmeadow Road (COMPARISON TABLE)</b>		
<b>Contractor Name</b>	<b>Base Bid</b>	<b>Calculated Base Bid</b>
A H Grover, Inc.	\$364,637.02	\$364,637.02
Storey Brothers Excavating	\$423,110.00	\$423,110.00
Chase Excavating, Inc.	\$465,502.50	\$465,502.50
Glidden Excavating & Paving, Inc.	\$543,507.00	\$543,507.00

<b>BID SUMMARY - Ole Musket Road</b>	
<b>Contractor Name</b>	<b>Base Bid</b>
A H Grover, Inc.	\$252,067.40
Storey Brothers Excavating	\$268,688.00
Chase Excavating, Inc.	\$308,165.00
Glidden Excavating & Paving, Inc.	\$379,285.00

<b>BID SUMMARY - Ole Musket (COMPARISON TABLE)</b>		
<b>Contractor Name</b>	<b>Base Bid</b>	<b>Calculated Base Bid</b>
A H Grover, Inc.	\$252,067.40	\$252,067.40
Storey Brothers Excavating	\$268,688.00	\$268,688.00
Chase Excavating, Inc.	\$308,165.00	\$307,115.00 *
Glidden Excavating & Paving, Inc.	\$379,285.00	\$379,285.00

\*See note 3 on Summary for explanation of difference

<b>BID SUMMARY - Longmeadow Road &amp; Ole Musket Road</b>	
<b>Contractor Name</b>	<b>Bid Alternate</b>
A H Grover, Inc.	\$22,300.00
Storey Brothers Excavating	\$15,525.00
Chase Excavating, Inc.	\$24,700.00
Glidden Excavating & Paving, Inc.	\$18,375.00

<b>BID SUMMARY - Longmeadow Road &amp; Ole Musket Road (COMPARISON TABLE)</b>		
<b>Contractor Name</b>	<b>Bid Alternate</b>	<b>Calculated Bid Alternate</b>
A H Grover, Inc.	\$22,300.00	\$22,300.00
Storey Brothers Excavating	\$15,525.00	\$15,525.00
Chase Excavating, Inc.	\$24,700.00	\$24,700.00
Glidden Excavating & Paving, Inc.	\$18,375.00	\$18,375.00

LONGMEADOW ROAD AND OLE MUSKET ROAD DRAINAGE IMPROVEMENTS  
CUMBERLAND, MAINE

**BID FORM**

PROJECT IDENTIFICATION:

**LONGMEADOW ROAD AND OLE  
MUSKET ROAD DRAINAGE  
IMPROVEMENTS**

THIS BID IS SUBMITTED TO:

Mr. William R. Shane, PE  
Town Manager  
Town of Cumberland  
290 Tuttle Road,  
Cumberland, ME 04021

Proposal of

A.H. GROVER, INC  
Name

PO Box 307 Cumberland, ME 04021  
Address

The name and address shown on the above lines shall be the official name and address of the person, partnership or corporation submitting this bid and shall agree with the "Signature of Bidder" in the case of an individual; the "Name of Firm or Partnership" in the case of a firm or partnership; the "Name of Bidder" in case of a corporation.

The undersigned having carefully examined the site of work; the Plans; "State of Maine, Department of Transportation, Standard Specifications, Highways and Bridges" (latest revision), including all current amendments or revisions thereof, Supplemental Specifications; Special Provisions; Contract Agreement and Contract Bonds contained herein for the Longmeadow Road and Ole Musket Road Drainage Improvements on which Standard Details Highway and Bridges (latest revision) including all current additions or modifications thereof, General Conditions, Supplemental Specifications and Supplemental Standard Details for Construction (latest revision), MDOT Best Management Practices for Erosion & Sediment Control including all current additions or modifications thereof; proposals will be received until the time specified in the "Request for Bids", this work being situated at the location described in the "Project Description and Supplemental Specifications" of this book, Longmeadow Road and Ole Musket Road Drainage Improvements, and in case of award, do(es) hereby propose and offer to enter into a contract to supply all the materials, tools, equipment and labor required to perform and construct the whole of the work in strict accordance with the terms and conditions of this contract at the unit prices stated in the following "Bid Schedule":

LONGMEADOW ROAD AND OLE MUSKET ROAD DRAINAGE IMPROVEMENTS  
CUMBERLAND, MAINE

The undersigned has examined and carefully studied the bidding documents and the following Addenda, receipt of all which is hereby acknowledged:

Date:

Addendum Number

July 7, 2022

1

July 13, 2022

2

This proposal may be accepted by the Town of Cumberland at any time within ten (10) calendar days after opening of the bids.

(Fill out prices in ink, in writing and in figures; in case of a discrepancy between prices in writing and prices in figures, the writing shall govern. In cases of discrepancy between total of items and total of bid amount stated, total of items shall govern. Use the pages in this document when submitting proposal and submit contract document intact.)

The pay items with quantities marked with an asterisk (\*) on the bid sheets are for quantities that are indeterminate. These items are part of the Contract Proposal and will also be used should any extra work be necessary. Actual quantities will be measured in the field or calculated from the contract drawings. The unit price will be used regardless of final quantity.

The Town reserves the right to award the contract based on the Base Bid and any combination of the Base Bid and Bid Alternatives to be determined at the sole discretion of the Town.



LONGMEADOW ROAD AND OLE MUSKET ROAD DRAINAGE IMPROVEMENTS  
CUMBERLAND, MAINE

Base Bid Price Longmeadow Road:

\$ 364,637.02

Base Bid Price Ole Musket Road:

\$ 252,067.40

Base Bid Total Price:

\$ 616,704.42

Bid Alternate I Price:

\$ 22,300.00

Benjamin C. Shover  
Signature

July 14, 2022  
Date

The undersigned also agrees as follows:

First: To do any extra work, not covered by the above schedule of items, which may be ordered, and to accept as full compensation therefore such prices as may be agreed upon in writing by the Engineer and the Contractor; or in case no agreement is made, to accept as full compensation the amount determined upon a "force account" basis as provided in the MDOT Supplemental Specifications (latest revision).

Second: To begin work on the date specified in the Engineer's "Request for Bids" as stated in Subsection 107 of the Supplemental Specifications and to prosecute said work in such a manner as to complete it within the time limits given in the Special Provisions.

Third: That this offer is to continue open to acceptance until the formal contract is executed by the successful bidder of this work, and the Town may at any time without notice accept this proposal whether any other proposal has previously been accepted or not. Provided, however, that the Town will accept, in writing, one of the proposals made or reject all proposals made within ten (10) calendar days after the date of opening of the proposals.

Fourth: The Bidder is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the work. The Bidder is aware of the general nature of the work to be performed by Owner and others at the site that relates to the work for which this Bid is submitted as indicated in the Contract Documents. The Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

LONGMEADOW ROAD AND OLE MUSKET ROAD DRAINAGE IMPROVEMENTS  
CUMBERLAND, MAINE

Fifth: The Bidder has given the Engineer written notice of all conflicts, errors, ambiguities or discrepancies that the Bidder has discovered in the Contract Documents and the written resolution thereof by the Engineer is acceptable to the Bidder and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which the Bid is submitted.

Sixth: The Bidder is aware that the Town of Cumberland will allow residents to install utility line crossings as needed by September 1, 2022. The Bidder agrees to coordinate work as necessary to prevent conflicts with the resident's utility crossings. The shim course of any road shall not be placed prior to September 1, 2022.

The undersigned as Bidder, declares that the only persons or parties interested in this Proposal are those named herein; that the bidder is not financially interested in or otherwise affiliated in a business way with any other bidder on this contract; and that this Proposal is made without collusion with any other person, firm or corporation.

Respectfully submitted this 14<sup>th</sup> day of July, 2022

BID FORM - BASE BID  
LONGMEADOW ROAD DRAINAGE IMPROVEMENTS  
CUMBERLAND, MAINE

7/7/2022

BASE BID

Item No.	Quantity	Item with Unit Bid Price Written in Words	Unit Price		Total Price	
			Dollars	Cents	Dollars	Cents
201.23	EA	REMOVING SINGLE TREE TOP ONLY (PROTECTION OF TREES) @ <u>EIGHT HUNDRED</u>	850	00	850	00
	1	<u>FIFTY DOLLARS</u> Per Each				
203.20	CY	COMMON EXCAVATION (PLAN QUANTITY) @ <u>THIRTY FIVE</u>	35	00	7,000	00
	200	<u>DOLLARS</u> Per Cubic Yard				
203.21	CY	ROCK EXCAVATION @ <u>FIVE HUNDRED</u>	500	00	500	00
	1*	<u>DOLLARS</u> Per Cubic Yard				
203.250	CY	GRANULAR BORROW @ <u>ZERO DOLLARS AND</u>	0	01	0	01
	1*	<u>ONE CENT</u> Per Cubic Yard				
203.290	CY	CRUSHED STONE @ <u>ZERO DOLLARS AND</u>	0	01	0	01
	1*	<u>ONE CENT</u> Per Cubic Yard				
304.104	CY	AGGR SUBB COURSE - GRAVEL PLAN QTY. (TYPE D) @ <u>THIRTY FIVE</u>	35	00	3,850	00
	110	<u>DOLLARS</u> Per Cubic Yard				
403.207	T	HOT MIX ASPHALT 19 MM HMA @ <u>ONE HUNDRED</u>	112	00	16,800	00
	150	<u>TWELVE DOLLARS</u> Per Ton				
403.210	T	HOT MIX ASPHALT 9.5 MM (SHIM) @ <u>ONE HUNDRED</u>	122	00	24,400	00
	200	<u>TWENTY TWO DOLLARS</u> Per Ton				
603.159	LF	12 INCH CULVERT PIPE OPTION III @ <u>NINETY DOLLARS</u>	90	00	57,600	00
	640	<u>DOLLARS</u> Per Linear Foot				
603.169	LF	15 INCH CULVERT PIPE OPTION III @ <u>ONE HUNDRED</u>	100	00	47,500	00
	475	<u>DOLLARS</u> Per Linear Foot				
604.131	EA	4' DIAMETER CATCH BASIN @ <u>FOUR THOUSAND TWO</u>	4,250	00	76,500	00
	18	<u>HUNDRED FIFTY DOLLARS</u> Per Each				
604.161	EA	ALTERING CATCH BASIN @ <u>SEVEN HUNDRED</u>	750	00	750	00
	1	<u>FIFTY DOLLARS</u> Per Linear Foot				
604.18	EA	ADJUSTING MANHOLE OR CATCH BASIN TO GRADE @ <u>FOUR HUNDRED</u>	450	00	2,700	00
	6	<u>FIFTY DOLLARS</u> Per Linear Foot				
604.248	LS	CATCH BASIN TYPE F6 @ <u>ONE THOUSAND NINE</u>	1,950	00	3,900	00
	2	<u>HUNDRED FIFTY DOLLARS</u> Per Each				

BID FORM - BASE BID  
LONGMEADOW ROAD DRAINAGE IMPROVEMENTS  
CUMBERLAND, MAINE

7/7/2022

Item No.	Quantity	Item with Unit Bid Price Written in Words	Unit Price		Total Price	
			Dollars	Cents	Dollars	Cents
605.12	LF	15 INCH UNDERDRAIN TYPE C @ <u>EIGHTY FIVE</u> <u>DOLLARS</u>	85	00	44,625	00
	525	Per Linear Foot				
609.50	LF	SLIPFORM CONCRETE CURB @ <u>ELEVEN</u> <u>DOLLARS</u>	11	00	32,450	00
	2,950	Per Linear Foot				
615.0701	CY	LOAM - PLAN QUANTITY @ <u>SIXTY FIVE</u> <u>DOLLARS</u>	65	00	27,300	00
	420	Per Cubic Yard				
618.1401	UN	SEEDING METHOD NUMBER 2 - PLAN QUANTITY @ <u>FOURTY FIVE</u> <u>DOLLARS</u>	45	00	1,125	00
	25	Per Unit				
619.1201	UN	MULCH - PLAN QUANTITY @ <u>FOURTY FIVE</u> <u>DOLLARS</u>	45	00	1,125	00
	25	Per Unit				
625.143	LF	4 INCH PIPE SLEEVE @ <u>TWELVE</u> <u>DOLLARS</u>	12	00	12	00
	1*	Per Linear Foot				
652.39	LS	WORK ZONE TRAFFIC CONTROL @ <u>TEN THOUSAND FIVE</u> <u>HUNDRED FIFTY</u> <u>DOLLARS</u>	10,550	00	10,550	00
	1	Lump Sum				
656.75	LS	TEMP SOIL EROSION & WATER POLLUTION CT @ <u>FIVE THOUSAND ONE</u> <u>HUNDRED DOLLARS</u>	5,100	00	5,100	00
	1	Lump Sum				
TOTAL AMOUNT OF BASE BID FOR LONGMEADOW ROAD, WRITTEN AND IN FIGURES BASED ON ESTIMATE OF QUANTITIES. <u>THREE HUNDRED SIXTY FOUR THOUSAND</u> <u>SIX HUNDRED THIRTY SEVEN DOLLARS</u> <u>AND TWO CENTS</u>			364,637.02			

The pay items with quantities marked with an asterisk (\*) on the bid sheets are for quantities that are indeterminate. These items are part of the Contract Proposal and will also be used should any extra work be necessary. Actual quantities will be measured in the field or calculated from the contract drawings. The unit price will be used regardless of final quantity.

BID FORM - BASE BID  
OLE MUSKET ROAD DRAINAGE IMPROVEMENTS  
CUMBERLAND, MAINE

7/7/2022

BASE BID

Item No.	Quantity	Item with Unit Bid Price Written in Words	Unit Price		Total Price	
			Dollars	Cents	Dollars	Cents
201.23	EA	REMOVING SINGLE TREE TOP ONLY (PROTECTION OF TREES) @ <u>EIGHT HUNDRED</u> <u>FIFTY DOLLARS</u>	850	00	850	00
	1*	Per Each				
203.20	CY	COMMON EXCAVATION (PLAN QUANTITY) @ <u>THIRTY FIVE</u> <u>DOLLARS</u>	35	00	3,500	00
	100	Per Cubic Yard				
203.21	CY	ROCK EXCAVATION @ <u>FIVE HUNDRED</u> <u>DOLLARS</u>	500	00	500	00
	1*	Per Cubic Yard				
203.250	CY	GRANULAR BORROW @ <u>ZERO DOLLARS</u> <u>AND ONE CENT</u>	0	01	0	20
	20*	Per Cubic Yard				
203.290	CY	CRUSHED STONE @ <u>ZERO DOLLARS</u> <u>AND ONE CENT</u>	0	01	0	20
	20*	Per Unit				
304.104	CY	AGGR SUBB COURSE - GRAVEL PLAN QTY. (TYPE D) @ <u>THIRTY FIVE DOLLARS</u>	35	00	2,975	00
	85	Per Cubic Yard				
403.207	T	HOT MIX ASPHALT 19 MM HMA @ <u>ONE HUNDRED TWELVE</u> <u>DOLLARS</u>	112	00	10,080	00
	90	Per Ton				
403.21	T	HOT MIX ASPHALT 9.5 MM (SHIM) @ <u>ONE HUNDRED TWENTY</u> <u>TWO DOLLARS</u>	122	00	29,280	00
	240	Per Ton				
603.159	LF	12 INCH CULVERT PIPE OPTION III @ <u>ONE HUNDRED</u> <u>FIVE DOLLARS</u>	105	00	10,500	00
	100	Per Linear Foot				
603.169	LF	15 INCH CULVERT PIPE OPTION III @ <u>ONE HUNDRED</u> <u>FIFTEEN DOLLARS</u>	115	00	28,750	00
	250	Per Linear Foot				
604.131	EA	4' DIAMETER CATCH BASIN @ <u>FOUR THOUSAND</u> <u>FIVE HUNDRED DOLLARS</u>	4,500	00	40,500	00
	9	Per Each				
604.161	EA	ALTERING CATCH BASIN @ <u>SEVEN HUNDRED</u> <u>FIFTY DOLLARS</u>	750	00	750	00
	1	Per Linear Foot				
604.18	EA	ADJUSTING MANHOLE OR CATCH BASIN TO GRADE @ <u>FOUR HUNDRED</u> <u>FIFTY DOLLARS</u>	450	00	450	00
	1	Per Linear Foot				

BID FORM - BASE BID  
OLE MUSKET ROAD DRAINAGE IMPROVEMENTS  
CUMBERLAND, MAINE

7/7/2022

		Unit Price		Total Price		
Item No.	Quantity	Item with Unit Bid Price Written in Words	Dollars	Cents	Dollars	Cents
605.11	LF	12 INCH UNDERDRAIN TYPE C @ ONE HUNDRED FIVE DOLLARS	105	00	37,800	00
	360	Per Linear Foot				
605.12	LF	15 INCH UNDERDRAIN TYPE C @ ONE HUNDRED FIFTEEN DOLLARS	115	00	31,050	00
	270	Per Linear Foot				
609.05	LF	SLIPFORM CONCRETE CURB @ ELEVEN DOLLARS	11	00	23,100	00
	2,100	Per Linear Foot				
615.0701	CY	LOAM - PLAN QUANTITY @ SIXTY FIVE DOLLARS	65	00	19,500	00
	300	Per Cubic Yard				
618.1401	UN	SEEDING METHOD NUMBER 2 - PLAN QUANTITY @ FORTY FIVE DOLLARS	45	00	810	00
	18	Per Unit				
619.1201	UN	MULCH - PLAN QUANTITY @ FORTY FIVE DOLLARS	45	00	810	00
	18	Per Unit				
625.143	LF	4 INCH PIPE SLEEVE @ TWELVE DOLLARS	12	00	12	00
	1*	Per Linear Foot				
652.39	LS	WORK ZONE TRAFFIC CONTROL @ EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS	8,750	00	8,750	00
	1	Lump Sum				
656.75	LS	TEMP SOIL EROSION & WATER POLLUTION CT @ TWO THOUSAND ONE HUNDRED DOLLARS	2,100	00	2,100	00
	1	Lump Sum				
TOTAL AMOUNT OF BASE BID FOR OLE MUSKET ROAD, WRITTEN AND IN FIGURES BASED ON ESTIMATE OF QUANTITIES. TWO HUNDRED FIFTY TWO THOUSAND SIXTY SEVEN DOLLARS AND FORTY CENTS			252,067.40			

The pay items with quantities marked with an asterisk (\*) on the bid sheets are for quantities that are indeterminate. These items are part of the Contract Proposal and will also be used should any extra work be necessary. Actual quantities will be measured in the field or calculated from the contract drawings. The unit price will be used regardless of final quantity.

BID FORM - BID ALTERNATE 1: FULL DEPTH RECONSTRUCTION  
LONGMEADOW ROAD AND OLE MUSKET ROAD DRAINAGE IMPROVEMENTS  
CUMBERLAND, MAINE

7/7/2022

**BID ALTERNATE 1**

			Unit Price		Total Price	
Item No.	Quantity	Item with Unit Bid Price Written in Words	Dollars	Cents	Dollars	Cents
203.20	CY	COMMON EXCAVATION (PLAN QUANTITY) @ <u>Forty Dollars</u>	40	00	11,000	00
	275	Per Cubic Yard				
304.104	CY	AGGR SUBB COURSE - GRAVEL PLAN QTY. (TYPE D) @ <u>Forty Dollars</u>	40	00	11,000	00
	275	Per Cubic Yard				
651.03	EA	DENSITY TEST @ <u>THREE HUNDRED</u>	300	00	300	00
	1	<u>DOLLARS</u> Per Each				
TOTAL AMOUNT OF BID ALTERNATE 1, WRITTEN AND IN FIGURES BASED ON ESTIMATE OF QUANTITIES. <u>TWENTY TWO THOUSAND THREE</u> <u>HUNDRED DOLLARS</u>			22,300.00			

**NOTICE OF AWARD**

TO: A.H. GOWER, Inc PROJECT: Longmeadow Road and  
PO Box 307 Ole Musket Road  
Cumberland, ME 04021 Drainage Improvements  
Cumberland, ME

The Owner has considered the Bid submitted by you for the above described Work in response to its Invitation to Bid dated the 13<sup>th</sup> day of June, 2022 and information for Bidders.

You are hereby notified that your Bid has been accepted for the items in the amount of:

- Base Bid Longmeadow Road \$ \_\_\_\_\_
- Base Bid Ole Musket Road \$ \_\_\_\_\_
- Base Bid Total Price \$ \_\_\_\_\_
- Bid Alternate 1 \$ \_\_\_\_\_

You are required by the Information for Bidders to execute the Agreement and furnish the required Contractor's Performance Bond and Payment Bond within ten (10) calendar days from the date of this Notice of Award to you.

If you fail to execute said Agreement and to furnish said Bonds within ten (10) days from the date of this Notice of Award, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your Bid as abandoned. The Owner will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the Owner.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Town of Cumberland, Maine  
(Owner)

By: \_\_\_\_\_

Title: Town Manager

**ACCEPTANCE OF NOTICE**

Receipt of the above Notice of Award is hereby acknowledged.

By: \_\_\_\_\_  
(Contractor)

this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_



**AN AGREEMENT BETWEEN THE  
TOWN OF CUMBERLAND  
AND  
CONTRACTOR**

**CONTRACT AGREEMENT, OFFER & AWARD**

AGREEMENT made on the date last signed below, by and between the Town of Cumberland, acting through and by its Town Manager, located Town of Cumberland, 290 Tuttle Road, Cumberland, ME 04021, and A H GROVER, INC a corporation or other legal entity organized under the laws of the State of Maine, with its principal place of business located at: 82 DOUGHTY RD, NORTH YARMOUTH, ME 04097

The Department and the Contractor, in consideration of the mutual promises set forth in this Agreement (the "Contract"), hereby agree as follows:

**A. The Work.**

The Contractor agrees to complete all Work as specified or indicated in the Contract including Extra Work in conformity with the Contract, for the **Longmeadow Road and Ole Musket Road Drainage Improvements** in the Town of **Cumberland**, County of **Cumberland**, Maine. The Work includes construction, maintenance during construction, warranty as provided in the Contract, and other incidental work.

The Contractor shall be responsible for furnishing all supervision, labor, equipment, tools supplies, permanent materials and temporary materials required to perform the Work including construction quality control including inspection, testing and documentation, all required documentation at the conclusion of the project, warranting its work and performing all other work indicated in the Contract.

The Department shall have the right to alter the nature and extent of the Work as provided in the Contract; payment to be made as provided in the same.

**B. Time.**

The Contractor agrees to complete all Work, except warranty work, on or before May 1, 2023. **If construction commences on a road (either Longmeadow Road, or Ole Musket Road) prior to November 15, 2022, construction of the road must be completed including shim course of pavement by November 15, 2022..**

**C. Price.**

The quantities given in the Schedule of Items of the Bid Package will be used as the basis for determining the original Contract amount and for determining the amounts of the required Performance Surety Bond and Payment Surety Bond, and that the amount of this offer is ~~\$ SIX HUNDRED THIRTY NINE THOUSAND~~ (words) \$639,004.42 Performance Bond and Payment Bond each being 100% of the amount of this Contract.

**D. Contract.**

This Contract, which may be amended, modified, or supplemented in writing only, consists of the Contract documents as defined in the Plans, Standard Specifications, Revision of March 2020, Standard Details Revision of March 2020; including all current amendments or revisions thereof, Supplemental Specifications; including all current additions or modifications thereof, Special Provisions, Contract Agreement; and Contract Bonds. It is agreed and understood that this Contract will be governed by the documents listed above.

**E. Certifications.**

By signing below, the Contractor hereby certifies that to the best of the Contractor's knowledge and belief:

1. All of the statements, representations, covenants, and/or certifications required or set forth in the Bid and the Bid Documents, including those in Appendix A to Division 100 of the Standard Specifications Revision of March 2020 (Federal Contract Provisions Supplement), and the Contract are still complete and accurate as of the date of this Agreement.
2. The Contractor knows of no legal, contractual, or financial impediment to entering into this Contract.
3. The person signing below is legally authorized by the Contractor to sign this Contract on behalf of the Contractor and to legally bind the Contractor to the terms of the Contract.

**F. Offer.**

The undersigned, having carefully examined the site of work, the Plans, Standard Specifications, Revision of March 2020, Standard Details Revision of March 2020; including all current amendments or revisions thereof, Supplemental Specifications, Special Provisions, Contract Agreement; and Contract Bonds contained herein for construction of:

**Longmeadow Road and Ole Musket Road Drainage Improvements,**  
**Cumberland,**

State of Maine, on which bids will be received until the time specified in the "Notice to Contractors" do(es) hereby bid and offer to enter into this contract to supply all the materials, tools, equipment and labor to construct the whole of the Work in strict accordance with the terms and conditions of this Contract at the unit prices in the attached "Schedule of Items".

The Offeror agrees to perform the work required at the price specified above and in accordance with the bids provided in the attached "Schedule of Items" in strict accordance with the terms of this solicitation, and to provide the appropriate insurance and bonds if this offer is accepted by the Government in writing.

As Offeror also agrees:

First: To do any extra work, not covered by the attached "Schedule of Items", which may be ordered, and to accept as full compensation therefore such prices as may be agreed upon in writing by the Engineer and the Contractor; or in case no agreement is made, to accept as full compensation the amount determined upon a "Force Account" basis as provided in the MaineDOT Supplemental Specifications.

Second: To begin the Work on the date specified in the Engineer's "Request for Bids" as stated in Section 107 of the Supplemental Specifications and to prosecute said work in such a manner as to complete the Work within the time limits given in the Special Provisions of this Contract.

Third: That this offer is to continue open to acceptance until the formal contract is executed by the successful bidder of this work, and the Town may at any time without notice accept this proposal whether any other proposal has previously been accepted or not. Provided, however, that the Town will accept, in writing, on of the proposals made or reject all proposals made within ten (10) calendar days after the date of opening of the proposals.

Fourth: The Bidder is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work. The Bidder is aware of the general nature of the work to be performed by Owner and others at the site that relates to the work for which this Bid is submitted as indicated in the Contract Documents. The Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings

identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

Fifth: The Bidder has given the Engineer written notice of all conflicts, errors, ambiguities or discrepancies that the Bidder has discovered in the Contract Documents and the written resolution thereof by the Engineer is acceptable to the Bidder and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which the Bid is submitted.

Sixth: The Bidder is aware that the Town of Cumberland will allow residents to install utility line crossings as needed by September 1, 2022. The Bidder agrees to coordinate work as necessary to prevent conflicts with the resident's utility crossings. The shim course of any road shall not be placed prior to September 1, 2022.

IN WITNESS WHEREOF, the Contractor, for itself, its successors and assigns, hereby execute two duplicate originals of this Agreement and thereby binds itself to all covenants, terms, and obligations contained in the Contract Documents.

CONTRACTOR

July 14, 2022  
Date

Benjamin C. Grover  
(Signature of Legally Authorized Representative  
of the Contractor)

[Signature]  
Witness

BENJAMIN C GROVER, V.P.  
(Name and Title Printed)

**G. Award.**

Your offer is hereby accepted. This award consummates the Contract, and the documents referenced herein.

Town of Cumberland

\_\_\_\_\_  
Date

\_\_\_\_\_  
By: William R. Shane, Town Manager

\_\_\_\_\_  
(Witness)

SAMPLE NOTICE TO COMMENCE WORK

Date

Addressee

RE: NOTICE TO COMMENCE WORK – Longmeadow Road and Ole Musket Road Drainage Improvements

Dear

You are hereby notified to commence work in accordance with the Agreement dated \_\_\_\_\_, 2022, on or before \_\_\_\_\_, 2022, and you are to complete the work by \_\_\_\_\_.

Very truly yours,  
Town of Cumberland

William Shane, PE  
Town Manager

ACCEPTANCE OF NOTICE

Receipt of the Above NOTICE TO COMMENCE WORK is hereby acknowledged by:

\_\_\_\_\_ this, the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_

Title: \_\_\_\_\_

UNANIMOUS CONSENT OF THE SHAREHOLDERS

OF

A.H. GROVER, INC.

The undersigned, being the Shareholders of A.H. Grover, Inc., hereby consent in writing to the actions set forth below, in lieu of an annual meeting:


VOTED: To elect the following persons as the officers of the corporation for a one year term or until their successors have been duly elected and qualified:

President/Shareholder:	Alwin H. Grover
Treasurer/Shareholder:	Alwin H. Grover
Secretary/Shareholder:	M. Sandra Grover
Vice President:	Benjamin C. Grover
Clerk:	Alan E. Wolf

VOTED: To confirm and ratify all other actions of the Shareholders of this corporation from the date of the last annual meeting or consent to the date of this consent.

DATED: June 1, 2021

  
Alwin H. Grover, Shareholder

  
M. Sandra Grover, Shareholder

**ALL CORPORATIONS MUST SIGN THIS FORM  
AND SUBMIT WITH THE BID PROPOSAL**

(Insert copy of that part of the records of the corporation wherein authority is given to the officer of that corporation to sign this bid on behalf of the corporation.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7/14/2022  
(Date)

The above is a true copy of the records of the  
A. H. GROVER, Inc

Corporation, which records are in my legal custody.

BENJAMIN C GROVER, Inc.  
Officer having custody of the records

Cumberland Ss

Before me appeared, BENJAMIN C GROVER, V.P.

\_\_\_\_\_ of the A. H. GROVER, Inc Corporation, and  
made oath that the above statement is true.

[Signature]  
Notary Public – Signature and Seal

July 14, 2022

**NOTICE**

(This Must Be Filled Out)

The full names and residences of all persons interested in this bid as principals are as follows:  
(In case of Corporation, include and identify President, Treasurer and Manager)

Alwin H. Grover  
North Yarmouth, ME  
BENJAMIN C GROVER  
NORTH YARMOUTH, ME

President / Treasurer  
Manager



July 14, 2022

**ALL CONTRACTORS SHALL FILL IN THE FOLLOWING INFORMATION  
BEFORE SUBMITTING THE BID**

Name and Address of Supplier	Products to be Supplied
1. <u>DAYTON SAND + GRAVEL</u>	<u>HOT MIX Asphalt</u>
2. <u>CURB + Main</u>	<u>PIPE</u>
3. <u>PRECAST OF Main</u>	<u>CR'S + DM'S</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____

Name and Address of Contractor	Services or Trades to be Supplied	Anticipated \$ Amount
1. <u>DAYTON SAND + GRAVEL</u>	<u>PAVING</u>	<u>\$ 76,040</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____

July 14, 2022

**NOTICE TO PROCEED**

TO: AH GROVER, Inc. PROJECT: Longmeadow Road and Ole Musket  
PO Box 307 Road Drainage Improvements  
Cumberland ME 04021

You are hereby notified to commence Work in accordance with the Agreement dated the day of \_\_, 20\_\_, on or before the \_\_ day of \_\_, 20\_\_, and you are to complete Work by \_\_\_\_\_.

The date of completion of all Work is therefore the \_\_ day of \_\_, 20\_\_.

You are required to return an acknowledged copy of this Notice to Proceed to the Owner.

Dated this \_\_ day of \_\_, 20\_\_.

\_\_\_\_\_  
(Owner)

By: \_\_\_\_\_

Title: \_\_\_\_\_

**ACCEPTANCE OF NOTICE**

Receipt of the above Notice to  
Proceed is hereby acknowledged.

By \_\_\_\_\_

this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

# ITEM

## 22-100

To hold a Public Hearing to consider and act on a Mass Gathering permit for Pineridge Acres Community Fall Fest to be held September 16<sup>th</sup> through October 31<sup>st</sup>



# MEMORANDUM

Town of Cumberland, Maine  
290 Tuttle Road  
Cumberland, ME 04021  
Telephone (207) 829-5559 • Fax (207) 829-2214

To: William Shane, Town Manager

From: Abbey Lombard, Deputy Town Clerk

Date: July 19, 2022

Re: **Pine Ridge Acres Community Fall Fest**

---

I held a meeting at 3:00 p.m., on Monday, July 18, 2022, with Michael Cianchette and Evan Putman of Pine Ridge Acres, Police Chief Rumsey, Sgt. Jacob Lachance, and Fire Chief Dan Small.

I reviewed in detail the requirements of the Mass Gathering Ordinance. The following represents our mutual understanding:

1. The event is to be held at Pine Ridge Acres. Certificate of insurance is forthcoming.
2. The dates of the event are September 16<sup>th</sup> through October 31<sup>st</sup>, Fridays, Saturdays, and Sundays only, other than October 31<sup>st</sup> which is a Monday. Hours are 10AM – 6PM.
3. Exact attendance levels are unknown but anticipating no more than 1000 people per day. Organizers will pay the Minor Mass Gathering fee of \$250.00.
4. Event will consist of a corn maze, a potato cannon, pumpkins, games, and other fall activities.
5. During hours of operation Cross Road from Route 9 to Winn Road will be closed, with one way traffic flowing from Winn Road to Route 9. Parking will be located along the sides of Cross Road, at a 45-degree angle, with overflow into the fields.

6. There will be 2-3 food trucks per day. At this time there is no plan to serve alcohol, but we'll be notified if that changes.
7. Facilities will be provided by Troiano Waste Company.
8. Police Chief Rumsey and Fire Chief Small have both determined that this event does not require dedicated coverage on site. They will have staff apprised of the event.

I believe we have covered all areas related to the Mass Gathering Permit application. I anticipate that this event will be very successful and well managed. I have attached the Public Safety Sign off sheet to reflect the costs for this event. I hope the weather cooperates and they have a wonderful turnout. Thank you.

## TOWN OF CUMBERLAND

Publication Dates: \_\_\_\_\_  
Publication Names: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Fee Received: \_\_\_\_\_  
Date Ordinance Received: \_\_\_\_\_  
Issued: \_\_\_\_\_  
Denied: \_\_\_\_\_

### Mass Gathering Application-Minor Large Outdoor Event (500-4,999 persons)

This application must be filed with the Town Clerk not less than 60 days before the date of the event. Application must be accompanied by a non-refundable fee of \$250.00.

Name of Applicant: Pine Ridge Acres

Address of Applicant: 40 Winn Rd

Name of Event: Pine Ridge Acres Community Fall Fest

Facility where the event will be held: Cross Rd

Is the facility owned by the applicant: ☒ yes; \_\_\_\_\_ no, (if no, attach a copy of the contract with The owner which allows use of property)

Name of promoter (if different from above): \_\_\_\_\_

Telephone number: 207-774-1000

Date of Event: Sept 16 - Oct 31 <sup>(Fri/Sat/Sun)</sup> Time (start and finish times): 1000a-600p

Number of tickets available: N/A

Expected attendance: 1000/day

Description of event: Fall festival, with corn maze, pumpkins, games, petting zoo, and other activities

Will any food vendors be serving at the event: ☒ yes, \_\_\_\_\_ no, (if yes, how many, and what types) Food trucks (2-3/day), popcorn and donuts

Will any alcohol vendors be serving at the event? \_\_\_\_\_ yes, ☒ no (if yes, list name and attach A copy of the vendors license to sell alcohol, describe what alcohol will be served) \_\_\_\_\_

\*Not planned, may change and we will report

Describe the three most recent outdoor performances of the group, performer, or event being proposed. Include location, date(s), number in attendance, promoter or sponsoring person or organization.

1. U/A
2. \_\_\_\_\_
3. \_\_\_\_\_

**Description of facility:**

- A. Seating capacity: \_\_\_\_\_ permanent; \_\_\_\_\_ temporary
- B. Other seating capacity: \_\_\_\_\_ festival; 12 acres standing room only (sq. ft.)
- C. Number of toilets available: \_\_\_\_\_ permanent; 12 portable
- D. Number of parking spaces available: ~300 on-site; 200 off-site (cross Rd and fields)
- E. Are all parking lots lighted (applicable only if event runs into evening hours: \_\_\_\_\_ yes; no, if no, which lots are not lighted \_\_\_\_\_)
- F. Source of potable water: PUD
- G. Refuse containers available, number and size: planning ~20 55 gal drums  
20 yd Farm Dumpster
- H. Name of refuse disposal company (attach a copy of the agreement to pick up refuse)  
Trojan
- I. When will refuse be picked up? barrel to dumpster daily, dumpster weekly

**Public Safety:**

- J. Describe first aid facilities: 3 kits spread around area
- K. Describe emergency facilities: Tests with water
- L. Describe communication facilities: Radios with all staff, cell phones
- M. Number of certified police officers: None
- N. Other security personnel (include company name and qualification):  
PRA staff - variety of background
- O. Describe fire personnel: None

## Abbey Lombard

---

**From:** Mike Cianchette <MCianchette@pineridgemaine.com>  
**Sent:** Tuesday, July 19, 2022 12:26 PM  
**To:** Abbey Lombard  
**Subject:** FW: Peggy's Farm - Fall Harvest Event

**WARNING:** This is an external email that originated outside of our email system. DO NOT CLICK links or open attachments unless you recognize the sender and know that the content is safe!

Hi Abbey,

Thanks for the time yesterday. On the insurance front, please see below from our insurance broker. For whatever reason, the carrier does not want to bind coverage until we are within 30 days of the event start. Can we add this to the file and just make providing the COI a condition of approval?

Thanks!

Mike

---

**From:** Christine Holman [mailto:cholman@rowleyagency.com]  
**Sent:** Tuesday, July 19, 2022 5:21 AM  
**To:** Michael Cianchette  
**Cc:** Sam Brown  
**Subject:** Peggy's Farm - Fall Harvest Event

Good morning Michael, I hope all is well. We have a binding quote from Mesa Underwrites Specialty Insurance Company, licensed to write business in the State of ME with an AM Best rating of A XIV. The policy period will be 9-15-22 to 11-1-22.

Coverage will be requested 30 days prior to the effective date of 9-15-22. Liability limits are \$1,000,000 each occurrence / \$2,000,000 annual aggregate for all claims in a policy period.

Please let me know if you need anything else. Have a nice day!

Christine H. Holman, CPCU, CIC  
Executive Vice President  
*The Rowley Agency*  
PO Box 511  
Concord, NH 03302  
**Direct Line: 603-410-1658**  
**cholman@rowleyagency.com**





# BUDGET REPORT

## Revenues



07/21/2022  
09:44:40

### TOWN OF CUMBERLAND HISTORICAL ACTUALS COMPARISON REPORT

PAGE 1  
glactrpt

FOR PERIOD 13 OF 2022

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
<hr/>					
0011 Other Tax Revenues					
<hr/>					
0011 0303 Motor Vehicle Excise Tax	-2,146,834.02	-2,040,442.63	-2,417,941.26	-2,260,839.88	-2,003,000.00
0011 0304 Boat Excise Tax	-16,043.70	-16,697.40	-21,832.99	-18,673.41	-17,000.00
0011 0324 Change in Deferred Taxes	21,911.96	-34,883.00	-1,141.00	.00	.00
0011 0325 Supplemental Taxes	.00	-38,940.00	-14,315.72	-1,212.60	.00
0011 0328 Outer Islands Property Tax	-44,041.00	-47,027.48	-45,895.38	-45,895.36	-46,000.00
0011 0329 Payment in Lieu of Taxes	-31,918.00	-32,122.96	-37,806.00	-38,079.00	-33,000.00
TOTAL Other Tax Revenues	-2,216,924.76	-2,210,113.47	-2,538,932.35	-2,364,700.25	-2,099,000.00
0012 License & Permit Revenues					
<hr/>					
0012 0311 Hunting/Fishing Lic Agent Fees	-481.25	-320.75	-389.00	-920.18	-541.00
0012 0312 Marriage Lic & Vital Records	-2,503.80	-2,119.20	-2,605.80	-2,784.00	-2,400.00
0012 0313 Birth Certificates	-1,491.40	-1,398.60	-1,457.80	-2,019.80	-1,400.00
0012 0314 Death Certificates	-1,994.00	-1,344.20	-1,608.60	-1,181.80	-1,500.00
0012 0315 Clerk Licenses	-5,170.00	-1,810.00	-2,055.00	-4,995.00	-4,608.00
0012 0316 Shellfish Licenses	-662.95	-679.61	-984.30	-1,016.99	-600.00
0012 0317 Conservation Fees	-177.05	-150.39	-255.70	-263.01	-100.00
0012 0334 Snowmobile Reg. Agent Fees	-223.00	-225.00	-268.00	-257.00	.00
0012 0361 Motor Vehicle Reg. Agent Fees	-21,763.00	-25,319.00	-40,554.10	-34,356.50	-21,406.00
0012 0362 Boat Reg. Agent Fees	-681.00	-529.50	-752.00	-682.25	-500.00
0012 0366 Building Permits	-74,055.25	-75,552.82	-133,107.92	-174,312.86	-75,000.00
0012 0367 Electrical Permits	-22,440.55	-19,894.35	-33,379.21	-37,089.22	-21,634.00
0012 0368 Plumbing Permits	-15,056.00	-15,457.50	-27,156.25	-27,096.25	-18,789.00
0012 0369 Other Permits	-976.00	-586.00	-623.00	-1,809.00	-1,751.00
0012 0383 ATV Reg. Agent Fees	-122.00	-99.00	-160.00	-110.00	-60.00
0012 0390 Misc. Revenue	-1,350.00	-1,900.00	-2,250.00	-1,830.00	.00
0012 0398 Application Fee	-4,150.00	-1,550.00	-3,800.00	-1,850.00	-1,300.00
0012 0401 Dog Reg. Clerk Fees	-937.00	-839.00	-735.00	-892.00	-900.00
0012 0404 Commercial Haulers License	-500.00	-400.00	-600.00	-700.00	-500.00
TOTAL License & Permit Revenue	-154,734.25	-150,174.92	-252,741.68	-294,165.86	-152,989.00
0013 Intergovernmental Revenues					
<hr/>					
0013 0331 State Revenue Sharing	-468,848.55	-746,067.28	-1,033,071.69	-1,417,829.83	-825,000.00

07/21/2022  
09:44:40

TOWN OF CUMBERLAND  
HISTORICAL ACTUALS COMPARISON REPORT

PAGE 2  
glactrpt

FOR PERIOD 13 OF 2022

ACCOUNTS FOR: 001 General Fund	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
0013 0335 Local Rd Asst Prog	-68,644.00	-71,480.00	-66,876.00	-72,636.00	-67,000.00
0013 0338 Federal Grants	.00	.00	-13,262.44	.00	.00
0013 0341 North Yarmouth Recreation Shar	-18,920.00	3,485.00	-18,184.00	-96,912.00	-129,216.00
0013 0342 North Yarmouth Library Share	-160,072.00	-169,360.92	-183,393.00	-144,326.25	-192,435.00
0013 0390 Misc. Revenue	.00	.00	.00	-3,619.95	.00
TOTAL Intergovernmental Revenue	-716,484.55	-983,423.20	-1,314,787.13	-1,735,324.03	-1,213,651.00
0015 Other Revenues					
0015 0305 Interest & Penalties	-31,902.49	-46,433.49	-29,330.23	-17,584.67	-30,000.00
0015 0306 Over/Short	-442.16	-1,791.40	622.90	-2,373.86	-100.00
0015 0364 Growth Permits	-2,400.00	-2,600.00	-3,500.00	-2,700.00	-2,000.00
0015 0365 Board of Appeals	-100.00	-200.00	-100.00	.00	.00
0015 0390 Misc. Revenue	-40,746.09	-32,125.83	-33,594.26	-53,875.30	-25,000.00
0015 0399 Staff Review Fee	-11,250.00	-9,725.00	-11,450.00	-7,650.00	-9,700.00
0015 0403 Mooring Fees	-4,387.92	-7,706.00	-6,728.00	-18,130.00	-5,000.00
0015 0410 Private Ways	-1,000.00	.00	-400.00	-200.00	-400.00
0015 0508 Impact Fees	-79,340.10	-71,624.00	-102,408.60	-114,802.80	-60,000.00
TOTAL Other Revenues	-171,568.76	-172,205.72	-186,888.19	-217,316.63	-132,200.00
0021 Police Related Revenues					
0021 0337 State Grant revenue	-1,195.00	-1,846.00	-951.30	.00	.00
0021 0351 Police Issued Permits	-2,212.00	-9,814.00	-1,150.00	-652.00	-2,000.00
0021 0353 Police Insurance Reports	-446.00	-430.00	-460.00	-932.00	-500.00
0021 0390 Miscellaneous Police Revenue	-811.25	-216.00	-51.00	-515.00	-648.00
0021 0390 GRANT Police Mini Grant	.00	-509.75	.00	.00	.00
0021 0427 Parking Tickets	-375.00	-700.00	-200.00	-25.00	-100.00
0021 0536 Dog Licenses ACO Revenue	-2,983.00	-3,109.00	-1,549.00	-2,502.00	-1,800.00
0021 0540 MSAD #51 SRO Reimbursement	-49,000.00	.00	.00	.00	.00
0021 0546 Court Reimbursements	-1,209.32	-5,146.72	-3,172.38	-1,306.64	-2,200.00
TOTAL Police Related Revenues	-58,231.57	-21,771.47	-7,533.68	-5,932.64	-7,248.00
0022 Fire Related Revenues					
0022 0390 Misc. Revenue	.00	-15.00	-15.00	.00	.00

07/21/2022  
09:44:40

TOWN OF CUMBERLAND  
HISTORICAL ACTUALS COMPARISON REPORT

PAGE 3  
glactrpt

FOR PERIOD 13 OF 2022

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
<hr/>					
0022 0431 Outside Details	.00	-103.76	.00	.00	.00
0022 0504 Rescue Billing	-180,580.79	-178,854.64	-155,859.99	-150,381.29	-160,000.00
0022 0507 Paramedic Intercepts	.00	.00	-300.00	.00	.00
0022 0617 Donations Received	.00	-1,392.26	592.53	.00	.00
0022 0617 COVID Donations Received	.00	.00	8.99	.00	.00
TOTAL Fire Related Revenues	-180,580.79	-180,365.66	-155,573.47	-150,381.29	-160,000.00
 0031 Public Services Revenues					
<hr/>					
0031 0390 Misc. Revenue	-23,706.60	-26,626.07	-25,801.57	-103.00	-20,500.00
0031 0391 Field Usage Fees	-7,643.80	-4,031.80	-1,860.00	-4,696.60	-5,000.00
0031 0431 Outside Details	-1,234.03	-852.16	.00	.00	.00
0031 0517 Bags/Universal Waste	-314,056.35	-365,367.50	-415,846.50	-260,687.50	-295,015.00
0031 0539 Brush Passes	-10,730.00	-6,541.00	-26,028.00	-21,680.00	-8,277.00
0031 0617 Twin Brooks Donations	.00	-100.00	-25.00	-562.00	.00
TOTAL Public Services Revenues	-357,370.78	-403,518.53	-469,561.07	-287,729.10	-328,792.00
 0035 VH Other Revenues					
<hr/>					
0035 0329 Payment in Lieu of Taxes	.00	-4,000.00	.00	.00	.00
0035 0378 Soda Sales	-2,604.60	-2,141.80	-3,584.89	-4,115.00	-2,500.00
0035 0560 Rental Income	-23,151.91	-6,750.00	-8,250.00	-7,500.00	-14,000.00
0035 0565 Cell Tower Land Lease	-21,600.00	-21,600.00	-23,760.00	-24,840.00	-24,840.00
TOTAL VH Other Revenues	-47,356.51	-34,491.80	-35,594.89	-36,455.00	-41,340.00
 0037 VH Golf Revenues					
<hr/>					
0037 0306 Over/Short	250.38	506.73	485.99	72.83	.00
0037 0357 Golf Memberships	-220,646.15	-214,046.93	-330,189.80	-410,799.60	-235,542.00
0037 0358 Greens Fees	-132,082.98	-148,690.19	-239,931.13	-269,834.40	-179,737.00
0037 0359 Golf Cart Rentals	-76,800.09	-85,424.93	-133,937.44	-147,794.10	-92,257.00
0037 0416 Practice Range	-5,281.75	-2,263.25	-9,757.97	-8,337.00	-8,860.00
0037 0417 VH Program Revenues	-69,027.70	-60,589.00	-70,536.63	-86,923.00	-70,500.00
0037 0419 Advertising Sales	-19,631.50	-6,500.00	-17,000.00	-11,000.00	-22,500.00
0037 0522 Outing Golf	-46,725.43	-66,487.00	-47,529.00	-73,150.00	-48,290.00

07/21/2022  
09:44:40

TOWN OF CUMBERLAND  
HISTORICAL ACTUALS COMPARISON REPORT

PAGE 4  
glactrpt

FOR PERIOD 13 OF 2022

ACCOUNTS FOR:				PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund				ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
TOTAL VH Golf Revenues				-569,945.22	-583,494.57	-848,395.98	-1,007,765.27	-657,686.00
0041 Recreation Related Revenues								
0041	0440	41100	After School Programs	-315,864.87	-201,863.50	-320,526.50	-355,510.00	-272,000.00
0041	0441	41110	Youth Enrichment Programs	-173,051.23	-137,177.82	-22,287.50	-98,170.50	-175,000.00
0041	0441	41180	Youth Summer Enrichment Re	.00	.00	.00	-71,495.00	.00
0041	0442	41120	Youth Sports Programs	-122,223.96	-78,307.00	-16,083.50	-114,897.75	-115,000.00
0041	0443	41130	Skiing Programs	-52,049.32	-57,274.00	-14,282.50	-39,685.00	-45,020.00
0041	0444	41140	Day Camps	-205,424.63	-30,108.43	-72,644.50	-211,997.90	-165,000.00
0041	0445	41150	Swimming Programs	-26,468.45	-20,141.00	-1,155.00	4,338.80	-21,250.00
0041	0446	41160	Adult Enrichment Revenue	-38,503.05	-19,749.40	-15,195.00	-18,829.40	-31,715.00
0041	0447	41170	Adult Fitness Revenue	-61,279.49	-47,140.20	-38,416.00	-73,541.80	-45,000.00
0041	0448	41190	Special Events/Trips Reven	-5,763.61	-4,415.00	.00	-8,237.00	-5,000.00
0041	0449	41190	Recreation Programs	-2,098.49	-6,104.28	.00	.00	-1,995.00
0041	0570	41190	Rec Soccer Revenue	-23,561.67	-25,317.00	-9,123.00	-29,827.00	-23,000.00
0041	0571	41190	Rec Ultimate Frisbee Reven	-14,279.33	-12,035.00	-6,545.00	-15,455.00	-14,000.00
0041	0606	41190	CPR/First Aid Revenues	295.00	-630.00	-300.00	-2,215.00	-250.00
TOTAL Recreation Related Reven				-1,040,273.10	-640,262.63	-516,558.50	-1,035,522.55	-914,230.00
0044 W Cumberland Hall Revenues								
0044	0377		Hall Rental	.00	.00	.00	-1,775.00	.00
TOTAL W Cumberland Hall Revenu				.00	.00	.00	-1,775.00	.00
0045 Library Related Revenues								
0045	0392		Library Fines	-3,221.73	-3,177.22	-747.69	-49.15	.00
0045	0394		Misc. Library Revenue	-1,199.00	-995.20	-732.45	-553.99	.00
TOTAL Library Related Revenues				-4,420.73	-4,172.42	-1,480.14	-603.14	.00
TOTAL General Fund				-5,517,891.02	-5,383,994.39	-6,328,047.08	-7,137,670.76	-5,707,136.00
TOTAL REVENUES				-5,517,891.02	-5,383,994.39	-6,328,047.08	-7,137,670.76	-5,707,136.00
GRAND TOTAL				-5,517,891.02	-5,383,994.39	-6,328,047.08	-7,137,670.76	-5,707,136.00

# Expenses

07/21/2022  
09:47:22

## TOWN OF CUMBERLAND HISTORICAL ACTUALS COMPARISON REPORT

PAGE 1  
glactrpt

FOR PERIOD 13 OF 2022

ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
001 General Fund	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
130 Administration	628,525.46	657,212.19	572,407.05	630,646.26	664,743.00
140 Assessor	109,157.82	106,755.70	112,909.36	116,800.51	118,867.00
150 Town Clerk	246,662.88	270,626.87	238,757.16	311,664.59	291,177.00
160 Technology	210,954.94	260,813.46	315,662.87	291,235.97	280,613.00
165 Elections	10,827.72	13,731.55	12,591.34	40,523.59	35,127.00
170 Planning	63,159.04	61,013.46	60,298.28	68,736.54	74,035.00
190 Legal	63,448.53	58,927.53	62,604.21	58,581.04	47,500.00
210 Police	1,333,991.48	1,383,729.99	1,366,218.25	1,522,394.84	1,552,217.00
220 Fire	943,893.75	989,750.51	1,024,271.16	993,779.06	1,078,586.00
240 Code Enforcement	142,020.09	138,488.14	148,524.00	158,252.61	150,858.00
250 Harbor Master	5,745.97	14,454.48	16,941.14	16,481.55	22,480.00
260 Animal Control	30,710.58	38,423.42	13,468.14	41,550.10	36,179.00
310 Public Works	1,129,454.98	1,128,255.62	1,111,060.96	1,261,936.01	1,302,955.00
320 Waste Disposal	524,667.39	578,397.21	596,592.97	685,393.53	637,459.00
350 Valhalla-Club	35,775.72	19,492.86	26,450.93	25,367.58	26,241.00
360 Valhalla-Course	485,039.95	535,688.71	572,260.19	614,617.47	559,899.00
370 Valhalla-Pro Shop	269,057.44	210,913.53	213,651.55	235,375.35	240,351.00
410 Recreation	1,088,124.62	980,303.83	807,334.84	1,049,529.13	955,292.00
420 Aging in Place	24,793.90	68,798.59	68,103.39	83,177.35	101,716.00
430 Parks	313,321.36	298,869.09	356,940.68	343,262.33	327,477.00
440 West Cumberland Rec	6,184.03	5,965.28	5,268.01	8,865.52	8,744.00
450 Library	491,453.33	510,579.98	510,101.35	558,648.10	550,098.00
470 Historical Society Building	7,418.96	4,335.30	204.00	4,418.18	11,364.00
580 General Assistance	31,100.17	30,142.02	22,651.60	17,356.41	35,000.00
590 Health Services	13,875.30	17,651.72	1,310.15	3,875.30	3,875.00
620 Cemetery Association	28,450.00	26,700.00	27,575.00	26,700.00	26,700.00
630 Conservation	6,212.20	3,143.61	18,131.41	30,557.42	21,000.00
650 Debt Service	969,023.35	1,053,399.23	1,156,096.72	1,238,180.21	1,262,301.00
750 Insurance	284,468.82	272,388.41	352,071.78	349,449.62	319,619.00
800 Fire Hydrants	80,355.12	82,011.56	84,100.34	85,784.19	83,500.00
810 Street Lighting	37,248.35	40,911.42	45,000.00	45,000.00	45,000.00
830 Contingent	9,339.68	8,803.35	74,176.39	27,281.73	10,000.00
840 Municipal Building	102,248.17	93,000.26	104,203.43	141,232.38	109,837.00
850 Abatements	23,670.91	38,816.52	10,625.06	14,378.85	1.00
TOTAL General Fund	9,750,382.01	10,002,495.40	10,108,563.71	11,101,033.32	10,990,811.00
TOTAL EXPENSES	9,750,382.01	10,002,495.40	10,108,563.71	11,101,033.32	10,990,811.00
GRAND TOTAL	9,750,382.01	10,002,495.40	10,108,563.71	11,101,033.32	10,990,811.00