

# **AGENDA**

Cumberland Town Council Meeting  
Town Council Chambers

**MONDAY, September 22, 2014**

**7:00 P.M. Call to Order**

## **I. CALL TO ORDER**

## **II. APPROVAL OF MINUTES** September 8, 2014

## **III. MANAGER'S REPORT**

## **IV. PUBLIC DISCUSSION**

## **V. LEGISLATION AND POLICY**

- 14 – 156** To set special Town Council meeting dates of October 6<sup>th</sup> (Payson Property Referendum) and October 8<sup>th</sup> (Harris Road Referendum) and to cancel the October 13<sup>th</sup> regular meeting.
- 14 – 157** To hold a Public Hearing to consider and act on a Mass Gathering Permit for the Maine Principals Association Regional cross country meet to be held on October 25<sup>th</sup> at Twin Brook Recreational Facility.
- 14 – 158** To hold a Public Hearing to consider and act on authorizing bonding of up to \$740,000.00 for Senior Housing roofs and heating systems (tabled on August 25<sup>th</sup>).
- 14 – 159** To set a Public Hearing date (October 6<sup>th</sup>) to consider and act on a on junkyard/recycler permit renewal for Cumberland Salvage.
- 14 – 160** To accept a donation of \$1,000.00 to the Police Department D.A.R.E. Program.

## **VI. NEW BUSINESS**

### *Waste Collection Events:*

- October 4<sup>th</sup> Confidential Shredding Service 8:00 a.m. – 1:00 p.m.
- October 11<sup>th</sup> Hazardous Household Waste Collection 8:00 a.m. – 1:00 p.m.
- October 13<sup>th</sup> – 17<sup>th</sup> Bulky Item Pickup Week
- October 18<sup>th</sup> Universal Waste Collection 8:00 a.m. – 1:00 p.m.

### *Meet the Candidates Night:*

- October 7<sup>th</sup> at 7:00 p.m.

## **VII. ADJOURNMENT**

# MOTIONS

# MOTIONS

**14 – 156 I move to set** special Town Council meeting dates of October 6<sup>th</sup> (Payson Property Referendum) and October 8<sup>th</sup> (Harris Road Referendum) and to cancel the October 13<sup>th</sup> regular meeting.

**14 – 157 I move to approve** the Mass Gathering Permit for the Maine Principals Association Regional cross country meet to be held on October 25<sup>th</sup> at Twin Brook Recreational Facility.

**14 – 158 I move to remove this item from the table.**

**NOW, THEREFORE,** be it voted, resolved, and ordered by the Town Council, the sum of up to \$740,000 is hereby appropriated, from the proceeds of the Bonds and Notes herein authorized, to finance the costs of new heating systems for 30 units and new roofs for 9 buildings at the Town owned and operated Cumberland Meadows Elderly Affordable Housing Project located at or near Tuttle Road in Cumberland, and which Bonds and Notes may also finance costs of issuance of the Bonds and Notes and capitalized interest of up to three years on the Bonds and Notes (the “Project”) and that the Town Council approved the Bond Orders distributed at this meeting, which are hereby incorporated herein by reference.

**14 – 159 I move to set** a Public Hearing date of October 6<sup>th</sup> to consider and act on a on junkyard/recycler permit renewal for Cumberland Salvage.

**14 – 160 I move to accept** a donation of \$1,000.00 to the Police Department D.A.R.E. Program.

# MINUTES

09/08/14

# **MINUTES**

Cumberland Town Council Meeting

Town Council Chambers

**MONDAY, September 8, 2014**

**7:00 P.M. Call to Order**

## **7:00 P.M. Call to Order**

**Present:** Councilors Gruber, Stiles, Copp, Edes, Turner, Storey-King and Bingham

### **I. APPROVAL OF MINUTES**

Motion by Councilor Bingham, seconded by Councilor Edes, to accept the August 25, 2014 minutes as presented.

VOTE: 7-0                      UNANIMOUS

### **II. MANAGER'S REPORT**

The natural gas project is moving along fairly rapidly and is now on Route 88, heading south toward Falmouth. We anticipate that approximately 1,000 feet per day of gas line will be installed, so we have about 15 days of work ahead of us.

He spoke to the President of Summit Natural Gas today and was advised that gas could be flowing by the end of next week.

The trenches on Tuttle Road have to go through one frost cycle before the road can be paved. The final paving of Tuttle Road will take place in the spring.

### **III. PUBLIC DISCUSSION**

None

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

#### **14 – 152 To hold a Public Hearing to consider and act on setting a November 4, 2014 Special Municipal Override Referendum Election date.**

The Town Charter requires that the petition signatures be verified by the Town Clerk and the Town Council must hold a Public Hearing to set the Election. There will be a special Town Council meeting on October 8<sup>th</sup> to discuss the referendum in more detail.

Chairman Gruber opened the Public Hearing.

Public discussion: None

Chairman Gruber closed the Public Hearing.

Motion by Councilor Turner, seconded by Councilor Stiles, to set a Special Election date of November 4, 2014, to hold a Special Municipal Referendum Election to place the following question before the voters:

“Do you support the following Town Council’s action on July 14, 2014: Adoption of Ordinance approving Contract Zoning amendment for property located at 3 Longwoods Road, Cumberland, Maine, to create two lots and to convey to the Town of Cumberland a Right-of-Way from Longwoods Road to Harris Road?”

VOTE: 7-0                      UNANIMOUS

**14 – 153 To appoint members to the Aging in Place Committee.**

Motion by Councilor Copp, seconded by Councilor Bingham, to appoint the following members to the Aging in Place Committee:

Barbara Berkovich, Dawn Berman, Cathy Campbell, Rita Farry, Patricia Harrington, Hope Hussey, Marcy Kamin-Crane, Mickie Kucinkas, Jean Lamson, Teri Maloney-Kelly, Pete O'Donnell, Sandra Parker, Kendall Putnam, Sally Semmes Pierce, Paula Slipp, Christine Turner, and Eileen Wyatt

VOTE: 7-0 UNANIMOUS

Councilor Edes asked Chairman Gruber to explain the charge of the committee.

Chairman Gruber explained that the committee would be looking at many senior issues such as, public transportation, housing, programs, walking trails, tax relief programs and ways to help seniors stay in their homes.

**14 – 154 To appoint members to the Ocean Access Committee.**

Councilor Copp said that the Nominating Committee met and spent a lot of time reviewing the applications. All the applicants were good ones but not everyone could be chosen because the number of committee members was limited.

Motion by Councilor Copp, seconded by Councilor Bingham, the following members to the Ocean Access Committee:

C.Ingrid Parkin - 2 year term  
Maureen Ann Connolly – 3 year term  
Elizabeth Riotte – 2 year term  
Jeff Perry – 1 year term  
Denny Gallaudit – 1 year term  
Sandra Plummer – 3 year term

Chebeague/Cumberland Land Trust – Penny Asherman (or other appointed designee)  
Cumberland Shellfish Conservation Commission – Charles Adams (Jessica Joyce as alternate)  
Cumberland Coastal Waters Commission – Lew Incze

VOTE: 7-0 UNANIMOUS

Councilor Copp said that since we also have an application from a resident for the Coastal Waters Commission, he would also like to appoint that new member.

Motion by Councilor Copp, seconded by Councilor Turner, to appoint Hugh Judge to the Coastal Waters Commission.

VOTE: 7-0 UNANIMOUS

**14 – 155 To consider and act on amendments to the Rines Forest Facility Use Rules as recommended by the Rines Property Citizens Advisory Committee.**

Town Manager Shane explained that hunting is allowed in Rines Forest and the state trapping guidelines require permission from the landowner. The Rines Forest Committee would like to have written consent come from the Town Council so that the public can be aware of it. Some traps have been noticed in the forest and some have been a little too close to the trails.

Councilor Bingham added that the Lands and Conservation Commission voted to request that the Town Council extend this rule to all Town owned property.

Motion by Councilor Copp, seconded by Councilor Stiles, to amend the Rines Forest Facility Use Rules as recommended by the Rines Property Citizens Advisory Committee.

VOTE: 7-0 UNANIMOUS

## **V. NEW BUSINESS**

**Councilor Copp** – he referred to a report from the Animal Control Officer indicting that during the first week of September, he had contact with 12 people and Twin Brook (regarding the dog rules) and issued no summonses.

**Councilor Storey-King** – she referred to a report from the Code Enforcement Officer which indicated that there were 2 houses permitted to be built last month. Some people complained when the Council increased the number of building permits allowed each year. We are only up to 47 year to date. The better news is that we have added \$12,000,000 in property tax value.

The Lane Use Committee reviewed the resident survey at their last meeting.

School has started and the new Superintendent is very present. He has attended the school functions and has been at the middle school a few times.

**Councilor Edes** – None

**Councilor Bingham** – The Lands & Conservation Commission met recently and discussed using volunteers from the public or groups (i.e. Boy and/or Girl Scout groups) to assist with the removal of buckthorn in the Town Forest and working on cleaning up brush piles. Any assistance would be greatly appreciated.

**Chairman Gruber** – The Recreation Department will be hosting a program called “Tea and Talk” which is a series of programs for our senior residents.

This Friday is Military Appreciation night at the Greeley football game.

The Food Pantry statistics for the last quarter show an increase in usage. We are servicing more and more of our own residents. Thank you to all those residents who help at the Food Pantry.

He received an automated phone call from the Public Policy Polling in regard to the Payson Property. He does not know where the call comes from, but it is not an initiative of the Council or the Town.

**Councilor Stiles** – we are getting very close to our goal of \$10,000 for the 4-H auction to purchase meat for the Food Pantry. We only have 2 weeks to get to our goal for this good cause. It not only helps the Food Pantry customers, but also the 4-H kids who learn about raising the animals.

**Councilor Turner** – he realized that since moving to the other end of the dais, there is pretty much nothing left to say when they get to him (laughter).

He also got the robo call at home. The first question is in regard to the Payson property, but the remaining questions have nothing to do with it. It is likely a legitimate survey.

Summit Natural Gas is doing a great job.

**Town Manager Shane** – This Wednesday will be the first of 5 site walks of the Payson property. The meeting place is Route 88 and Carriage Road and a bus will take everyone onto the property.

**VI. EXECUTIVE SESSION** pursuant to 1 M.R.S.A., § 405(6)(C) re: real property and § 405(6)(E) consultation with the Town Attorney.

Motion by Councilor Stiles, seconded by Councilor Turner, to recess to EXECUTIVE SESSION pursuant to 1 M.R.S.A., § 405(6)(C) re: real property and § 405(6)(E) consultation with the Town Attorney.

VOTE: 7-0

TIME: 7:50 p.m.

Reconvene to regular session at 9:16 p.m.

**VII. ADJOURNMENT**

Motion by Councilor Storey-King, seconded by Councilor Stiles, to adjourn.

VOTE: 7-0 UNANIMOUS

TIME: 9:16 p.m.

Respectfully submitted,

Brenda L. Moore  
Council Secretary



# ITEM

## 14-156

To set special Town Council meeting dates of October 6<sup>th</sup> (Payson Property Referendum) and October 8<sup>th</sup> (Harris Road Referendum) and to cancel the October 13<sup>th</sup> regular meeting

# ITEM

## 14-157

To hold a Public Hearing to consider and act on a Mass Gathering Permit for the Maine Principals Association Regional cross country meet to be held on October 25<sup>th</sup> at Twin Brook Recreational Facility

## MEMORANDUM

To: William Shane, Town Manager

From: Tamara O'Donnell, Town Clerk

Re: Mass Gathering Permit for Twin Brook Facility  
Maine Principals Association Regional Cross Country Meet

Date: September 11, 2014

I held a meeting at 2:00 p.m., on Thursday, September 11, 2014, with Peter Bingham, Assistant Recreation Director.

I have reviewed in detail the requirements of the Mass Gathering Ordinance. As in the past, the application fee has been waived for the M.S.A.D. However, all additional town personnel required to staff these events will be reimbursed. There were two separate events that were discussed. I will break each one down individually.

### **THE MAINE PRINCIPALS ASSOCIATION REGIONAL CROSS COUNTRY MEET**

The first event is The Maine Principals Association Regional Cross Country Meet. The event is being held on October 25, 2014. The following represents our mutual understanding:

- This event is sponsored by Maine Principals Association
- There will be approximately 500 to 600 runners. There will also be approximately another 800 spectators.
- The event will start at approximately 08:00 a.m. and end at approximately 5:00 p.m.
- This is a high school boys and girls cross country running event.
- The concession booth will be open and operated by the Lions Club.
- There will be 5 additional porta potties will be available during this event.
- There will be 3 police officers on duty for this event.
- There will be 10-12 adults assisting the police in directing traffic and parking. Greely High School boosters clubs will be directing the traffic. The buses will be required to drop off and pick up students on the Greely Road side of Twin Brook, with the buses actually parking at the Greely Middle school.
- Refuse containers will be available at the site. Public Services Director Chris Bolduc stated that there are a sufficient number at the site now to handle this event. Event staff will monitor trash and empty as needed and at the close of the event. There will be a staff person from Public Services on site at this event.

- Cumberland EMS will be on site, with 2 staff members. There will also be 2 Certified Athletic trainers on site and a medical tent set up at the finish area.
- EMS/Park/Race Director will have direct communications via radio and/or cell phone. Race personnel will have radio communications.
- Each school has designated a coach/race official or supervisor and a state representative will be on site.
- Contact person for this event will be Dave Shapiro, Greely Athletic Director. He can be reached at 829-4809.

Approximate fees for this event as follows:

|            |   |            |
|------------|---|------------|
| Police     | - | \$1,275.00 |
| Fire       | - | \$ 377.00  |
| Recreation | - | \$1,750.00 |

- Insurance certificate forthcoming.

I believe we have covered all areas related to the Mass Gathering. There has been a concerted effort by the Recreation Department to avoid any parking issues. I appreciate the cooperation of all parties involved. I wish all participants success in their races.

Thank you.



FAX - 829 - 2224

## 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: Maine Principals' Association

Address of Applicant: 50 Industrial Drive Augusta, ME. 04330

Name of Event: Western Maine X-C Regionals

Facility where the event will be held: Twin Brook

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: 207-622-0217

Date of Event: 10.25.14 Time (start and finish times): 8:00 a.m. - 5:00 p.m.

Number of tickets available: —

Expected attendance: \_\_\_\_\_

Description of event: Regional X-C B+G

Class C Boys 10 G-10:35 Class A Boys 12 G-12:35  
Class B Boys 2:30 G-3:05

Will any food vendors be serving at the event: \_\_\_\_\_ yes, \* no, (If yes, how many, and  
 what types) \_\_\_\_\_

Just your concessions by your people.

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) \_\_\_\_\_

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. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Description of facility:**

- A. Seating capacity: \_\_\_\_\_ permanent; \_\_\_\_\_ temporary
- B. Other seating capacity: \_\_\_\_\_ festival; \_\_\_\_\_ ☒ standing room only (sq. ft.)
- C. Number of toilets available: <sup>portable</sup> \_\_\_\_\_ permanent; <sup>6</sup> \_\_\_\_\_ portable
- D. Number of parking spaces available: \_\_\_\_\_ ☒ on-site; \_\_\_\_\_ off-site
- 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: \_\_\_\_\_
- G. Refuse containers available, number and size: \_\_\_\_\_
- H. Name of refuse disposal company (attach a copy of the agreement to pick up refuse)  
\_\_\_\_\_
- I. When will refuse be picked up? yes

**Public Safety:**

- J. Describe first aid facilities: need Emergency Rescue
- K. Describe emergency facilities: Athletic Trainers will be assigned by the MPA
- L. Describe communication facilities: \_\_\_\_\_
- M. Number of certified police officers: \_\_\_\_\_
- N. Other security personnel (include company name and qualification): \_\_\_\_\_
- O. Describe fire personnel: \_\_\_\_\_

# ITEM

## 14-158

To hold a Public Hearing to consider and act on authorizing bonding of up to \$740,000.00 for Senior Housing roofs and heating systems (tabled on August 25<sup>th</sup>)



**CUMBERLAND TOWN COUNCIL ORDER  
AUTHORIZING THE ISSUANCE OF  
GENERAL OBLIGATION BONDS AND NOTES**

**WHEREAS**, the Town desires to issue its general obligation bonds in an aggregate principal amount not to exceed \$740,000 and to appropriate the proceeds thereof to finance the Project described in this Order and to refund the outstanding balance of the \$400,000 loan obligation of the Town issued to the Maine State Housing Authority in 1991;

**NOW, THEREFORE**, be it voted, resolved, and ordered by the Town Council of the Town of Cumberland, Maine:

**Section 1: Appropriation.** The sum of \$740,000 is hereby appropriated, from the proceeds of the Bonds and Notes herein authorized, to finance (a) up to \$600,000 of the costs of new heating systems for 30 units and new roofs for 9 buildings at the Town owned and operated Cumberland Meadows Elderly Affordable Housing Project located at or near Tuttle Road in Cumberland, and (b) to refund the outstanding balance of the \$400,000 loan obligation of the Town issued in 1991 to Maine State Housing Authority, the approximate balance of which is \$140,000, and which Bonds and Notes may also finance costs of issuance of the Bonds and Notes and capitalized interest of up to three years on the Bonds and Notes (the "Project").

**Section 2: Authorization of Bonds.** For the purposes of financing the aforesaid appropriation, pursuant to the Town Charter and all other authority thereto enabling, there is hereby authorized and approved the issuance of the general obligation bonds (the "Bonds") of the Town in an aggregate principal amount not to exceed \$740,000. The Bonds shall be designated "Town of Cumberland, Maine, [Year of Issuance] General Obligation Bonds." The proceeds of the Bonds and any Notes shall be used to finance the costs of the Project.

**Section 3: Authorization of Notes.** The Treasurer is authorized to borrow money in anticipation of said Bonds by the issuance and sale of notes or renewal notes in anticipation thereof (the "Notes"). Any notes issued in anticipation of the Bonds shall be designated "Town of Cumberland [Year of Issuance] General Obligation Bond Anticipation Notes."

**Section 4: Interest Rates and Details.** The Treasurer is authorized to determine the date(s), form(s), interest rate(s) (which interest rate may be a fixed rate or a variable rate or some combination of the two), maturities and all other details of each issue of the Bonds and the Notes, including the form and manner of their sale and award. The Bonds and any Notes shall mature at the times and shall be in the amounts, and be dated as of such date, bear interest at the rate or rates and be in such form and contain such terms and provisions (including but not limited to early redemption provisions, if any) as the Treasurer may hereafter determine or authorize.

**Section 5: Redemption; Execution.** The Treasurer is authorized to provide that any of the Bonds and Notes be made callable, with or without premium, prior to their maturity, and each Bond or Note issued hereunder shall be signed by the Treasurer, shall be countersigned by the Chair of the Town Council, and shall be sealed with the seal of the Town, attested to by its Clerk.

**Section 6: Financial Advisor; Underwriter.** The Treasurer is authorized to select a



financial advisor and/or an underwriter for the Bonds and Notes, and the Treasurer of the Town is authorized and empowered to execute and deliver such contracts or agreements as may be necessary or appropriate in connection therewith.

**Section 7: Official Statement.** The Treasurer is authorized to prepare, or cause to be prepared, a Notice of Sale and/or a Preliminary Official Statement and an Official Statement for use in the offering and sale of the Bonds and/or Notes, such Notice of Sale, Preliminary Official Statement and Official Statement to be in such form and contain such information as may be approved by the Treasurer, with the advice of the bond counsel for the Town, and that the distribution of the Notice of Sale and/or Preliminary Official Statement and the Official Statement in the name of and on behalf of the Town in connection with offering the Bonds and/or Notes be and hereby is approved.

**Section 8: Transfer Agent.** The Treasurer is authorized to select the registrar, paying agent and transfer agent (the "Transfer Agent") for the Bonds and Notes and to execute and deliver such contracts and agreements as may be necessary or appropriate to secure their services.

**Section 9: Registration.** The Bonds and Notes shall be transferable only on registration books of the Town kept by the transfer agent, and said principal amount of the Bonds or Notes of the same maturity (but not of other maturity) in the denomination of \$5,000 or any multiple thereof (or such other minimum denomination as the Treasurer shall establish) upon surrender thereof at the principal office of the transfer agent, with a written instrument of transfer satisfactory to the transfer agent duly executed by the registered owner or his attorney duly authorized in writing. Upon each exchange or transfer of a Bond or Note the Town and the Transfer Agent shall make a charge sufficient to cover any tax, fee or any other governmental charge required to be payable with respect to such exchange or transfer, and with respect to such exchange or transfer, and subsequent to the first exchange or transfer, the cost of preparing new Bonds or Notes upon exchanges or transfer thereof to be paid by the person requesting the same.

**Section 10: Book Entry.** The Treasurer is authorized to undertake all acts necessary to provide, if deemed necessary or appropriate by the Treasurer in his discretion, for the issuance and transfer of such Bonds and Notes in book-entry form pursuant to the Depository Trust Company Book-Entry Only System, as an alternative to the provisions of the foregoing Order above regarding physical transfer of Bonds and Notes, and the Treasurer is authorized and empowered to enter into a Letter of Representation or any other contract, agreement or understanding necessary or, in his opinion, appropriate in order to qualify the Bonds or Notes for and participate in the Depository Trust Company Book-Entry Only System.

**Section 11: Exchanges and Transfers.** The Treasurer and Chair of the Town Council from time to time shall execute such Bonds or Notes as may be required to provide for exchanges or transfers of Bonds or Notes as heretofore authorized, all such Bonds or Notes to be executed as above described, and in case any officer of the Town whose signature appears on any Bond or Note shall cease to be such officer before the delivery of said Bond or Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery thereof.

**Section 12: Tax-Exempt Bond Covenants.** The Treasurer is authorized to covenant and



certify on behalf of the Town that no part of the proceeds of the issue and sale of the Notes or the Bonds authorized to be issued hereunder shall be used directly or indirectly to acquire any securities or obligations, the acquisition of which would cause such Notes or Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and that no part of the proceeds of the issue and sale of such Notes or Bonds (including any notes and bonds in renewal thereof) shall be used, directly or indirectly, in such manner which would cause the Notes or Bonds to be "private activity bonds" within the meaning of Section 141 of the Code.

To the extent permitted under the Code, the Treasurer is authorized to designate any of the Bonds or Notes authorized to be issued hereunder as qualified obligations for purposes of Section 265(b) of the Code.

The Treasurer is authorized to covenant and agree, on behalf of the Town, for the benefit of the holders of the Bonds and Notes, that the Town will file any required reports and take any other action that may be necessary to ensure that interest on the Bonds and Notes will remain exempt from federal income taxation, and that the Town will refrain from any action that would cause interest on the Bonds or Notes to be subject to federal income taxation.

**Section 13: Continuing Disclosure.** The Treasurer is authorized to covenant, certify and agree, on behalf of the Town, for the benefit of the holders of the Notes or Bonds, that the Town will file any required reports, make any annual financial or material event disclosure, and take any other action that may be necessary to insure that the disclosure requirements imposed by Rule 15c2-12 of the Securities and Exchange Commission, if applicable, are met.

**Section 14: Town Officials.** If any of the officers or officials of the Town who have signed or sealed the Bonds or Notes shall cease to be such officers or officials before the Bonds or Notes so signed and sealed shall have been actually authenticated or delivered by the Town, such Bonds or Notes nevertheless may be authenticated, issued, and delivered with the same force and effect as though the person or persons who signed or sealed such Bonds or Notes had not ceased to be such officer or official; and also any such Bonds or Notes may be signed and sealed on behalf of the Town by those persons who, at the actual date of the execution of such Bonds or Notes, shall be the proper officers and officials of the Town, although at the nominal date of such Bonds or Notes any such person shall not have been such officer or official.

**Section 15: Deputy Officials.** If the Treasurer, Chair of the Town Council or Clerk are for any reason unavailable to approve and execute the Bonds or Notes or any of the related financing documents, the person or persons then acting in any such capacity, whether as an assistant, a deputy, or otherwise, is authorized to act for such official with the same force and effect as if such official had herself performed such act.

**Section 16: Other Actions.** The Treasurer, Chair of the Town Council, Clerk and other appropriate officers of the Town are hereby authorized and empowered to do all such acts and things, and to execute, deliver, file, approve, and record all such financing documents, contracts, deeds, assignments, certificates, memoranda, abstracts, and other documents as may be necessary or advisable, with the advice of counsel for the Town, including but not limited to any certificates, bond insurance agreements, notices of sale and other documents as may be necessary or



appropriate in connection with the sale of the Bonds and Notes and any letter of credit agreement or liquidity facility agreement necessary to the issuance of any Bonds or Notes, to carry out the provisions of the resolutions heretofore adopted at this meeting in connection with the Project, the execution, sale, and delivery by the Town of the Bonds and Notes and the execution and delivery of any related financing documents.

**Section 17: Costs; Reallocation.** The term "cost" or "costs" as used herein and applied to the Project, or any portion thereof, includes, but is not limited to (1) the purchase price or acquisition cost of all or any portion of the Project; (2) the cost of construction, building, alteration, enlargement, reconstruction, renovation, improvement, and equipping of the Project; (3) the cost of all appurtenances and other facilities either on, above, or under the ground which are used or usable in connection with the Project; (4) the cost of landscaping, site preparation and remodeling of any improvements or facilities; (5) the cost of all labor, materials, building systems, machinery and equipment; (6) the cost of land, structures, real property interests, rights, easements, and franchises acquired in connection with the Project; (7) the cost of all utility extensions and site improvements and development; (8) the cost of planning, developing, preparation of specifications, surveys, engineering, feasibility studies, legal and other professional services associated with the Project; (9) the cost of environmental studies and assessments; (10) the cost of financing charges and issuance costs, including premiums for insurance, interest prior to and during construction and for a period not to exceed three (3) years from the issue date of the Bonds or Notes, underwriters' fees and costs, legal and accounting fees and costs, application fees, and other fees and expenses relating to the financing transaction; and (11) the cost of all other financing authorized hereunder, whether related or unrelated to the foregoing. In the event that any proceeds of the Bonds or Notes remain unspent upon completion of a Project, or if the Town abandons a Project, the Town reserves the right to reallocate unspent proceeds to the costs of other qualified projects approved, or to be approved, by the Town Council, or to apply unspent proceeds to the payment of debt service on the Bonds or the Notes.

**Section 18: Tax Levy.** In each of the years during which any of the Bonds or Notes issued hereunder are outstanding, there shall be levied a tax in an amount which, with other revenues, if any, available for that purpose, shall be sufficient to pay the interest on said Bonds or Notes, payable in such year, and the principal of such Bonds or Notes maturing in such year (except in the case of Notes to be refunded in that year by the issuance of Bonds).

**Section 19: Consolidation.** Any or all of the Bonds or Notes issued hereunder may be consolidated with and become a part of any other issue of temporary notes or general obligation bonds authorized to be issued by any previous or subsequent Order of the Town Council of the Town of Gorham.

**Section 20: Investment Earnings; Premium.** The investment earnings on the proceeds of the Bonds and Notes, if any, and the excess proceeds (including any premium on the sale) of the Bonds and Notes, if any, be and hereby are appropriated for the following purposes, such proceeds to be held and applied in the following order of priority: (a) to any costs of the Project in excess of the principal amount of the Bonds or Notes; and (b) in accordance with applicable terms and provisions of the Arbitrage and the Use of Proceeds Certificate delivered in connection with the sale of the Bonds or Notes.

**Section 21: Reimbursement.** It is the intent of the Town Council that this Bond Order shall constitute the Town's declaration of official intent within the meaning of Treasury Regulation 1.150-2 to pay, on an interim basis, costs of the Project in an amount up to the principal amount of the Bonds to be issued, which costs the Town reasonably expects to reimburse with proceeds of the Bonds or Notes.

**CUMBERLAND HOUSING AUTHORITY**

**Meeting Minutes**

**September 15, 2014 – 6:00 p.m.**

**East Conference Room**

**CUMBERLAND TOWN OFFICE**

**I. Call to Order:** Vice-Chair Hansen called the meeting to order at 6:00 p.m.

**II. Roll Call**

Present: Bill Hansen, Vice-Chair, Connie Bingham, Eileen Wyatt, Peter O'Donnell, Norman Maze, James Clifford, and Bill Stiles, Council Liaison

Absent: Joyce Frost, Chair

Staff: William Shane, Town Manager, Heather Perrault, Finance Director, Carla Nixon, Executive Director, Pam Bosarge, Administrative Assistant

**III. Review and Approval of Minutes of August 4, 2014 meeting.**

Mr. O'Donnell moved to accept the minutes of August 14, 2014.

Mr. Maze seconded.

VOTE: 5 in favor Unanimous

**IV. Executive Director's Report**

1. New Maintenance Worker: Ms. Nixon stated the town has hired Jonathan Carpenter as the new maintenance worker. Mr. Carpenter is engaging, bright and is building relationships with the tenants. He appears to be a great fit for the job. He will also be doing maintenance work at the Library, Town Hall and other town facilities as needed.
2. Electricity Costs for Radon Systems: The radon systems that were installed this summer required a fan unit for each of the nine buildings. The electricity cost to run the fan would be added to the tenant's CMP bill as the cost was considered to be negligible by the installer. In fact, the cost is around \$15 per month. Ms. Nixon stated she and Mr. Shane had discussed this concern and determined they would reduce the rent for the 9 tenants with the fans by \$20 per month.

Mr. Shane stated that would be a decrease of \$180.00 a month as there is one fan for each of the nine buildings.

Mr. Stiles asked if the fans could be run with solar.

Mr. Shane stated not without a lot of capital cost.

Ms. Bingham asked if there was a noise factor.

Ms. Bosarge stated she has had tenants complain about the noise.

Ms. Nixon stated she would have Jonathan Carpenter look at the fans and see if there was a way to retrofit them to damper the noise.

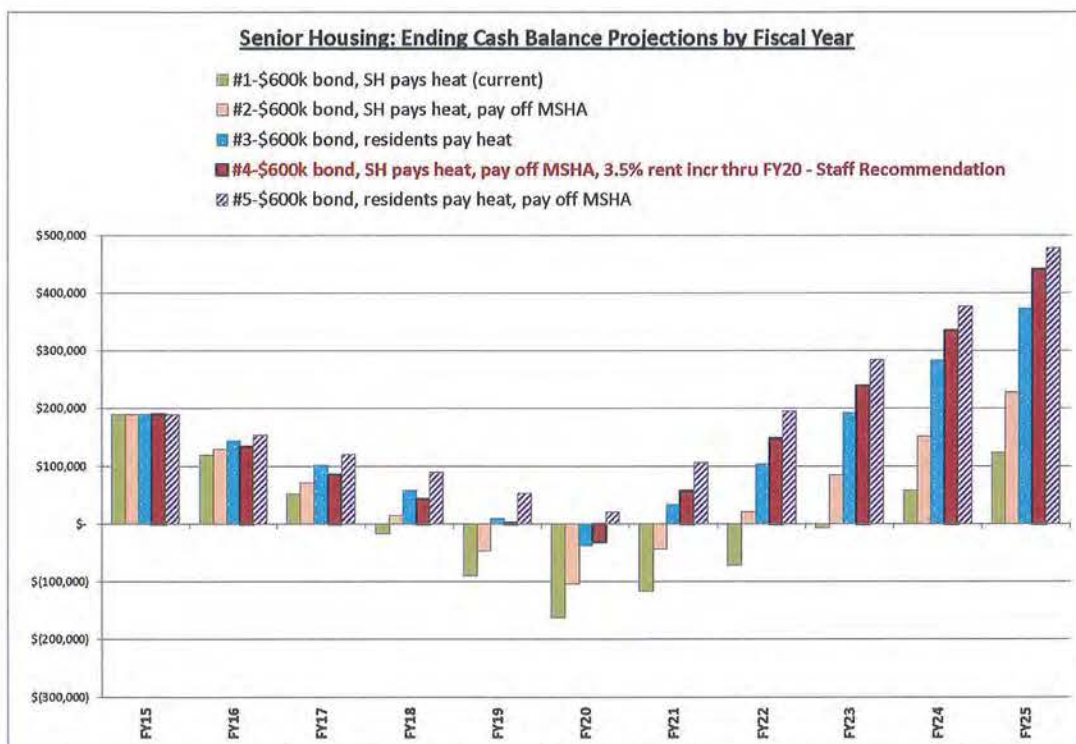


V. **New Business:**

- 04-12:** To hear a report from Town Manager and Finance Director re: future budget scenarios.

Ms. Perrault, Finance Director stated she has prepared five different budget scenarios, stating she had talked with Bond Counsel and the town is able to pay off the MSHA bond early. Ms. Perrault stated there are two major considerations regarding the budget options.

1. The Town's general fund cannot afford to carry the deficit for Senior Housing.
2. The Authority will over time be able to build up reserves; at one time there was \$300,000 reserve that has been depleted.



G:\FINANCE\General Finance Documents\Enterprise Funds\Senior Housing Fund\2014-09-09 SH Projections

Ms. Perrault reviewed the graph with projected revenues as follows:

- # 1 Green bar: is with the 600,000 bond for the furnace and Housing Authority continues to pay for heat. The green bar drops into the negative below zero several years.
- # 2 Peach Bar: Is to pay off the MSHA Bond and transition out of subsidized units, with one Unit every two years becoming market rate
- # 3 Blue polka dots: Pay off the MSHA Bond and the residents pay heating costs.

# 4 Red Bar: Pay off the MSHA Bond, the Housing Authority pays heat and the Authority has a 3.5% rent increase (currently 2%)

# 5 Purple Hatched Bar: Pay off MSHA bond, residents pay heat and there is a 2% rent increase.

Mr. Shane stated Staff Scenario # 5 is felt to be the best option; the residents would incorporate heating costs into their rent as of August 2015; we will have a year of monitoring costs to give tenants actual costs for their units. With the #5 scenario and a 2% rent increase per year the cash flow is never below zero or in the negative.

Ms. Perrault stated in discussions with Bond Counsel the debt service would not increase and paying the MSHA Bond would allow the flexibility to remove the requirement that 20% of the units need to be for lower income residents, i.e., subsidized.

Mr. Shane stated the interest on the new bond would be 3 to 3.5% and again stated this would give us the flexibility to reduce or remove subsidized units seven years earlier than waiting until the MSHA bond is paid. Mr. Shane said that subsidized units are offered at the Drowne Road School Apartments.

The Committee discussed concerns of residents paying heating costs.

Mr. Shane stated the Town has a benevolent heating fund that people can apply as well as L.I.H.E.A.P. (Low Income Heating Assistance Program) and General Assistance.

Mr. O'Donnell asked about the projected deficit.

Ms. Perrault stated the Authority is currently running in a deficit, the figures are figured on a 95% occupancy rate.

Mr. O'Donnell stated it would be helpful to hear tenants' comments.

Mr. Clifford asked when the changes would be announced.

Mr. Shane stated after January they could hold neighborhood meetings.

Mr. O'Donnell stated these are major policy decisions.

Ms. Nixon stated the Authority may want to review its Vision Statement – what is our purpose; although we can't operate in a deficit.

Ms. Bingham asked if there was any demographic information.

Mr. Stiles stated the Housing Authority is designed to be a stand-alone enterprise fund, which does not cost taxpayers. The rents have increased 1% and 2% for many years, and we have increased the subsidized units to eight. We can't operate in a negative deficit. He would like to see profits increase and in the future his desire is to have an Assisted Care Living Facility.

Mr. Hansen thanked Ms. Perrault for her work on the budget scenarios, and cautioned the Committee that the projected increase in revenue beginning in (2023) may not happen due to continued maintenance needs on the facility such as windows, etc. Mr. Hansen stated he likes the option # 5 but voiced concern regarding an additional burden on the current eight subsidized tenants.



Mr. Shane stated this is a lot of information and tonight he is looking for only one action which is whether or not to recommend to the Town Council to Bond up to \$740,000 to pay off the MSHA Bond. Paying off the MSHA Bond would give flexibility; the debt service will be almost the same with a one to two year longer pay off.

Mr. Shane stated he is not able to order the furnaces until the Council approves the Bond.

Mr. O'Donnell stated it would be helpful to have some definitions on affordable.

014-12 Mr. O'Donnell motioned to accept the financial report from the Town Manager and Finance Director and to recommend support of the Housing Authority to bond \$740,000 to pay off the additional MSHA Bond.

Mr. Maze seconded.

Discussion:

Ms. Bingham asked for clarification on the interest rate and term.

Ms. Perrault stated the interest will be slightly higher than the existing rate and the term will be extended by 2 years.

Mr. Clifford asked if the Committee should be discussing the possibility of increasing the rental fee for the two bedroom units. It was agreed to do this at the next meeting.

VOTE: Unanimous

014-13 ~~To discuss and take action on Transitional Rental Rates~~ **Tabled**

014-14 **Tabled** -To discuss and take action on changing lease agreements to reflect tenants taking on heating costs effective upon unit turnover and no later than August 1, 2015

014-15 **Tabled** -To discuss and take action on reducing the number of "affordable" units

014-16 To discuss and take action on changes to the unit transfer policy.

Ms. Nixon stated the current Unit Transfer Policy does not charge for moving from one unit to another. Many of our recent vacancies have been filled with transfers from the waiting list as stated in Section 4 of Unit Transfers; this current policy results in rehab costs for two units. Does the Committee want to change policy to include a transfer fee? Ms. Nixon reviewed Article 11: Unit Transfers

#### **Article 11: Unit Transfers**

**Section 1:** Current residents of Cumberland Meadows Senior Housing may transfer from a one-bedroom unit to an available two-bedroom unit when a medical condition requires a caretaker to live with the tenant. This medical condition shall be evidenced by a physician's statement.



**Section 2:** Current residents may transfer from a two-bedroom unit to an available one-bedroom unit when financial hardship requires a reduction in monthly housing costs. Residents must provide the Authority with a statement indicating the specific financial change which has occurred and which is necessitating the transfer.

**Section 3:** When more than one current resident wishes to transfer to an available unit due to the above reasons, the unit will be given to the tenant with the longest tenure at Cumberland Meadows.

**Section 4:** Any other request for transfer between units will be handled through the waiting list procedure. Therefore, any resident who wishes to transfer from a one bedroom to a two bedroom or vice versa should place their name on the respective waiting list maintained by the Authority as soon as they decide they would like the opportunity to transfer. A transfer fee of up to \$2,500 will be charged to the tenant to cover the cost of rehab to the unit which is being vacated.

**Section 5:** It is recognized by the Authority that from time to time circumstances may arise which will require that transfers be made because of emergency situations involving the health and safety of tenants, and it is the Authority's intent, should an emergency situation exist, that the Executive Director waive the requirements of this Article, providing said tenant shall show sufficient cause for said transfer.

The Committee discussed the current transfer policy and cost for rehabbing two units.

014-16: Mr. Clifford moved to add language to Article 11: Section 4 that a transfer fee of up to \$2,500 will be charged to the tenant to cover the cost of rehab to the unit vacated.

Mr. O'Donnell seconded.

VOTE: Unanimous

**VII. Next meeting: October 20, 2014 at 6:00 p.m.**

- Demographic information
- Definitions on affordability and income
- Future heating costs – budget
- Tenant input to the Authority

**VIII. Adjournment:**

Ms. Bingham moved to adjourn at 7:45 pm.

Mr. O'Donnell seconded.

Vote: Unanimous

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Pam Bosarge, Administrative Assistant

# **CUMBERLAND HOUSING AUTHORITY**

## **Meeting Minutes**

**August 4, 2014 – 6:00 p.m.**

**East Conference Room**

**CUMBERLAND TOWN OFFICE**

**I. Call to Order:** The meeting was called to order at 6:00 p.m.

### **II. Roll Call**

**Present:** Bill Hansen, Connie Bingham, Eileen Wyatt, Peter O'Donnell, Norman Maze, Joyce Frost, James Clifford, Bill Stiles, Council Liaison

**Staff:** William Shane, Town Manager, Heather Perrault, Finance Director, Pam Bosarge, Administrative Assistant

**Absent:** Carla Nixon, Executive Director

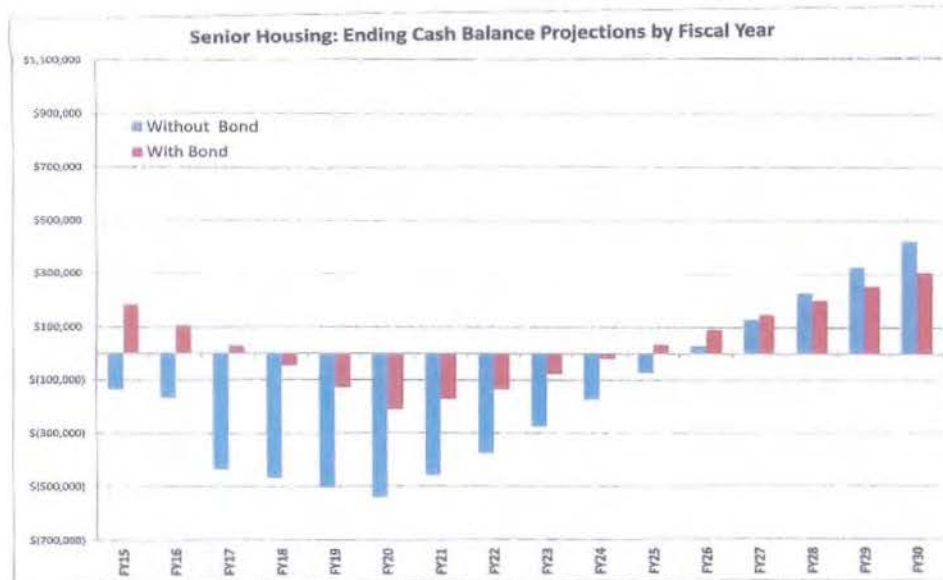
**III.** Election of Committee Chair: Mr. Hansen nominated Joyce Frost. Ms. Bingham seconded.

**VOTE:** Unanimous

Ms. Frost turned the meeting over to the Mr. Shane to review the Senior Housing financial balances.

Mr. Shane stated to convert the boilers at Cumberland Meadows the cost is 12,000 to 14,000 per unit, for a total of \$340,000. We have looked at several options from a single boiler to the current individual boilers per unit. The proposal is to remain with single boilers per unit. This cost is not unreasonable it includes upgrades to the venting and the furnace rooms; which are required to meet code. The current systems are 22 years old and two units have had the coils replaced. The systems are aging and requiring constant maintenance. All of the new furnaces will have separate meters to allow the Town going forward to charge new occupants for their individual metered use.

Mr. Shane reviewed the cash balances with and without the bond, as shown on the spread sheets below. Mr. Shane explained the bond amount would include roof repairs.



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**Town of Cumberland**  
**Senior Housing Fund**  
**FY2015 Projections - with bond**

|   | FY 2012    | FY 2013     | FY 2014     | FY 2015     | FY 2016     | FY 2017     | FY 2018     | FY 2019      | FY 2020      | FY 2021      | FY 2022      | FY 2023      | FY 2024     |
|---|------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|-------------|
| <b>Begin Balance - Cash &amp; Investments</b> | \$ 333,746 | \$ 330,163  | \$ 286,794  | \$ 244,142  | \$ 181,361  | \$ 104,227  | \$ 29,531   | \$ (46,601)  | \$ (127,724) | \$ (208,275) | \$ (171,066) | \$ (134,042) | \$ (78,619) |
| <b>Revenues</b>                               |            |             |             |             |             |             |             |              |              |              |              |              |             |
| Rental Income @ 95%                           | \$ 279,985 | \$ 281,162  | \$ 288,816  | \$ 289,520  | \$ 295,310  | \$ 301,216  | \$ 307,240  | \$ 313,385   | \$ 319,653   | \$ 326,046   | \$ 332,567   | \$ 339,218   | \$ 346,003  |
| Rental Income estimated increase:             |            |             |             | 2%          | 2%          | 2%          | 2%          | 2%           | 2%           | 2%           | 2%           | 2%           | 2%          |
| Investment Income                             | \$ 11,812  | \$ (2,943)  | \$ 2,885    | \$ -        | \$ -        | \$ -        | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        |
| <b>Total Revenues</b>                         | \$ 291,797 | \$ 278,219  | \$ 292,501  | \$ 289,520  | \$ 295,310  | \$ 301,216  | \$ 307,240  | \$ 313,385   | \$ 319,653   | \$ 326,046   | \$ 332,567   | \$ 339,218   | \$ 346,003  |
| <b>Expenditures - cash basis</b>              |            |             |             |             |             |             |             |              |              |              |              |              |             |
| Operating Expenses                            | \$ 156,235 | \$ 206,355  | \$ 181,720  | \$ 187,172  | \$ 192,787  | \$ 198,570  | \$ 204,527  | \$ 210,663   | \$ 216,983   | \$ 223,493   | \$ 230,197   | \$ 237,103   | \$ 244,218  |
| Operating Expense estimated increase:         |            |             |             | 3%          | 3%          | 3%          | 3%          | 3%           | 3%           | 3%           | 3%           | 3%           | 3%          |
| <b>Capital Projects - Roofs - \$240k</b>      |            |             |             |             |             |             |             |              |              |              |              |              |             |
| Energy Conversion - \$340k                    |            |             |             |             |             |             |             |              |              |              |              |              |             |
| Radon Remediation                             |            |             |             | \$ 16,000   |             |             |             |              |              |              |              |              |             |
| Bond Principal & Interest                     | \$ 118,820 | \$ 114,888  | \$ 113,085  | \$ 105,284  | \$ 114,312  | \$ 111,397  | \$ 113,500  | \$ 118,500   | \$ 117,875   | \$ -         | \$ -         | \$ -         | \$ -        |
| MSHA Financing                                | \$ 20,345  | \$ 20,345   | \$ 20,345   | \$ 20,345   | \$ 20,345   | \$ 20,345   | \$ 20,345   | \$ 20,345    | \$ 20,345    | \$ 20,345    | \$ 20,345    | \$ 1,692     | \$ -        |
| New capital projects bond                     |            |             |             | \$ 22,500   | \$ 45,000   | \$ 45,000   | \$ 45,000   | \$ 45,000    | \$ 45,000    | \$ 45,000    | \$ 45,000    | \$ 45,000    | \$ 45,000   |
| <b>Total Expenses</b>                         | \$ 295,400 | \$ 341,588  | \$ 315,152  | \$ 352,361  | \$ 372,444  | \$ 375,912  | \$ 383,372  | \$ 394,608   | \$ 400,203   | \$ 408,838   | \$ 416,542   | \$ 423,795   | \$ 430,217  |
| <b>Annual surplus (deficit)</b>               | \$ (3,603) | \$ (63,369) | \$ (22,652) | \$ (62,781) | \$ (77,134) | \$ (74,696) | \$ (76,132) | \$ (81,223)  | \$ (80,550)  | \$ 37,298    | \$ 37,024    | \$ 55,423    | \$ 56,786   |
| <b>End Balance - Cash &amp; Investments</b>   | \$ 330,163 | \$ 266,794  | \$ 244,142  | \$ 181,361  | \$ 104,227  | \$ 29,531   | \$ (46,601) | \$ (127,724) | \$ (208,275) | \$ (171,066) | \$ (134,042) | \$ (78,619)  | \$ (21,833) |

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Town of Cumberland  
Senior Housing Fund  
FY2016 Projections - with bond

|   | FY 2025            | FY 2026           | FY 2027           | FY 2028           | FY 2029           | FY 2030           | FY 2031           | FY 2032           | FY 2033           | FY 2034           | FY 2035           | FY 2036           |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Reg Balance - Cash &amp; Investments</b> | <b>\$ (21,833)</b> | <b>\$ 34,647</b>  | <b>\$ 90,439</b>  | <b>\$ 145,757</b> | <b>\$ 200,414</b> | <b>\$ 254,316</b> | <b>\$ 307,363</b> | <b>\$ 359,456</b> | <b>\$ 410,487</b> | <b>\$ 460,345</b> | <b>\$ 508,913</b> | <b>\$ 556,072</b> |
| <b>Revenues</b>                             |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Rental Income @ 95%                         | \$ 352,923         | \$ 350,981        | \$ 367,181        | \$ 374,524        | \$ 382,015        | \$ 389,655        | \$ 397,448        | \$ 405,397        | \$ 413,505        | \$ 421,775        | \$ 430,211        | \$ 438,815        |
| Rental Income estimated increase:           | 2%                 | 2%                | 2%                | 2%                | 2%                | 2%                | 2%                | 2%                | 2%                | 2%                | 2%                | 2%                |
| Investment Income                           | \$ -               | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total Revenues</b>                       | <b>\$ 352,923</b>  | <b>\$ 350,981</b> | <b>\$ 367,181</b> | <b>\$ 374,524</b> | <b>\$ 382,015</b> | <b>\$ 389,655</b> | <b>\$ 397,448</b> | <b>\$ 405,397</b> | <b>\$ 413,505</b> | <b>\$ 421,775</b> | <b>\$ 430,211</b> | <b>\$ 438,815</b> |
| <b>Expenditures - cash basis</b>            |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Operating Expenses                          | \$ 251,543         | \$ 250,080        | \$ 266,862        | \$ 274,868        | \$ 283,114        | \$ 291,607        | \$ 300,355        | \$ 309,366        | \$ 318,647        | \$ 328,207        | \$ 338,053        | \$ 348,104        |
| Operating Expense estimated increase        | 3%                 | 3%                | 3%                | 3%                | 3%                | 3%                | 3%                | 3%                | 3%                | 3%                | 3%                | 3%                |
| <b>Capital Projects - Roofs - \$240k</b>    |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Energy Conversion - \$346k                  |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Radon Remediation                           |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Bond Principal & Interest                   | \$ -               | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| MSHA Financing                              | \$ -               | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| New capital projects bond                   | \$ 45,000          | \$ 45,000         | \$ 45,000         | \$ 45,000         | \$ 45,000         | \$ 45,000         | \$ 45,000         | \$ 45,000         | \$ 45,000         | \$ 45,000         | \$ 45,000         | \$ 22,500         |
| <b>Total Expenses</b>                       | <b>\$ 296,543</b>  | <b>\$ 304,080</b> | <b>\$ 311,862</b> | <b>\$ 319,868</b> | <b>\$ 328,114</b> | <b>\$ 336,607</b> | <b>\$ 346,355</b> | <b>\$ 356,366</b> | <b>\$ 366,647</b> | <b>\$ 377,207</b> | <b>\$ 388,053</b> | <b>\$ 370,604</b> |
| <b>Annual surplus (deficit)</b>             | <b>\$ 56,380</b>   | <b>\$ 55,892</b>  | <b>\$ 55,319</b>  | <b>\$ 54,656</b>  | <b>\$ 53,901</b>  | <b>\$ 53,048</b>  | <b>\$ 52,093</b>  | <b>\$ 51,031</b>  | <b>\$ 49,858</b>  | <b>\$ 48,569</b>  | <b>\$ 47,160</b>  | <b>\$ 68,211</b>  |
| <b>End Balance - Cash &amp; Investments</b> | <b>\$ 34,647</b>   | <b>\$ 90,439</b>  | <b>\$ 145,757</b> | <b>\$ 200,414</b> | <b>\$ 254,316</b> | <b>\$ 307,363</b> | <b>\$ 359,456</b> | <b>\$ 410,487</b> | <b>\$ 460,345</b> | <b>\$ 508,913</b> | <b>\$ 556,072</b> | <b>\$ 624,192</b> |

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Mr. Stiles stated the Finance Committee met prior to the meeting and approved the request for a bond. He stated the Housing Authority conducted a study of the roofs four years ago and the projected life span was three to five years.

Ms. Frost asked if the Authority should consider rent increases higher than two percent.

Mr. Shane stated the Council recommended significant rental increases and/or have future new tenants responsible for the heating costs.

Ms. Frost asked when the heating systems would be changed over.

Mr. Shane stated after October 1<sup>st</sup>.

Mr. Shane stated he had talked with the Town Attorney regarding the nature of the Housing Authority, it is not a true Housing Authority; it is a Municipal Housing Authority, if the Authority has expenses over budget they are paid by the Town.

Mr. O'Donnell asked Mr. Stiles as Council Liaison what was the recommended direction from the Council.

Mr. Stiles stated the finance Committee met today and will recommend to the Town Council that the Town apply for a bond of \$600,000 for both projects.

Mr. Shane stated the urgency tonight is to authorize this request to move forward; so this amount could be added to the bond in November.

Ms. Frost asked if there was a reason not to replace the heating systems and defer the roof costs.

Mr. Shane stated if the Town gets a bond for 3 million dollars for ocean access this can be added to the bond amount; which will save the Town and Housing Authority money.

Ms. Perreault, Finance Director stated bonds have a timing requirement; the money must be spent within a certain number of months.

Mr. Shane stated the housing authority would have two years to spend the money. The roofs could be done in two phases, summer of 2015 and 2016. Mr. Shane the Housing Authority would have time to engage in conversations with staff regarding future transitional rents and fuel costs. The proposed financial numbers this evening did not include variables of increasing transitional rents or fuel costs.

Ms. Frost asked if the Authority needed to vote to go forward with the bond.

Ms. Bingham asked about the radon expense.

Mr. Shane stated this spring all rental units were required to be tested for radon. This was done and all units came back with elevated radon levels. The mitigation systems have been installed and follow up radon testing will happen on August 11<sup>th</sup>.

Mr. Hansen asked if we were comfortable with the roof pricing, are these hard numbers.

Mr. Shane stated there are nine roofs he is figuring around \$250,000, based on the amount spent at the fire department a few years ago. This is a good estimate.

Mr. Stiles stated the roofs will go out to bid.

Mr. Shane stated the Siemen's furnaces have a life time warranty on the coils, and 25 years on the systems. The boilers will have an efficiency rating of 93%.

Ms. Frost asked for a motion.

Mr. Clifford moved to authorize the Town Council to move forward with bonding for capital improvements for furnaces and roofing. The bond amount to be \$600,000.00

Mr. Maze seconded.

VOTE: Unanimous

#### **IV. Next Meeting:**

The next meeting will be on September 15, 2014 at 6:00 p.m. At the next meeting the Committee will discuss: Budget scenarios with new transitional rates, affordable units and utility costs.

Mr. Shane stated the Town has thirty-eight affordable housing units at Village Green Apartments, the Drowne Road School, and asked if we still needed to keep the current rents at affordable until 2019; perhaps Cumberland Meadows should be at market rents. The Town has no control over Village Green Apartments; however the Town has done a lot to promote affordable senior housing within the town.

Ms. Bingham stated the middle income residents are not well served; there is a need for people not considered within the HUD guidelines.

Mr. Stiles asked about paying off the MSHSA bond which would eliminate the need to keep the six subsidized units.

Mr. Shane stated there would be a penalty to pay off the bond early.

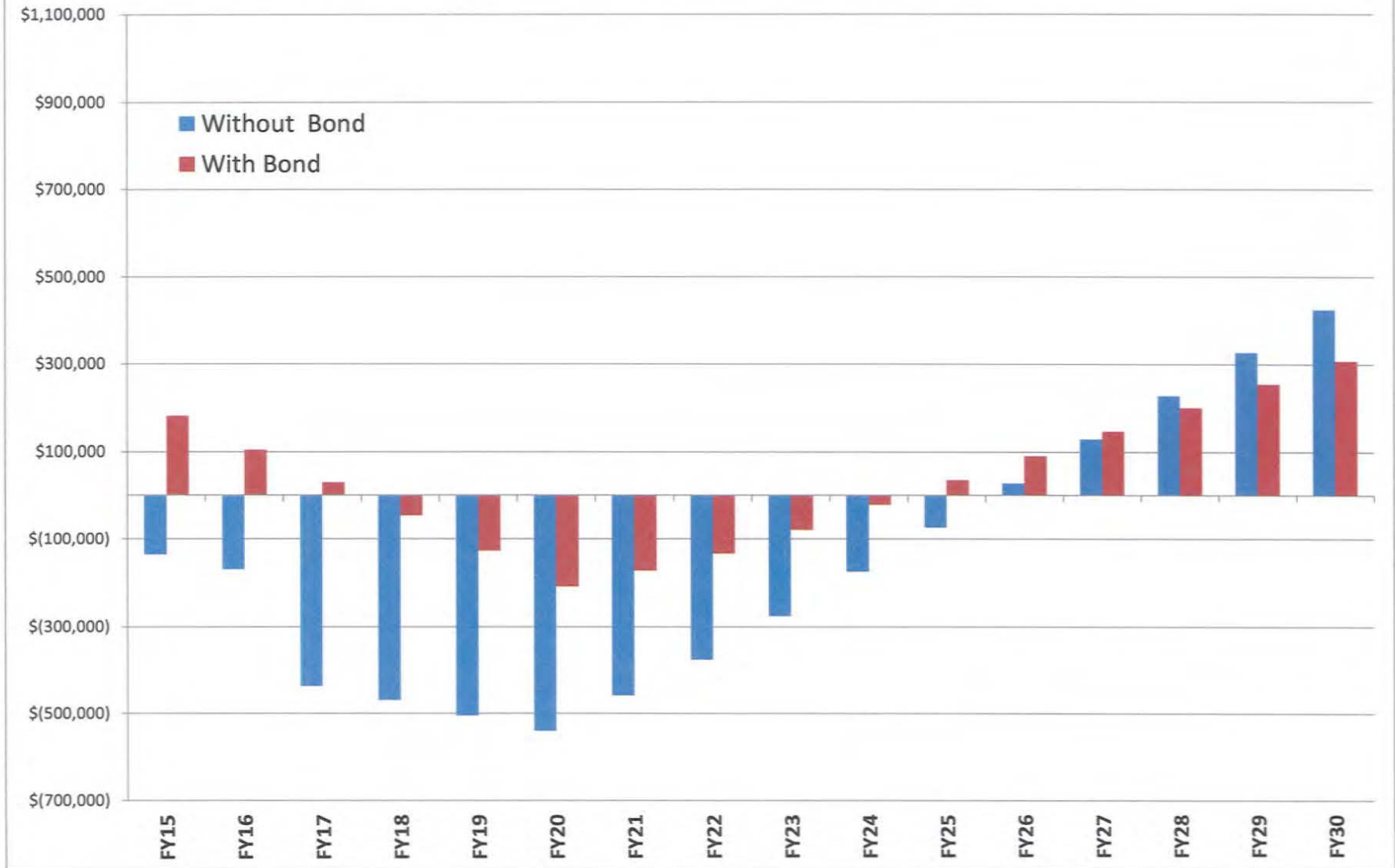
The Committee will discuss rents, utilities and need for affordable units at the next meeting on September 15, 2014 at 6:00 p.m.

**V. Adjournment:** The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Pam Bosarge, Administrative Assistant

### Senior Housing: Ending Cash Balance Projections by Fiscal Year





**Town of Cumberland**  
**Senior Housing Fund**  
**FY2015 Projections - with bond**

|   | FY 2012    | FY 2013     | FY 2014     | FY 2015     | FY 2016     | FY 2017     | FY 2018     | FY 2019      | FY 2020      | FY 2021      | FY 2022      | FY 2023      | FY 2024     |
|---|------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|-------------|
| <b>Beg Balance - Cash &amp; Investments</b> | \$ 333,766 | \$ 330,163  | \$ 266,794  | \$ 244,142  | \$ 181,361  | \$ 104,227  | \$ 29,531   | \$ (46,601)  | \$ (127,724) | \$ (208,275) | \$ (171,066) | \$ (134,042) | \$ (78,619) |
| <b>Revenues</b>                             |            |             |             |             |             |             |             |              |              |              |              |              |             |
| Rental Income @ 95%                         | \$ 279,985 | \$ 281,162  | \$ 289,816  | \$ 289,520  | \$ 295,310  | \$ 301,216  | \$ 307,240  | \$ 313,385   | \$ 319,653   | \$ 326,046   | \$ 332,567   | \$ 339,218   | \$ 346,003  |
| Rental Income estimated increase:           |            |             |             | 2%          | 2%          | 2%          | 2%          | 2%           | 2%           | 2%           | 2%           | 2%           | 2%          |
| Investment Income                           | \$ 11,812  | \$ (2,943)  | \$ 2,685    | \$ -        | \$ -        | \$ -        | \$ -        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -        |
| <b>Total Revenues</b>                       | \$ 291,797 | \$ 278,219  | \$ 292,501  | \$ 289,520  | \$ 295,310  | \$ 301,216  | \$ 307,240  | \$ 313,385   | \$ 319,653   | \$ 326,046   | \$ 332,567   | \$ 339,218   | \$ 346,003  |
| <b>Expenditures - cash basis</b>            |            |             |             |             |             |             |             |              |              |              |              |              |             |
| Operating Expenses                          | \$ 156,235 | \$ 206,355  | \$ 181,720  | \$ 187,172  | \$ 192,787  | \$ 198,570  | \$ 204,527  | \$ 210,663   | \$ 216,983   | \$ 223,493   | \$ 230,197   | \$ 237,103   | \$ 244,216  |
| Operating Expense estimated increase:       |            |             |             | 3%          | 3%          | 3%          | 3%          | 3%           | 3%           | 3%           | 3%           | 3%           | 3%          |
| <b>Capital Projects - Roofs - \$240k</b>    |            |             |             |             |             |             |             |              |              |              |              |              |             |
| <b>Energy Conversion - \$340k</b>           |            |             |             |             |             |             |             |              |              |              |              |              |             |
| <b>Radon Remediation</b>                    |            |             |             | \$ 16,000   |             |             |             |              |              |              |              |              |             |
| Bond Principal & Interest                   | \$ 118,820 | \$ 114,888  | \$ 113,088  | \$ 106,284  | \$ 114,312  | \$ 111,997  | \$ 113,500  | \$ 118,500   | \$ 117,875   | \$ -         | \$ -         | \$ -         | \$ -        |
| MSHA Financing                              | \$ 20,345  | \$ 20,345   | \$ 20,345   | \$ 20,345   | \$ 20,345   | \$ 20,345   | \$ 20,345   | \$ 20,345    | \$ 20,345    | \$ 20,345    | \$ 20,345    | \$ 1,692     | \$ -        |
| New capital projects bond                   |            |             |             | \$ 22,500   | \$ 45,000   | \$ 45,000   | \$ 45,000   | \$ 45,000    | \$ 45,000    | \$ 45,000    | \$ 45,000    | \$ 45,000    | \$ 45,000   |
| <b>Total Expenses</b>                       | \$ 295,400 | \$ 341,588  | \$ 315,153  | \$ 352,301  | \$ 372,444  | \$ 375,912  | \$ 383,372  | \$ 394,508   | \$ 400,203   | \$ 288,838   | \$ 295,542   | \$ 283,795   | \$ 289,217  |
| <b>Annual surplus (deficit)</b>             | \$ (3,603) | \$ (63,369) | \$ (22,652) | \$ (62,781) | \$ (77,134) | \$ (74,696) | \$ (76,132) | \$ (81,123)  | \$ (80,550)  | \$ 37,208    | \$ 37,024    | \$ 55,423    | \$ 56,786   |
| <b>End Balance - Cash &amp; Investments</b> | \$ 330,163 | \$ 266,794  | \$ 244,142  | \$ 181,361  | \$ 104,227  | \$ 29,531   | \$ (46,601) | \$ (127,724) | \$ (208,275) | \$ (171,066) | \$ (134,042) | \$ (78,619)  | \$ (21,833) |



**Town of Cumberland**  
**Senior Housing Fund**  
**FY2015 Projections - with bond**

|   | FY 2025     | FY 2026    | FY 2027    | FY 2028    | FY 2029    | FY 2030    | FY 2031    | FY 2032    | FY 2033    | FY 2034    | FY 2035    | FY 2036    |
|---|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| <b>Beg Balance - Cash &amp; Investments</b> | \$ (21,833) | \$ 34,547  | \$ 90,439  | \$ 145,757 | \$ 200,414 | \$ 254,315 | \$ 307,363 | \$ 359,456 | \$ 410,487 | \$ 460,345 | \$ 508,913 | \$ 556,072 |
| <b>Revenues</b>                             |             |            |            |            |            |            |            |            |            |            |            |            |
| Rental Income @ 95%                         | \$ 352,923  | \$ 359,981 | \$ 367,181 | \$ 374,524 | \$ 382,015 | \$ 389,655 | \$ 397,448 | \$ 405,397 | \$ 413,505 | \$ 421,775 | \$ 430,211 | \$ 438,815 |
| Rental Income estimated increase:           | 2%          | 2%         | 2%         | 2%         | 2%         | 2%         | 2%         | 2%         | 2%         | 2%         | 2%         | 2%         |
| Investment Income                           | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| <b>Total Revenues</b>                       | \$ 352,923  | \$ 359,981 | \$ 367,181 | \$ 374,524 | \$ 382,015 | \$ 389,655 | \$ 397,448 | \$ 405,397 | \$ 413,505 | \$ 421,775 | \$ 430,211 | \$ 438,815 |
| <b>Expenditures - cash basis</b>            |             |            |            |            |            |            |            |            |            |            |            |            |
| Operating Expenses                          | \$ 251,543  | \$ 259,089 | \$ 266,862 | \$ 274,868 | \$ 283,114 | \$ 291,607 | \$ 300,355 | \$ 309,366 | \$ 318,647 | \$ 328,207 | \$ 338,053 | \$ 348,194 |
| Operating Expense estimated increase        | 3%          | 3%         | 3%         | 3%         | 3%         | 3%         | 3%         | 3%         | 3%         | 3%         | 3%         | 3%         |
| <b>Capital Projects - Roofs - \$240k</b>    |             |            |            |            |            |            |            |            |            |            |            |            |
| <b>Energy Conversion - \$340k</b>           |             |            |            |            |            |            |            |            |            |            |            |            |
| <b>Radon Remediation</b>                    |             |            |            |            |            |            |            |            |            |            |            |            |
| Bond Principal & Interest                   | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| MSHA Financing                              | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| New capital projects bond                   | \$ 45,000   | \$ 45,000  | \$ 45,000  | \$ 45,000  | \$ 45,000  | \$ 45,000  | \$ 45,000  | \$ 45,000  | \$ 45,000  | \$ 45,000  | \$ 45,000  | \$ 22,500  |
| <b>Total Expenses</b>                       | \$ 296,543  | \$ 304,089 | \$ 311,862 | \$ 319,868 | \$ 328,114 | \$ 336,607 | \$ 345,356 | \$ 354,366 | \$ 363,647 | \$ 373,207 | \$ 383,053 | \$ 370,694 |
| <b>Annual surplus (deficit)</b>             | \$ 56,380   | \$ 55,892  | \$ 55,319  | \$ 54,657  | \$ 53,901  | \$ 53,048  | \$ 52,093  | \$ 51,031  | \$ 49,858  | \$ 48,569  | \$ 47,158  | \$ 68,121  |
| <b>End Balance - Cash &amp; Investments</b> | \$ 34,547   | \$ 90,439  | \$ 145,757 | \$ 200,414 | \$ 254,315 | \$ 307,363 | \$ 359,456 | \$ 410,487 | \$ 460,345 | \$ 508,913 | \$ 556,072 | \$ 624,192 |

# ITEM

## 14-159

To set a Public Hearing date (October 6<sup>th</sup>) to consider and act on a  
on junkyard/recycler permit renewal for Cumberland Salvage



# MEMORANDUM CODE ENFORCEMENT OFFICE

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To: Town of Cumberland Council  
From: William C. Longley Jr. CEO  
Subject: Cumberland Salvage, Inc. application for an Automobile Recycling Business at  
40 Blackstrap Road Tax Map R-07 Lot 60  
Date: 09-09-14  
CC: William Shane, Town Manager  
Tammy O'Donnell

Recently I toured the facility known as Cumberland Salvage. As noted during previous inspections, the area appears to be adequately fenced and screened from public streets and also a larger earthen berm has been installed along the boundary with a residential subdivision called Foxes Gore. Additionally, the operation continues to be neat and organized.

Based upon my observations, I would recommend approval of the Annual Junkyard permit, reserving the right to inspect as needed.

# Town of Cumberland Maine

## APPLICATION FOR AUTOMOBILE GRAVEYARD/JUNKYARD PERMIT

### MUNICIPAL OFFICE USE ONLY

Tentative Date of Hearing \_\_\_\_\_

Application Received \_\_\_\_\_

Time of Hearing \_\_\_\_\_ Permit No. \_\_\_\_\_

Place of Hearing \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_

Notifications sent by Mail Date 9/5/14

To the City/Town of Cumberland County of Cumberland Maine

I/We Cumberland Salvage Inc & Gerald Copp Jr hereby make application (in quadruplicate) for a permit to establish, operate, maintain an Automobile Graveyard, Automobile Recycling Business and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751 to 3760, Chapter 183.

### Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard  
40 Blackstrap Road, Cumberland, ME 04021
2. Is this application made by or for a company, partnership, corporation, individual?  
Corporation
3. Is this property leased? NO Property owned by  
Gerald E Copp Jr.  
Address: 38 Blackstrap Rd, Cumberland, ME 04021
4. How is "yard" screened? - Fence? (Type) wood Height 7'  
Trees? (Type) \_\_\_\_\_ Embankment? \_\_\_\_\_ Gully? \_\_\_\_\_ Hill? \_\_\_\_\_  
Other? Buildings
5. How far is edge of "yard" from center of highway? 130 Feet.
6. Can Junk be seen from any part of highway? Yes \_\_\_\_\_ No ✓
7. Were Junkyard Law, Requirements and Fees explained to you? Yes ✓ No \_\_\_\_\_



Make complete sketch of "yard". Show footage of all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route number or Local Road Name, Name of nearest City/Town in each direction, distance from nearest intersection, bridge or other known reference point.

**SITE PLAN**

**Circle Correct Direction:** N S E W

**Name:** *Cumberland Salvage Inc*

**Address:** *40 Blackstrap Rd, Cumberland, ME 04021*

*See attached.*

8. Is any portion of this "yard" on public property? Yes \_\_\_ No ☒

9. Is "yard" within 300 feet of a public park, public playground, public bathing beach, school, church or cemetery? Yes \_\_\_ No ☒

10. When was "yard" established? <sup>Lot 61 1971</sup> 62 1934 By whom? Jerald Copp + Clifton Copp

11. When was the last permit issued? 2013 To whom? Jerald E Copp Jr.

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or the he/she has been duly authorized by the owner to make this application and the receive the permit under the law.

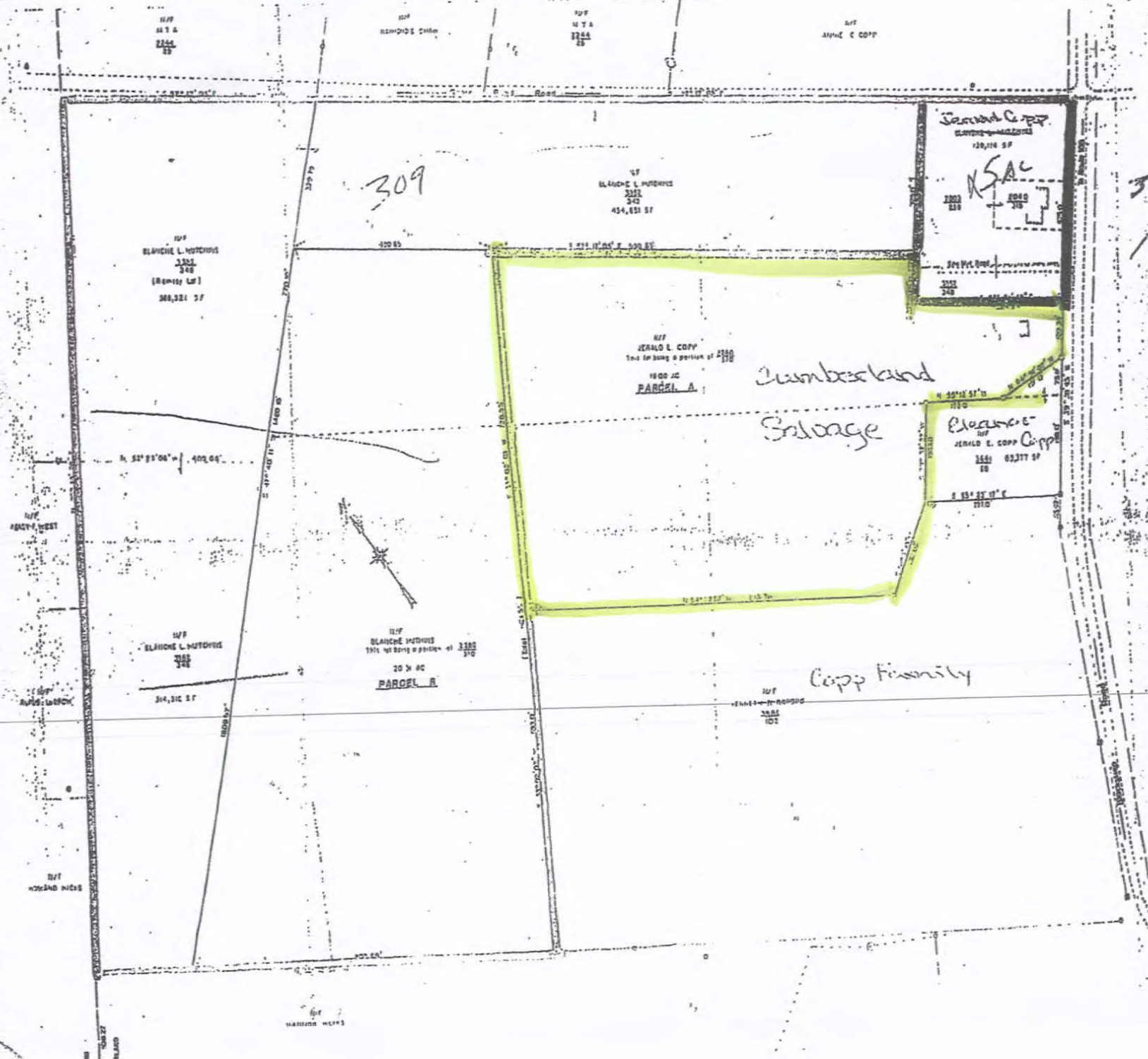
Signed by: 

For: Cumberland Salvage Inc.  
Name of Company, Corporation,  
Partnership, Individual

Address 40 Blackstrap Rd, Cumberland, ME 04021

Tax Map No. R7 Lot No. <sup>Part of</sup> 60 + 61 Zone \_\_\_\_\_

- 1 copy of Application to City/Town
- 1 copy of Application to Applicant
- 1 copy of Application to Department of Transportation, Augusta
- 1 copy of Application to Bureau of Motor Vehicles



309

325  
139

Cumberland  
Solange

Copp Family

107  
BLANCHÉ L. MITCHELL  
3381  
340  
(Remedy Lot)  
268,321 SF

107  
BLANCHÉ L. MITCHELL  
3381  
340  
434,631 SF

107  
JERALD L. COPP  
Total for being a portion of 2380  
1600 AC  
**PARCEL A**

JERALD L. COPP  
120,114 SF

BLANCHÉ L. MITCHELL  
JERALD L. COPP  
1551  
10  
63,377 SF

107  
BLANCHÉ L. MITCHELL  
Total for being a portion of 3380  
20 AC  
**PARCEL B**

107  
BLANCHÉ L. MITCHELL  
3381  
340  
304,312 SF

107  
JERALD L. COPP  
2381  
107

107  
NATIONAL MAPS



# Cumberland Salvage, Inc.

40 Blackstrap Road  
W. Cumberland, ME 04021

---

Jerald E. Copp, Jr., President

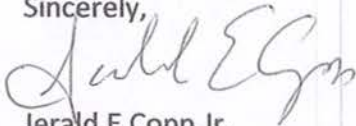
September 5, 2014

Christopher Copp  
17 Browning Way  
Cumberland, ME 04021

Dear Chris:

We are notifying you pursuant to M.R.S.A. Title 30-A, Section 3754, that we have filed our application for a renewal of our Automobile Graveyard/Junkyard Permit with the Cumberland Town Clerk. We understand that the Town Council will hold a public hearing on our renewal application at its meeting Monday, October 6<sup>th</sup>, at 7:00 pm. Please find a copy of our renewal application attached.

Sincerely,



Jerald E Copp Jr.  
President

Enclosures



# Cumberland Salvage, Inc.

40 Blackstrap Road  
W. Cumberland, ME 04021

---

Jerald E. Copp, Jr., President

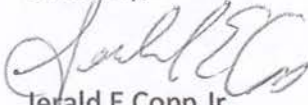
September 5, 2014

Graiver Homes LLC  
324 Gray Road  
Falmouth, ME 04105

Dear Sirs:

We are notifying you pursuant to M.R.S.A. Title 30-A, Section 3754, that we have filed our application for a renewal of our Automobile Graveyard/Junkyard Permit with the Cumberland Town Clerk. We understand that the Town Council will hold a public hearing on our renewal application at its meeting Monday, October 6<sup>th</sup>, at 7:00 pm. Please find a copy of our renewal application attached.

Sincerely,



Jerald E Copp Jr.  
President

Enclosures

# Cumberland Salvage, Inc.

40 Blackstrap Road  
W. Cumberland, ME 04021

---

Jerald E. Copp, Jr., President

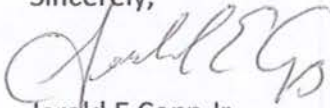
September 5, 2014

Goose Pond Development LLC  
501 County Road  
Westbrook, ME 04092

Dear Sirs:

We are notifying you pursuant to M.R.S.A. Title 30-A, Section 3754, that we have filed our application for a renewal of our Automobile Graveyard/Junkyard Permit with the Cumberland Town Clerk. We understand that the Town Council will hold a public hearing on our renewal application at its meeting Monday, October 6<sup>th</sup>, at 7:00 pm. Please find a copy of our renewal application attached.

Sincerely,



Jerald E Copp Jr.  
President

Enclosures

# Cumberland Salvage, Inc.

40 Blackstrap Road  
W. Cumberland, ME 04021

---

Jerald E. Copp, Jr., President

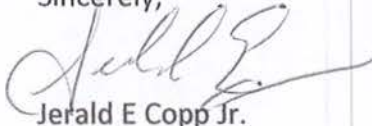
September 5, 2014

Clayton Copp Jr  
27 Upper Methodist Rd  
Cumberland, ME 04021

Dear Clayton:

We are notifying you pursuant to M.R.S.A. Title 30-A, Section 3754, that we have filed our application for a renewal of our Automobile Graveyard/Junkyard Permit with the Cumberland Town Clerk. We understand that the Town Council will hold a public hearing on our renewal application at its meeting Monday, October 6<sup>th</sup>, at 7:00 pm. Please find a copy of our renewal application attached.

Sincerely,



Jerald E Copp Jr.  
President

Enclosures



# Cumberland Salvage, Inc.

40 Blackstrap Road  
W. Cumberland, ME 04021

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Jerald E. Copp, Jr., President

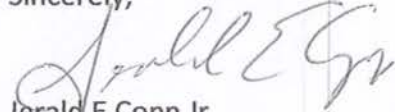
September 5, 2014

Peter Hendrickson  
28 Blackstrap Road  
Cumberland, ME 04021

Dear Peter:

We are notifying you pursuant to M.R.S.A. Title 30-A, Section 3754, that we have filed our application for a renewal of our Automobile Graveyard/Junkyard Permit with the Cumberland Town Clerk. We understand that the Town Council will hold a public hearing on our renewal application at its meeting Monday, October 6<sup>th</sup>, at 7:00 pm. Please find a copy of our renewal application attached.

Sincerely,



Jerald E Copp Jr.  
President

Enclosures

# ITEM 14-160

To accept a donation of \$1,000.00 to the Police Department  
D.A.R.E. Program



Joseph J. Charron  
Chief

*CUMBERLAND POLICE DEPARTMENT*  
290 Tuttle Road  
Cumberland, Maine 04021  
*"To Protect and Serve"*

Emergency  
829-3120

Business  
829-6301

Fax  
829-4214  
829-2211

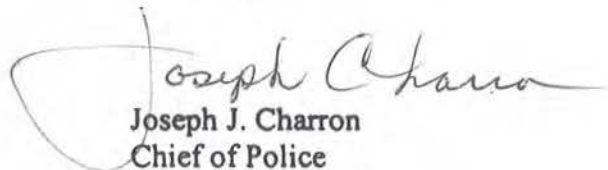
September 12, 2014

William R. Gorman  
111 SW 58<sup>th</sup> St.  
Cape Coral FL 33914

Dear Mr. Gorman:

Thank you very much for the donation to the DARE program. We truly appreciate the thoughtfulness. Please know that many peoples' lives will be touched by your generosity! Thank you again for the donation.

Sincerely,

  
Joseph J. Charron  
Chief of Police



Bill FYI

WILLIAM R GORMAN  
111 SW 58TH ST  
CAPE CORAL FL 33914

1621

32-36/112 ME  
12080

9/5/19

Date

Pay to the  
Order of

DARE

\$ 1,000<sup>00</sup>/<sub>100</sub>

One thousand & 00/100

Dollars

Secure  
Features  
Details on  
Back


Bank of America

U.S. Trust, Bank Of America  
Private Wealth Management

ACH R/T 011200285

For

Donate



⑆011200365⑆ 009395785236⑈ 1621

Harland Clarke

JEWELLED ELEGANCE

# NEW BUSINESS



PAUL R. LEPAGE  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY  
LAND FOR MAINE'S FUTURE PROGRAM  
28 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0028

WALTER E. WHITCOMB  
COMMISSIONER

**Land for Maine's Future Board:**

William Vail, Chair, Saco  
Norman Gosline, Gardiner  
James Norris, Winthrop  
Patrick Keliher, Commissioner  
Chandler Woodcock, Commissioner

Ben Emory, Salisbury Cove  
James W. Gorman, Jr., Freeport  
Neil Piper, Gorham  
Walter Whitcomb, Commissioner

August 12, 2014

Board of Selectmen/Town Manager/County Commissioner  
Towns of Cumberland and North Yarmouth

RE: **Knight's Pond** Land for Maine's Future Proposal – project in your community

Dear Chief Elected Official:

The Land for Maine's Future Program (LMF) works to coordinate, and provide funds for, acquisition of lands for conservation, water access, outdoor recreation, wildlife and fish habitat, farmland and working waterfront protection. These projects are funded by bonds authorized by the legislature and approved by voters.

At the July 15, 2014 LMF meeting, the Board selected a proposal from the Chebeague & Cumberland Land Trusts for funding titled Knight's Pond Project. The project lands are in the Towns of Cumberland and North Yarmouth.

This letter is to notify you that this project is selected as a finalist.

We will now work with the applicant on the LMF due diligence process. Before project funding is finally approved, the Board will publish a public notice and take public comment at one of its regularly scheduled meetings.

All LMF Board meetings are open to the public and provide opportunity for public comment prior to the Board's vote to select projects as finalists.

Written comments can be addressed to: Chair, Land for Maine's Future Board, 28 SHS, Augusta, ME 04333-0028

If you have questions about the Knight's Pond Proposal please contact the applicant:  
Chebeague & Cumberland Land Trusts, 12 Hemlock Drive, Cumberland, 04021  
Telephone: 829-5315 Email: pennyash@maine.rr.com

Or, you can reach me at 287-7576 or email [ed.meadows@maine.gov](mailto:ed.meadows@maine.gov)

You may also want to visit the Land for Maine's Future web site <http://www.maine.gov/dacf/lmf/> where you can learn more about the Program and past projects.





STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY  
LAND FOR MAINE'S FUTURE PROGRAM  
28 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0028

PAUL R. LEPAGE  
GOVERNOR

WALTER E. WHITCOMB  
COMMISSIONER

**Land for Maine's Future Board:**

William Vail, Chair, Saco  
Norman Gosline, Gardiner  
James Norris, Winthrop  
Patrick Keliher, Commissioner  
Chandler Woodcock, Commissioner

Ben Emory, Salisbury Cove  
James W. Gorman, Jr., Freeport  
Neil Piper, Gorham  
Walter Whitcomb, Commissioner

August 12, 2014

Board of Selectmen/Town Manager/County Commissioner  
Town of Cumberland

RE: **Wormell Farm** Land for Maine's Future Proposal – project in your community

Dear Chief Elected Official:

The Land for Maine's Future Program (LMF) works to coordinate, and provide funds for, acquisition of lands for conservation, water access, outdoor recreation, wildlife and fish habitat, farmland and working waterfront protection. These projects are funded by bonds authorized by the legislature and approved by voters.

At the July 15, 2014 LMF meeting, the Board selected a proposal from the Maine Farmland Trust for funding titled Wormell Farm Project. The project lands are in the Town of Cumberland.

This letter is to notify you that this project is selected as a finalist.

We will now work with the applicant on the LMF due diligence process. Before project funding is finally approved, the Board will publish a public notice and take public comment at one of its regularly scheduled meetings.

All LMF Board meetings are open to the public and provide opportunity for public comment prior to the Board's vote to select projects as finalists.

Written comments can be addressed to: Chair, Land for Maine's Future Board, 28 SHS, Augusta, ME 04333-0028

If you have questions about the Wormell Farm Proposal please contact the applicant:  
Maine Farmland Trust, 97 Maine St., Belfast, 04915  
Telephone: 338-6575 Email: [RWood@mainefarmlandtrust.org](mailto:RWood@mainefarmlandtrust.org)

Or, you can reach me at 287-7576 or email [ed.meadows@maine.gov](mailto:ed.meadows@maine.gov)

You may also want to visit the Land for Maine's Future web site <http://www.maine.gov/dacf/lmf/> where you can learn more about the Program and past projects.



## October Waste and Recycle Events

### Confidential Shredding Service

Saturday, October 4, 2014  
Drop Off 8am—1pm  
Public Works Garage, 23 Drowne Rd.

### Hazardous Household Waste Collection

Saturday, October 11, 2014  
Drop Off 8am—1pm  
Public Works Garage, 23 Drowne Rd.

### Bulky Item Pickup

Week of October 13th—17th  
Curbside Pickup

### Universal Waste Collection

Saturday, October 18, 2014  
Drop Off 8am—1pm  
Public Works Garage, 23 Drowne Rd.

Town of Cumberland, Public Services  
290 Tuttle Road  
Cumberland, ME 04021  
207-829-2220

TOWN OF CUMBERLAND

TOWN OF CUMBERLAND

**H  
H  
W** HOUSEHOLD  
HAZARDOUS  
WASTE COLLECTION



## Household Hazardous Waste Collection Day 2014

Date: Saturday,  
October 11, 2014

Place: Cumberland Public Works Garage  
23 Drowne Road  
Cumberland, ME 04021

Time: 8am to 1pm



This event is FREE to Cumberland residents.

This event is not open to residents from  
other towns, businesses or  
commercial haulers.

Proof of Residency is required.



## What is Household Hazardous Waste?



Household hazardous waste (HHW) is left over household products that contain **ignitable**, toxic, **reactive** or **corrosive** ingredients. These products require special care when you dispose of them.

HHW can pose hazards to children and pets if left around the house and can pose many other threats to the environment:

- If poured down the drain or on the ground, HHW can cause physical injury to sanitation workers or wastewater treatment systems.
- If put in with regular trash, they can combine with other material and cause reactions that are hazardous and toxic
- If burned, HHW can potentially cause explosions and/or release toxic fumes.

Examples of Household Hazardous Waste:

1. Workshop and Painting Supplies
2. Indoor Pesticides
3. Automotive Products
4. Cleaning Products
5. Lawn and Garden Products
6. Gas and Propane Canister

## What can you bring to the Cumberland Hazardous Household Waste Collection Event?

### From the Work Bench:

- Oil Based Paints
- Stains & Varnishes
- Wood Preservatives
- Paint Strippers/Thinners
- Lighter Fluid
- Solvent / Adhesives
- Fiberglass Resins

### From the House:

- Rubber Cement & Mothballs
- Photo Chemicals
- Chemistry Sets
- Furniture Polish
- Oven Cleaners
- Drain & Toilet Cleaner
- Rug and Upholstery Cleaner
- Lithium and NiCad Batteries
- Mercury Thermometers

### From the Yard and Garage:

- Insecticides & Fungicides & Weed Killers
- Chemical Fertilizers
- Fuels, Gasoline and Kerosene
- Engine Degreaser
- Brake/Transmission Fluid
- Antifreeze and Car Cleaning Products
- Swimming Pool Chemicals
- Propane Tanks

For more information:  
Town of Cumberland, Public Services  
290 Tuttle Road  
Cumberland, ME 04021  
207-829-2220



## What not to bring!!!

- No Tires
- No latex Paint  
(Air Dry or solidify with kitty litter and dispose of at Bulky Item Pickup)
- No Flashlights/Alkaline Batteries
- No Fluorescent Bulbs
- No Car Batteries
- No Empty Containers
- No Radioactive Wastes
- No Biological Wastes
- No Explosives/Ammunitions
- No Prcriptions or Syringes
- No Asbestos Material

## How Do I Safely

### Transport & Dispose of It?

- Carefully load HHW into your car/truck.
- NEVER MIX chemicals together!!!
- NEVER SMOKE or eat while handling or transporting hazardous material
- Bring materials in original containers, be sure they are tightly closed
- Pack containers in sturdy upright boxes and pad with newspaper, if necessary, to prevent spillage
- Leaking or broken containers must be contained
- Leave pets at home
- Pack your vehicle and drive directly to the Public Works Collection site
- Do not get out of your vehicle while at the site unless told to do so.
- Follow directions from Attendants, your car will be unloaded by Clean Harbors Technicians.



September 2014

# Cumberland Maine



## *Business Association*

CONNECTING CUMBERLAND BUSINESS OWNERS WITH ONE  
ANOTHER & CREATING AN EXTENSIVE NETWORK OF SUPPORT  
AND RESOURCES SINCE 2010.



*This month's featured business...*

## ***Food Stop***



**Owner:**  
Mark Fortin

318 Main Street  
829-3250

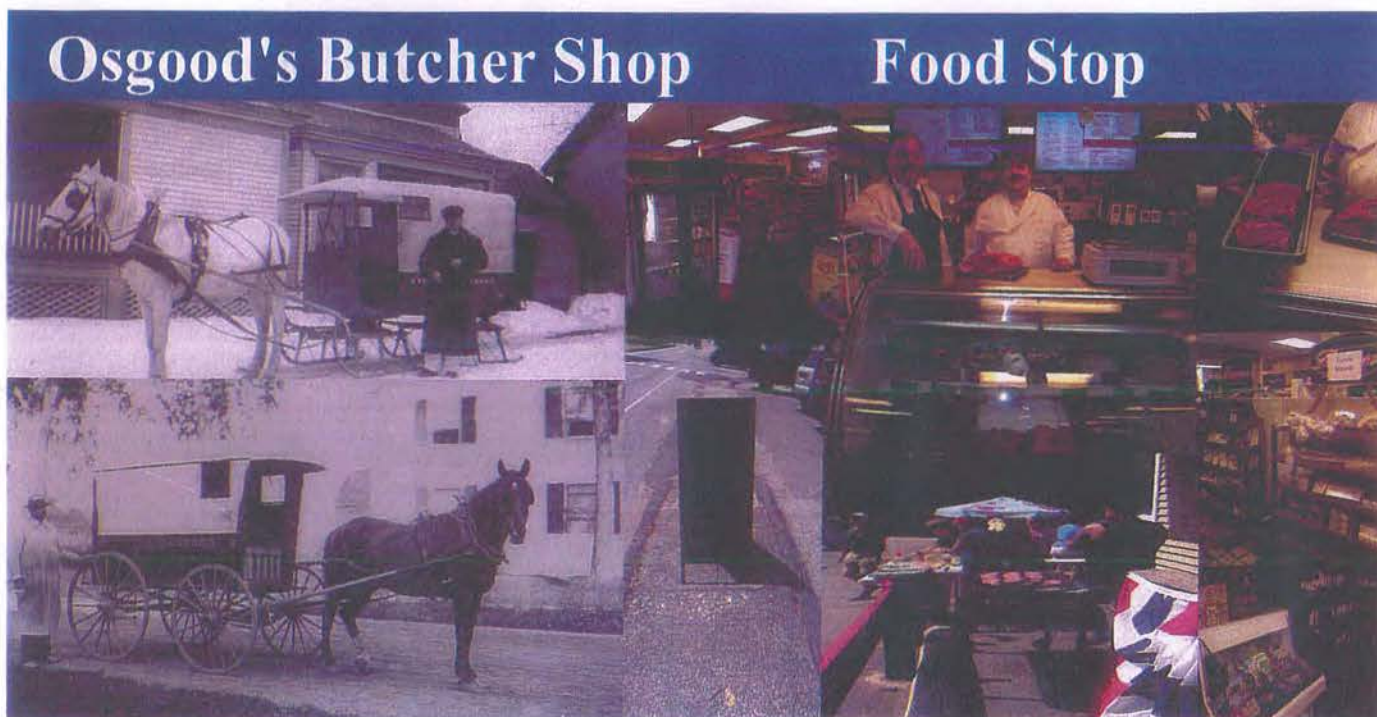
**Store Hours:**  
Monday-Friday: 6AM-9PM  
Saturday-Sunday: 7AM-9PM

<https://www.facebook.com/pages/Cumberland-Foodstop/456660327689496?>



What's old is new for a Cumberland Business. Food Stop has been around since 1979, originally owned by Pete Zanes, but current owner Mark Fortin has carried the business into the 21<sup>st</sup> century. The store offers convenience items, takeout food, fine wines, specialty groceries, and has now started offering fresh cut meat. A few months ago, Fortin was approached by Joe White about the idea of having a butcher at Food Stop. The idea took off from there and now the store has begun to offer top of the line meat to its customers. This is nothing new for this building; back in 1885 the store began as Osgood's, which was a butcher shop. Mark

Fortin has found a way to bring this old delicacy back. In the past few years, Food Stop has evolved into a place where you can stop at after work to pick up a steak, a fine bottle of wine, some specialty cheese, and a loaf of bread. It still offers pizza, Italian sandwiches, wraps, and burgers. Mark not only caters to what the community is looking for, but is also a generous supporter of community fundraisers. Often times, local organizations will hold fundraisers outside of Food Stop. On August 16<sup>th</sup> they celebrated their 15<sup>th</sup> Victory Day Celebration with 50¢ burgers, Cokes, ice creams, and coffees.



*Interested in having your business featured in the CMBA newsletter?  
Contact Eliza Porter or Emily Fisher to set up a meeting with them to come visit your business.*

## Town of Cumberland



**Cumberland Maine  
Business Association**

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