



CITY OF BELFAST

131 Church Street
Belfast, Maine 04915

Erin Herbig
City Manager

E-mail: citymanager@cityofbelfast.org

Tel: (207) 338-3370 ext. 110

Fax: (207) 338-2419

MANAGER'S REPORT

Belfast City Council Meeting
Wednesday, November 8, 2023

6:00 p.m. Request to go into an Executive Session on a personnel matter pursuant to 1 M.R.S.A. 405 (6) A.

6:45 p.m. Climate, Energy and Utility Committee Student Member Interview

7:00 p.m. Regular Council Meeting

All City Council Meetings and City Committee Meetings will be conducted in-person at Belfast City Hall, effective May 3, 2022.

TO: Mayor Eric Sanders and Honorable Members of Belfast City Council

FROM: Erin Herbig, City Manager

DATE: Thursday, November 2, 2023

Agenda Items:

10-A Request to appoint Steve Wilson, Bub Fournier, and Jennifer Cormier as Code Enforcement Officers for the City of Belfast Code and Planning Department.

State law requires that all Maine municipalities appoint a Code Enforcement Officer (CEO), and specifically identifies that the CEO serves as an appointed position.

The CEO is responsible for performing a wide range of functions, including but not limited to issuing and enforcing the terms of building permits, demolition permits, a wide range of use permits, shoreland permits, sign permits, floodplain permits, electrical permits, internal plumbing permits, and subsurface wastewater disposal permits and conducting all inspections associated with said permits, as well as enforcing terms of the City property maintenance code. Also, as Belfast has a population of greater than 4,000, the City CEO is responsible (since 2011) for enforcing requirements of the Maine Uniform Building and Energy Code (MUBEC) at the local level. In performing these duties, the CEO regularly interacts with many professionals (builders, plumbers, electricians, building supply companies, engineers, architects, and attorneys) and Belfast citizens who are looking to make improvements to their properties.

At this time, the Code and Planning Department is seeking Council consideration to renew appointments of acting Code Enforcement Officers for both Steve Wilson and Bub Fournier, as well as the appointment of Code and Planning Coordinator Jennifer Cormier so that she may become certified and eligible for training opportunities at a discounted rate.

If approved by the City Council, City staff recommend that a motion be made to reappoint Code Enforcement Officers Steve Wilson and Bub Fournier and appoint Code and Planning Coordinator Jennifer Cormier as a Code Enforcement Officer for the City of Belfast.

Following appointment, City Clerk Angie Crosby will conduct the swearing-in ceremony.

Please see the attached memo (10-A and B) from Director of Code and Planning Bub Fournier for further detail. Director Fournier will be present to present and answer any questions.

10-B Request from the Director of Code and Planning to update the City of Belfast Code and Planning Fee Schedule to incorporate February 2023 building valuation data.

The City Council has supported updating the City of Belfast's Code and Planning Fee Schedule annually for the past three years. In June 2020, the Council approved an extensive overhaul of the fee schedule to include incorporation of the International Code Council's Building Valuation Data Tables for estimating new construction value.

Fees for building permits are based on building value which is a model that is suggested in both the residential one- and two-family building code and commercial building code. At this time, the Code and Planning Department recommends the incorporation of the February 2023 data into the fee schedule to accurately assess fees as well as provide the City with accurate building valuation data for construction in the community.

After analyzing the tables generated in February 2023, and working with many contractors and property owners who are engaged in all types of projects, the Code and Planning Department determined that the incorporation is reasonable. As many are aware, construction costs have increased due to more sizable labor and materials costs. Nationally adopted building valuation data from February 2023 indicates a 10.9% increase for 1-2 family homes, a 16.6% increase for retail stores, and a 9.2% increase for other typical business occupancies.

Additional proposed changes to the fee schedule for 2023 include the following minor changes:

- 1) Incorporating a local variance septic system fee, as allowed by the State.
- 2) Incorporating a \$50 zoning compliance letter fee.
- 3) Various edits aimed at clarification of existing fee structure.

If approved by the City Council, Director of Code and Planning Bub Fournier requests that a motion be made to direct City staff to incorporate the February 2023 Building Valuation Data Tables into the fee schedule effective immediately.

Please see the attached memo (10-A and B) from Director of Code and Planning Bub Fournier for further detail. Director Fournier will be present to present and answer any questions.

10-C Request to enter into a lease agreement with the Belfast Co-Op for use of a section of Belfast Yards.

Declan O'Connor, project manager for the Belfast Co-Op renovation, approached the City this week looking for a temporary storage location to place two 53-foot box trailers that arrived unexpectedly with equipment for the building renovations. After discussing this request with City staff, the recommendation is to enter into a lease agreement, much like the City did in 2020 when we leased land at Belfast Yards to allow the restoration of the vessel the AJ Meerwald, with the Belfast Co-Op for the same location to store these trailers through the winter while they complete their building renovations.

If approved by the City Council, City staff recommends that a motion is made to authorize City staff to work with the Belfast Co-Op and the City Attorney to enter into a lease to house two box trailers at Belfast Yards through the end of February.

Please see the attached lease language for the boat retrofit that occurred on the property (10-C) for comparison. Director of Code and Planning Bub Fournier and I will be at the meeting to present and answer any questions.

10-D Request from the Economic Development Director to renew the monitoring services for the City of Belfast Solar Array located on Crocker Road in order to continue to be able to sell solar renewable energy certificates.

Since the fall of 2019, the City of Belfast has owned an 883.20 kW solar array located on Crocker Road, adjacent to the City's Public Works facility. For the period of April 2022 to April 2023, this array generated 1,131,162 kWh of electricity, which the City utilized to offset its own electrical consumption. Unlike the two other solar arrays that the City of Belfast also utilizes for net metering, the Crocker Road solar array generates Solar Renewable Energy Certificates (SRECs), 1 SREC for every 1,000 kWh of solar electricity, which the City of Belfast sells quarterly via its broker Knollwood Energy. In 2022, 1,132 SRECs were generated by the array, which brought in net revenue for the City in the amount of \$39,466.75.

To qualify to sell its SRECs, a solar array requires active monitoring, which consists of device monitoring, data storage, and maintenance, string inverter monitoring, data storage, and maintenance, as well as a cellular data plan. This service, which is separate from the metering that is already done by Central Maine Power, has been provided by AlsoEnergy/Locus since the array was first commissioned.

That service expired on September 12, 2023, and needs to be renewed in order for the City and Knollwood Energy to be able to continue to sell the SRECs generated by the array.

AlsoEnergy/Locus has provided the City with two quotes for renewing the service, \$1,810 for one year; and \$7,810 for five years.

City staff recommend that this expense be paid from the City's Energy Savings Account #820-938 which has a current balance of \$132,613.40.

The Economic Development Director recommends that, if approved by the City Council, a motion is made to renew the monitoring service for the solar array located on Crocker Road with Also Energy/Locus for a period of five years, September 12,2023 through September 12,2028 at a cost of \$7,180, to be expended from the Energy Savings Account #820-938.

Please see the attached memo (10-D) from Economic Development Director Thomas Kittredge providing further detail. Director Kittredge will be at the meeting to present and to answer any questions.

10-E Request from the Wastewater Superintendent to approve Sewer Abatements for MCI Belfast MHP, LLC located at 104 Swan Lake Ave. for \$4,993.20 and \$10,789.40.

On May 18, 2021, the City Council adopted a Sewer Abatement Policy. This new policy was adopted because there has been an increase in sewer abatements and a formal policy had never been memorialized. Both the City Clerk and Wastewater Superintendent recognized that it is not easy to deal with sewer abatements without a policy to help keep resolution fair and equitable. According to the new policy, any abatement exceeding \$1,000 must be reported to and confirmed by the City Council prior to final approval and the processing of a correction or credit.

This abatement concerns two requests for MCI Belfast MHP, LLC. The two accounts are #1321 Chickadee Circle and #1323 Cardinal Circle for the billing period of January through June 2023. The request for the Chickadee Circle account is an abatement totaling \$4,993.20 which is believed to be caused by a leak in the main feed line found in late January and repaired in February. The Department agrees that none of the water that was lost through this leak entered the wastewater collection system.

The request for the Cardinal Circle account is an abatement totaling \$10,789.40 which is believed to be caused by a leak in the main feed line in March. The depth of the lines coupled with the frost in the ground made fixing the lines a multiple month endeavor which meant that

there was an extended period that water was lost. Again, the Department feels that none of the water that was lost due to the leak entered the wastewater collection system.

The Wastewater Superintendent is recommending that, if approved by the City Council, a motion is made to authorize the two abatements for MCI Belfast MHP, LLC located at 104 Swan Lake Ave. in Belfast for account #1321 Chickadee Circle totaling \$4,993.20.00 and for account #1323 Cardinal Circle totaling \$10,789.40 with the understanding that they would not be eligible for another abatement for the next three years and the agreed to outside meter is installed for the property.

Please see the attached memo (10-E) from Wastewater Superintendent Travis Jones providing additional information. Superintendent Jones will be at the meeting to present and to answer any questions.

10-F Request from the Wastewater Superintendent to transfer up to \$75,000.00 from the Department's Capital Reserve Account to their operating budget to purchase a new truck for the Wastewater Department.

The Wastewater Department is seeking to replace the 2009 Chevrolet 3500 as it did not pass inspection in August this year due to an issue with the frame. This has left the Department with the use of only one truck. In the past when replacing a vehicle, the Department would go out to bid. Unfortunately, staff are still running into vehicle shortages following the pandemic and finding a vehicle that meets the needs of the Department would require a delivery time extending 10 to 12 months.

Due to this shortage, City staff have reached out to local dealerships to find a vehicle that is in stock on a lot. This also presents a challenge as dealerships' inventory is fluctuating quickly. In turn, the Wastewater Department is requesting authorization to move and expend up to \$75,000.00 so they have the funds available to be able to act quickly when a truck becomes available. The

requested amount is estimated based on getting quotes for a truck, plow and upfitting installation which totaled \$67,000.00 to \$72,000.00.

If approved by the City Council, Wastewater Superintendent Travis Jones requests a motion is made to transfer up to \$75,000.00 from the Department's Capital Reserve Account #990-537, into the Department's Equipment and Parts Account # 990-611 for the purchase of a new truck for the Wastewater Department.

The Wastewater Department's Capital Reserve Account #990-537 has a current balance of approximately \$148,262.57, and the Department's Equipment and Parts Account # 990-611 has a current balance of \$38,805.36.

Please see the attached memo and quotes (10-F) from Wastewater Superintendent Travis Jones providing further detail. Superintendent Jones will be at the meeting to present and answer any questions.

10-G Request to remove a City tree located at 299 High Street as part of the City's Phase One CSO Reduction Project.

The existing sewer on this section of High Street is located under the sidewalk directly in front of this tree and turns east to go into the wooded area to join the existing sewer adjacent to the walking path along the Passagassawakeag River. This sewer line has deteriorated and is allowing excess flow to enter the sewer system. It is nearing the end of its useful life.

During design, alternative locations for this sewer were considered to avoid impacts to the tree. However, due to the presence of residential buildings, a large gully in the wooded area, and the Maine DOT bridge, options for the location of the new sewer were very limited. Olver Associates Inc. has determined that the best location for constructability and for continued

operation of the sewer line is to locate the proposed sewer project in the same location as it is currently on High Street.

This tree was not cited in the 2021 City of Belfast Street Tree Inventory. Per the City Tree Ordinance, the tree has been tagged in order to notify the public of the requested removal and contact information for the City Manager's Office to report any questions or concerns regarding the request. As required, trees must be posted for at least two weeks before being brought before the City Council for discussion and consideration. As of Thursday, November 2nd the City Manager's Office had not received any comments. We will update you at the meeting with any comments that may come in before the Council Meeting on Tuesday.

If approved by the City Council, City staff recommend that a motion be made to authorize the removal of the City tree located at 299 High Street as part of the City's Phase One CSO Reduction Project.

Please see the attached memo (10-G) from Wastewater Superintendent Annaleis Hafford. Wastewater Superintendent Travis Jones will be at the meeting to present and answer any questions.

10-H Request from the property owner to remove a City tree located at 75 Cedar Street.

Public Works Director and Tree Warden Bob Richards has been contacted by the property owner of 75 Cedar Street requesting a tree removal located in the City right of way. The tree was cited in the 2021 City of Belfast Street Tree Inventory. This inventory provides conditions of City trees based on a scale of 1-5, with 1 indicating the lowest level of health and 5 representing a tree with no outward appearance of decline. The tree at 75 Cedar Street has been categorized as a 4, with a notation of treatment needed as evaluate/remove. Additionally, the City's contracted arborist Benner's Tree Service inspected the tree and recommends that it be removed.

Per the City Tree Ordinance, the tree has been tagged in order to notify the public of the requested removal and contact information for the City Manager's Office to report any questions or concerns regarding the request. As required, trees must be posted for at least two weeks before being brought before the City Council for discussion and consideration. As of Thursday, November 2nd the City Manager's Office had not received any comments. We will update you at the meeting with any comments that may come in before the Council Meeting on Tuesday.

Please see the attached letter from the property owner (10-H) as well as a photo of the tree, and an excerpt from the 2021 City of Belfast Tree Inventory that references the tree under consideration.

10-I Request to authorize the Finance Director to transfer the perpetual care funds collected in Fiscal Year 2022-2023 in the amount of \$13,000 to the Cemetery Trust Fund.

Finance Director Amy Bradford requests authorization to move the perpetual care funds totaling \$13,000.00 to the Cemetery Trust Fund based on the perpetual care funds that were collected for FY2022-2023. This is an annual request that requires Council authorization.

If approved by the City Council, the Finance Director recommends that a motion is made to authorize the transfer of the perpetual care funds collected in FY22-23 in the amount of \$13,000 to the Cemetery Trust Fund.

Please see the attached memo (10-I) from Finance Director Amy Bradford and Cemetery Superintendent Leigh Wilcox providing additional detail regarding the funds collected for the sale of plots. I will be at the meeting to present and answer any questions.

10-J Request to authorize payment of \$954.83 to the Belfast Water District for the installation of a new waterline and meter at the west end of the Belfast Footbridge.

On March 7, 2023, the City Council authorized the installation of three water fountains that include a dog bowl and spicket, which were donated by St. Margaret's Episcopal Church Creation Care Committee.

These fountains were installed in early September, to complete installation of the fountain at the west end of the Footbridge, the Belfast Water District needed to install a new water line and meter. The fundraising efforts included the purchasing and installation of water fountains, but the water line and meter were unexpected costs that were not planned for.

If approved by the City Council, City Staff recommends that a motion is made to authorize the payment of \$954.83 to the Belfast Water District from the Harbor Walk Construction Account #730-770 for the new water line and meter as part of this project. This account has a current balance of \$50,008.28.

Please see the attached invoice from the Belfast Water District (10-J). I will be at the meeting to present and answer any questions.

10-K Request to approve a CMP pole permit for one new pole located on Belmont Avenue.

Please see the attached CMP pole permit application (10-K) for one new pole on Belmont Ave. City Code Enforcement Officer Steve Wilson and Director of Public Works Bob Richards recommend the Council approve this pole permit.

10-L Signing of Council Orders

A reminder to all residents and visitors, the City of Belfast Annual Winter Parking Ban went into effect on November 1, 2023, and will continue until April 30, 2024.

Any vehicle parked overnight on any City street for more than one hour between the hours of midnight and 6 a.m. will be ticketed and/or towed at the owner's expense.

Additionally, the Winter Overnight Parking Rules went into effect on November 1, 2023, and will continue until April 30, 2024, for City owned lots on Beaver, Washington & Cross Streets. The guidelines for parking in these lots are as follows:

Residents can park overnight in the municipal parking lots at Cross Street, Beaver Street and Washington Street. The following are special instructions for residents who use the municipal parking lots to park their vehicles overnight. In order to facilitate for winter snow removal, please park in municipal lots as follows:

Cars that wish to park overnight (between midnight and 6:00 a.m.) must be moved every night regardless of weather and only park in designated "Odd" (Green) or "Even" (Yellow) spaces.

"Odd" (Green) and "Even" (Yellow) day spaces correspond to "Odd" (1,3,5) or "Even" (2,4,6) days of the month as determined by 12:00 noon of each day.

If there are no "Odd" or "Even" spaces left in one of these parking lots, then you must find the proper "Odd" or "Even" space in one of the other City owned lots.

Violators will be ticketed or towed at the owner's expense.

If you have any questions about the Winter Parking Ban or Winter Overnight Parking Rules for City owned lots on Beaver, Washington, and Cross Streets, please call the Belfast Police Department at (207)338-2420.

Thank you for your patience and understanding as our Public Works crews do their best to keep these lots clear of snow so that they are available for use. And as always, please have a safe winter season.

**City of Belfast
Consent Agenda
Wednesday, November 8, 2023
Meeting #9**

The following items are proposed as our Consent Agenda. As in the past the items are voted on in one blanket motion to the affirmative. One Councilor makes a motion to approve the items as stated, and then another Councilor will second that motion and the whole Council votes. If a Councilor requests an item be removed from the consent agenda, they do so during the adoption of the agenda. If a member of the public requests that an item be removed from the consent agenda, they can do so in the open to the public section. Suggested motions are listed and supporting material is enclosed.

9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve an application by Belfast Curling Club d/b/a Belfast Curling Club located at 211 Belmont Ave., Belfast, Maine for a renewal Malt, Spirituous and Vinous Other (Curling Club) liquor license.**

Motion to approve an application by Belfast Curling Club d/b/a Belfast Curling Club located at 211 Belmont Ave., Belfast, Maine for a renewal Malt, Spirituous and Vinous Other (Curling Club) liquor license.

- B. Request to approve an application by Belfast Theatre Arts Company d/b/a Colonial/Hawthorne Theatre Arts Collaborative located at 163 High Street, Belfast, Maine for a new Malt and Vinous Restaurant (Class I, II, III and IV) liquor license.**

Motion to approve an application by Belfast Theatre Arts Company d/b/a Colonial/Hawthorne Theatre Arts Collaborative located at 163 High Street, Belfast, Maine for a new Malt and Vinous Restaurant (Class I, II, III and IV) liquor license.

- C. Request to approve an application for a Special Amusement Permit by Jim Boulier d/b/a Belfast Curling Club for live entertainment, music, vocals – Karaoke, DJ and dancing located at 211 Belmont Ave., Belfast, Maine, interior and exterior.**

Motion to approve an application for a Special Amusement Permit by Jim Boulier d/b/a Belfast Curling Club for live entertainment, music, vocals – Karaoke, DJ and dancing located at 211 Belmont Ave., Belfast, Maine, interior and exterior.

- D. Request to approve an off-premises catering permit for Bell the Cat Inc. d/b/a Bell the Cat Inc. for a Come Boating event on October 20, 2023 from 6:00 p.m. to 9:00 p.m. located at the Belfast Boathouse, 34 Commercial Street, Belfast, Maine.**

Motion to approve an off-premises catering permit for Bell the Cat Inc. d/b/a Bell the Cat Inc. for a Come Boating event on October 20, 2023 from 6:00 p.m. to 9:00 p.m. located at the Belfast Boathouse, 34 Commercial Street, Belfast, Maine.

- E. Request to approve an Itinerant Vendor's Permit for David Atherton d/b/a Eagle Spirit Health LLC located at 84 Moosehead Trail Hwy., Brooks, Maine offering holistic spray for muscle cramps.**

Motion to approve an Itinerant Vendor's Permit for David Atherton d/b/a Eagle Spirit Health LLC located at 84 Moosehead Trail Hwy., Brooks, Maine offering holistic spray for muscle cramps.

- F. Request to approve a New Victualer License, due to expire May 31, 2024, on the following applications:**

The Only Doughnut of Maine, LLC d/b/a The Only Doughnut/Sherian Swindell

Motion to approve a New Victualer License, due to expire May 31, 2024, on the following applications:

The Only Doughnut of Maine, LLC d/b/a The Only Doughnut/Sherian Swindell

MEMORANDUM

DATE: October 31, 2023

TO: Belfast Mayor and City Council, City Manager Erin Herbig

FROM: Bub Fournier, Director of Planning and Codes Department

RE: Request to Consider Update to City of Belfast Planning and Code Fee Schedule incorporating Feb. 2023 Building Valuation Data and Request to Appoint Steve Wilson, Bub Fournier and Jennifer Cormier as Code Enforcement Officers.

Background Information: The Belfast City Council has supported updating the City's Planning and Codes fee schedule annually for the past 3 years. In June 2020, the Council approved a major overhaul of the fee schedule including incorporation of the International Code Council's Building Valuation Data tables for estimating new construction value. Fees for building permits are based on building value which is a model that is suggested in both the residential one and two family building code (2015 IRC) and commercial building code (2015 IBC). At this time, the Planning and Codes Department is suggesting incorporation of the Feb. 2023 data into the fee schedule to accurately assess fees as well as provide the City with accurate building valuation data for construction in the community.

After looking at the tables generated in Feb. 2023 and working with many contractors and property owners who are engaged in all types of projects, the Department feels that their incorporation is justified. As many people know, construction costs have skyrocketed due to increased labor and materials costs. Nationally adopted building valuation data from Feb. 2023 indicates a 10.9% increase for 1-2 family homes, 16.6% increase for retail stores and 9.2% increase for other typical business occupancies. In 2023, building values for single family homes increased by almost \$17 per square foot. This increase in building value would result in an approx. \$185 increase in permit costs for a newly constructed 1,500 sqft single family home with a building value at \$251,055. Keeping in mind this does not capture plumbing and electrical costs, as they are calculated and permitted separately, these numbers are not dissimilar from applicant's estimated cost as submitted on applications. Of course, there are outliers, but this method appears to be generally equitable, thus the Department would like to incorporate the update.

Additional proposed changes to the fee schedule for 2023 include the following minor cleanups:

- 1) Incorporating a local variance septic system fee, as allowed by the State.

- 2) Incorporating a \$50 zoning compliance letter fee.
- 3) Various edits aimed at clarification of existing fee structure.

At this time, the Department is also asking the Council to consider renewing appointments of acting Code Enforcement Officers for both Steve Wilson and myself, as well as appointing Planning and Codes Coordinator Jen Cormier so that she may become certified and eligible for training opportunities at a discounted rate.

Requested Action: I request that the City Council consider directing staff to incorporate the February 2023 Building Valuation Data tables into the Departments fee schedule effective immediately. I request that the Council consider reappointment of existing CEO's and additional appointment for Planning and Codes Coordinator Jen Cormier.



CITY OF BELFAST

131 Church St.
Belfast, Maine 04915

E-mail: ceo@cityofbelfast.org

Tel: (207) 338-3370

Fax: (207) 338-6222

October 31, 2023

Draft

CITY OF BELFAST PERMIT FEE SCHEDULE (Oct. 31. 2023 Draft pending approval)

| <u>Permit Type</u> | <u>Fee Amount</u> |
|--|---|
| <u>Building</u> | |
| Residential | \$50.00 Minimum fee. Permit fee will be calculated based on .0075 times construction costs. New Construction costs based on Feb. 2023 ICC BVD Tables. Remodel costs based on estimates from applicants and CEO estimates. Written estimates may be required. |
| Commercial | \$75.00 Minimum fee. Permit fee will be calculated based on .0075 times construction costs. New Construction costs based on Feb. 2023 ICC BVD Tables. Remodel costs based on estimates from applicants and CEO estimates. Written estimates may be required. |
| Marine Construction (Docks, Floats, Gangways) | Same as Commercial. |
| Certificate of Occupancy, required for all permitted work except fences and sheds less than 200 sq ft. Required for change of use. | No construction: \$25 0-\$5,000 construction cost: \$50 \$5,000-\$100,000 construction cost: \$75 \$100,000-\$250,000 construction cost: \$100 Above \$250,000 construction cost: \$200 |
| Reroofing/Residing Permit | |
| Residential | \$25.00 |
| Non-residential | Same as commercial building permit |
| <u>Demolition</u> | \$50.00 |
| <u>Electrical</u> | |
| Residential | \$50.00 Minimum fee plus 1% of electrical work price. |
| Commercial | \$75.00 Minimum fee plus 1% of electrical work price. |
| <u>Internal Plumbing</u> | \$40.00 Minimum fee plus \$10.00 per fixture. (State Fee Schedule) |
| <u>Subsurface System</u> | State Fee Schedule that is in effect. Local variance fee \$25.00. |

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|---|---|
| <u>Solar Photovoltaic Systems</u> | |
| Small Scale | Follow building permit fees above based on cost. Add electrical permit fee at \$0.002 per watt. |
| Medium Scale | Building permit fee fixed at \$5,000. Electrical permit fee \$0.002 per watt. |
| Large Scale | Building permit fee fixed at \$10,000. Electrical permit fee \$0.002 per watt. |
| <u>Sheds</u> | |
| Less than 200 Sq/Ft | \$50.00 |
| More than 200 Sq/Ft | Follow Building Permit fees above |
| (Sheds 64 sq. feet or less, less than 6' high at the eave, and less than 8' high at the peak do not require a permit but must meet setback of 4 feet from side and rear lot lines. Must also meet applicable front setback.) | |
| <u>Fences (over four feet in height)</u> | |
| | \$50.00 |
| <u>Pools</u> | |
| Above Ground | \$50.00 |
| In-Ground | Follow building permit fees above |
| <u>Mobile Home</u> | |
| (State of Maine Certificate of Taxes/Sewer Fees Paid on Mobile Home paperwork also required. Title 29-A, Sections 462-4; 1002-9; 2382-10) | \$100.00 (covers manufactured portion only. Additional construction such as slab, decks, etc requires building permit.) |
| <u>Sign</u> | |
| | \$35.00 for first sign & \$25 for each additional sign for same project. |
| <u>Home Occupation/B&B</u> | |
| CEO Review | \$100.00 |
| Planning Board Review | \$200.00 |
| <u>Shoreland</u> | |
| CEO Review | |
| Residential & Commercial Structure | \$200.00 |
| Accessory Structure | \$75.00 |
| Vegetation Clearing/Tree Cutting | \$100.00 |
| Shore Stabilization | \$100.00 |
| Docks (No Planning Board Review) | \$100.00 |
| Planning Board Review | |
| Non-conforming Expansions | \$200.00 |
| Requiring Minor Site Plan Permit | \$200.00 |
| Requiring Major Site Plan Permit | \$500.00 |
| Docks subject to Planning Board review | \$500.00 |
| <u>Floodplain Permit</u> | |
| Permit subject to CEO Review | |
| Minor Development | \$100.00 |
| New or Substantially Improved | \$200.00 |
| Permit subject to Planning Board Review | |
| Minor Development | \$100.00 |
| New or Substantially Improved | \$200.00 |

NOTE REGARDING SITE PLAN, SUBDIVISION PLAN AND USE PERMIT FEES.

Many projects that qualify as a Site Plan, a Subdivision Plan, or Use Permit review pursuant to all three respective Chapters of the City Code; Chapter 90, Site Plan, Chapter 102, Zoning and Subdivision Ordinance. The City will charge the larger of the three fees involved with the review, and will not charge all fees for each project.

| | |
|---|--|
| <p><u>Use Permits</u> *</p> <p>CEO review (minor) CEO review (major) Planning Board Review (minor, nonconformities) Planning Board Review (Major) Planning Board, Use Permit Amendment Zoning Compliance Letter</p> | <p>\$50.00 (No cost for Use Permits with no construction) \$100.00 \$250.00 and cost of publishing public hearing notice \$1,000.00 and cost of publishing public hearing notice \$250 and cost of publishing public hearing notice \$50.00</p> |
| <p>* The difference between a Major and minor review is based on the size of a project and the amount of staff time involved with the application review. An example of a minor permit request to the Planning Board is a Nonconforming Use Permit. An example of a Major permit is a retail store of 2,000 Sq/Ft or more.</p> | |
| <p><u>Site Plan</u>*</p> <p>Minor Site Plan Permit Major Permit (Site Plan) Multi-Family Site Plan Permit 8 Units or Less 9 Units or More Gravel Pits/Rock Excavation Project with Substantial Impact on Environment Amendment to Site Plan Permit *Deliberation Fees</p> | <p>\$1,000.00 & Advertising costs & Deliberations fee \$5,000 & Advertising costs & Deliberations fee \$1,000.00 & Advertising costs & Deliberations fee \$2,500 basic fee and \$100/unit & Advertising costs & Deliberations fee \$2,000 & Advertising costs & Deliberations fee \$15,000 & Advertising costs & Deliberations fee \$500.00 & Advertising costs & Deliberations fee Amount to be determined by the Department. Deliberations include cost of peer review by City engineer or similar professionals, and costs of legal services incurred by the Planning Board in the review of an application.</p> |

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|--|-----------|
| Subdivision | |
| Application Fee | See Below |
| Deliberations Fee (Engineering Review) | See Below |

Subdivision Fees

- **Minor Subdivision (6 lots/units or less):** \$1,000 and advertising costs for Board and staff review of an application. The amount of the deliberations fee will be determined by the Department and will include sufficient funds to pay Board/City need for peer review services by City Engineer or similar professionals and costs of City legal fees incurred by the Board.

- **Major Subdivision (7 lots/units or more):** \$3,000 base fee, and an additional amount of \$100.00 per each lot over 7 lots, and advertising costs for Board and staff review of an application. The amount of the deliberation fee will be determined by the Department and will include sufficient funds to pay Board/City need for peer review services by City Engineer or similar professionals and costs of City legal fees incurred by the Board.

- **Amendment of Approved Subdivision Plan:** \$ 250 minimum and advertising costs for a minor amendment, such as the relocation of a lot line, and \$500 minimum and advertising costs for changes such as increasing the number of lots. An amendment may involve the assessment of a deliberations fee if the Board or Department determine that professional services (e.g. engineering or legal) are needed to assist them in the review of an application.

Contract Rezoning Application

City will use the Site Plan fee schedule to determine the appropriate fee for a contract rezoning review.

Zoning Board of Appeals

| | |
|---|--|
| Variances | \$200 and cost of required hearing advertisement |
| Administrative Appeal (CEO Decision) | \$200 and cost of required hearing advertisement |
| Administrative Appeal (Planning Board decision on Use Permit, Nonconforming, Shoreland and similar minor permits) | \$250 and cost of required hearing advertisement |
| Administrative Appeal (Planning Board decision on Site Plan or Subdivision) | \$1,000 and cost of required hearing advertisement |

Sewer Connection (Residential)

| | |
|---------------------------------|---|
| Permit application fee | \$75.00 |
| Plus GPD Usage x \$4.00 per GPD | + <u>GPD Calculation</u> |
| | Permit Total determined by the Department |

Gallons per day for a residence is calculated based on 90 GPD per bedroom. There may be an amount charged for an escrow account for a road opening fee.

Sewer Connection (Non-Residential) See Staff for Non-Residential connection fees.

Intown Design Review

| | |
|----------------|----------|
| Type 1 Permit. | \$100.00 |
| Type 3 Permit. | \$50.00 |

Building Valuation Data – FEBRUARY 2023

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2023. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$233.85/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$233.85/sq. ft x 0.0075
= \$28,062

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

| Group (2021 International Building Code) | IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A-1 Assembly, theaters, with stage | 338.88 | 327.46 | 319.76 | 307.63 | 289.42 | 280.47 | 298.24 | 268.37 | 259.83 |
| A-1 Assembly, theaters, without stage | 310.12 | 298.70 | 291.00 | 278.87 | 260.66 | 251.71 | 269.48 | 239.62 | 231.07 |
| A-2 Assembly, nightclubs | 275.09 | 266.93 | 259.34 | 250.54 | 234.96 | 228.26 | 241.54 | 213.57 | 206.65 |
| A-2 Assembly, restaurants, bars, banquet halls | 274.09 | 265.93 | 257.34 | 249.54 | 232.96 | 227.26 | 240.54 | 211.57 | 205.65 |
| A-3 Assembly, churches | 314.65 | 303.24 | 295.53 | 283.41 | 265.65 | 256.70 | 274.02 | 244.61 | 236.06 |
| A-3 Assembly, general, community halls, libraries, museums | 268.44 | 257.02 | 248.32 | 237.19 | 218.26 | 210.31 | 227.80 | 197.22 | 189.68 |
| A-4 Assembly, arenas | 309.12 | 297.70 | 289.00 | 277.87 | 258.66 | 250.71 | 268.48 | 237.62 | 230.07 |
| B Business | 263.16 | 253.51 | 244.15 | 233.85 | 213.00 | 204.65 | 224.67 | 187.98 | 179.49 |
| E Educational | 280.42 | 270.83 | 263.70 | 252.34 | 235.54 | 223.64 | 243.64 | 205.87 | 199.45 |
| F-1 Factory and industrial, moderate hazard | 161.70 | 154.21 | 144.70 | 139.94 | 124.72 | 118.51 | 133.72 | 103.40 | 96.83 |
| F-2 Factory and industrial, low hazard | 160.70 | 153.21 | 144.70 | 138.94 | 124.72 | 117.51 | 132.72 | 103.40 | 95.83 |
| H-1 High Hazard, explosives | 150.85 | 143.36 | 134.84 | 129.08 | 115.17 | 107.96 | 122.87 | 93.86 | N.P. |
| H234 High Hazard | 150.85 | 143.36 | 134.84 | 129.08 | 115.17 | 107.96 | 122.87 | 93.86 | 86.28 |
| H-5 HPM | 263.16 | 253.51 | 244.15 | 233.85 | 213.00 | 204.65 | 224.67 | 187.98 | 179.49 |
| I-1 Institutional, supervised environment | 264.93 | 255.57 | 246.84 | 238.11 | 217.64 | 211.63 | 238.15 | 195.82 | 189.67 |
| I-2 Institutional, hospitals | 438.26 | 428.62 | 419.26 | 408.96 | 386.98 | N.P. | 399.78 | 361.97 | N.P. |
| I-2 Institutional, nursing homes | 304.86 | 295.22 | 285.86 | 275.55 | 256.23 | N.P. | 266.37 | 231.21 | N.P. |
| I-3 Institutional, restrained | 298.67 | 289.02 | 279.66 | 269.36 | 250.30 | 240.95 | 260.18 | 225.29 | 214.80 |
| I-4 Institutional, day care facilities | 264.93 | 255.57 | 246.84 | 238.11 | 217.64 | 211.63 | 238.15 | 195.82 | 189.67 |
| M Mercantile | 205.22 | 197.06 | 188.47 | 180.67 | 164.83 | 159.13 | 171.67 | 143.44 | 137.53 |
| R-1 Residential, hotels | 267.42 | 258.06 | 249.33 | 240.60 | 220.62 | 214.60 | 240.64 | 198.79 | 192.64 |
| R-2 Residential, multiple family | 223.61 | 214.25 | 205.52 | 196.79 | 177.77 | 171.76 | 196.82 | 155.95 | 149.80 |
| R-3 Residential, one- and two-family ^d | 211.77 | 205.84 | 200.99 | 197.13 | 190.36 | 183.32 | 193.75 | 177.67 | 167.37 |
| R-4 Residential, care/assisted living facilities | 264.93 | 255.57 | 246.84 | 238.11 | 217.64 | 211.63 | 238.15 | 195.82 | 189.67 |
| S-1 Storage, moderate hazard | 149.85 | 142.36 | 132.84 | 128.08 | 113.17 | 106.96 | 121.87 | 91.86 | 85.28 |
| S-2 Storage, low hazard | 148.85 | 141.36 | 132.84 | 127.08 | 113.17 | 105.96 | 120.87 | 91.86 | 84.28 |
| U Utility, miscellaneous | 115.48 | 108.95 | 102.64 | 98.13 | 88.49 | 81.89 | 93.86 | 69.76 | 66.48 |

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.

LEASE AGREEMENT

LEASE AGREEMENT made this 16th day of March, 2021, between The City of Belfast, a municipal corporation, hereinafter called the "City" or "Lessor", and Lessee, d/b/a Clark & Eisele Traditional Boatbuilding, LLC, a limited liability company duly organized and chartered under Maine law with a principal place of business at 357 Camden Road, Lincolnville, Maine, hereinafter called "Lessee" or "Lessee".

NOW, in consideration of their mutual promises and other good and valuable consideration, the parties hereby agree as follows:

1. Description.

The City hereby leases to Lessee, and Lessee hereby leases from the City, the real property located in the City of Belfast, County of Waldo, State of Maine, which is hereinafter referred to as the "premises". More specifically, the premises are part of the City owned Belfast Yards property, Map 11, Lot 136, whose street address is 45 Front Street. The Lessee shall use the premises for the restoration of a wooden vessel, the AJ Meerwald, an 85 foot LOD Delaware Bay oyster dragger schooner. The City land subject to the lease is vacant, no structures, and has a gravel surface, and is comprised of approximately **7,450**, more or less, square feet of space.

The property the City is leasing to the Lessee is more particularly depicted as the 'leased parcel' in **Exhibit A**. The City Manager, pursuant to receipt of a written request from the Lessee, is authorized to adjust the configuration of the parcel to better meet the Lessee's and City's interest, provided that the total size of the leased parcel is generally consistent the terms of this clause.

2. Term.

The term of this lease is nine (9) months, commencing on the 1st day of September 2021, and ending on the last day of May, 2022. The Lessee, however, may submit a request in writing to the City Manager to extend the term of the lease on a month-by-month basis for a maximum of three (3) additional months; a term that would end no later than August 31, 2022. If the Lessee is in compliance with all terms of this lease, the City Manager shall not unreasonably withhold a month-by-month extension of the lease for the maximum of three (3) additional months identified in this clause. Any request by the Lessee to extend the lease for more than three additional months shall require the review and approval of the City Council.

3. Rent.

Lessee shall pay the City monthly rent, due and payable on the first day of each month, beginning on September 1, 2021. The monthly rental amount shall be \$650.00.

4. **Warranties.**

The City hereby certifies and represents that it has the full right and authority to make and execute this Lease, and further certifies and represents that the demised premises are at the time of entering this Lease free and clear of any liens or other encumbrances which, if proceeded upon, could or might divest this Lease.

5. **Exclusive.**

Lessee shall have the exclusive possession of the premises during the term of the Lease. The City may enter the premises upon twenty-four hour notice to Lessee for reasonable inspection of the premises, unless an emergency exists at which time no notice is required. An agent for the City may enter the premises for all lawful purposes.

6. **Uses and Temporary Structures.**

The premises hereby are rented to the Lessee for the specific purpose of restoring and retrofitting the vessel the AJ Meerwald. The Lessee shall not use the premises to work on any other vessel or to conduct activities that are not associated with the restoration and retrofitting of the AJ Meerwald. All activities performed by the Lessee, except employee parking (reference Clause 11), shall be conducted on the premises the City is leasing to the Lessee.

The premises leased to the Lessee are currently vacant land. The Lessee shall have the authority to erect a temporary structure to create an enclosed and secure environment to perform work on the vessel. The temporary structure shall be considered the personal property of the Lessee. The Lessee shall obtain a building permit from the Code Enforcement Officer to erect any and all temporary structures and any structures erected by the Lessee must comply with all applicable City Ordinances. Further, the Lessee shall consult with dig-safe and the City before installing any in-ground supports for any temporary structures; the City and/or Belfast Water District have underground utility services in the area. The Lessee, prior to the termination of this lease, shall remove any and all temporary structures and shall restore the condition of the premises to those that existed prior to commencement of the lease.

The Lessee also has the authority to create an outside storage/lay-down yard on the leased premises for construction materials, waste materials, equipment and accessory facilities/uses, such as but not necessarily limited to the installation of a porta-potty and a dumpster. **The configuration of the leased area results in a lay-down area that would mostly be located between the Lessee's temporary structure and Building 5 on the Front Street Shipyard property. All materials and facilities stored in this area must be located a minimum of 8 feet from the outside wall of Building 5.** The Lessee shall be responsible for managing all installed facilities, such as but not limited to a porta-potty and dumpster in a good quality manner, so as to minimize noxious odors, litter and wastes.

The premises shall not be used for any residential purposes on either a permanent or temporary basis. **For the purposes of this lease, 'temporary basis' shall include any overnight duration of time,** including a single night stay, by any person. No other uses are permitted for these premises other than those described herein.

In the event that Lessee disturbs the soil or commences any construction without the express written consent of the City of Belfast, Lessee shall indemnify and hold harmless the City of Belfast from any and all claims, causes of action, losses or damages, including any environmental claims, losses or damages or orders entered against the City of Belfast relating to an environmental problem which occurs as a result of excavation or disturbance of the soil by Lessee, his agents, representatives and others under his control.

7. **Utilities.**

The City is not providing access to or including the cost of any utilities in this lease. The Lessee shall be responsible for obtaining access to any and all utilities desired by the Lessee.

It is the City's understanding that the Lessee intends to obtain electric service from the Front Street Shipyard. The installation of this service shall require issuance of an electrical permit from the City Code Enforcement Officer and compliance with the City and State electrical code. If the Lessee chooses to install any lights outside the temporary structure the Lessee intends to construct, all lights shall be down-directed and shielded to avoid glare on Front Street, the Harbor Walk, the Belfast Yards parking lot, and the adjacent waters of the Passagassawakeag River.

With the exception of Lessee's intent to obtain electrical service from the Front Street Shipyard, no new utilities will be accessed or installed on the premises without the express written permission of the City Manager, which shall not be unreasonably withheld.

8. **Lessee Operations.**

Lessee shall not cause any noxious fumes, odors or unreasonable noises so as to disturb the peace and quiet enjoyment of surrounding property owners or the public. That said, the City recognizes that the Lessee, similar to the adjacent Front Street Shipyard, is restoring a marine vessel and that activities associated with said restoration may generate some fumes, odors and noise.

9. **Maintenance.**

Lessee shall, at all times and at his expense, keep and maintain the grounds of the premises in good, sanitary and neat order, condition and repair, and shall immediately restore and rehabilitate any portion of the premises which may be destroyed or damaged by his use. Further, the Lessee's operations shall not interfere with other uses that occur on the Belfast Yards property or at Thompsons Wharf, including access to the Belfast Yards property

through the westerly paved access to the property or access to Thompsons Wharf.

10. **Transport of AJ Meerwald to the Premises.**

The Lessee has informed the City that it intends to work with the Front Street Shipyard to haul-out the AJ Meerwald and to re-launch the vessel following its restoration. The Lessee has also informed the City that it intends to work with a separate company to transport the vessel from the Shipyard's travel-lift to and from the leased premises, and that the transport company has indicated that they intend to move the vessel to and from the premises overland on the property between Building 5 (on the Front Street Shipyard property) and the section of the City Harbor Walk that is located adjacent to Building 5. The City has informed the Lessee that this activity could result in damage to the Harbor Walk; the Harbor Walk in this area has only 12 inches of base material and some of the pavement is only 2 inches in depth. The City, through this Lease Agreement, requires the Lessee to repair any damage to the Harbor Walk and its associated improvements, including but not necessarily limited to surface pavement, base material, light fixtures, landscaping, and underground utilities (there are storm drain facilities, water service and electrical services under or adjacent to the Harbor Walk), that may occur from the transport of the vessel to and from the premises. **The repairs shall be at the expense of the Lessee, shall be completed within 72 hours or within an alternate time period agreed to by the City Parks and Recreation Director, and shall be performed to the satisfaction of the City Code Enforcement Officer and Parks and Recreation Director.**

11. **Employee Parking.**

The Lessee and employees of the Lessee may park their personal vehicles in Belfast Yards outside the bounds of the premises, provided that none of the parking occurs overnight, none of the parking interferes with access to Belfast Yards or Thompsons Wharf, **and none of the parking occurs in an area that is closed to parking.** Further, this provision is limited to employee parking; all other Lessee activities must occur on the premises.

12. **Signage.**

Lessee shall be permitted to erect one on-premise sign regarding their business. The sign shall comply with sign dimensions for the Waterfall Mixed Use 1 zoning district and shall not be either internally or externally lighted. The Lessee shall obtain the required sign permit from the Belfast Code Enforcement Officer.

13. **Leasehold Interest.**

Lessee's leasehold interest in the land is not separable from the underlying interest of the City in the land and may not be encumbered by mortgage or other lien. Lessee may not locate buildings or structures on the premises without written permission from the City, and in the event that permission is given, said building shall constitute personal property of Lessee which must be removed upon termination of this lease.

14. **Assignment and Subletting**

Lessee may not assign this Lease without the written consent of the City.

15. **Taxes.**

Lessee shall be responsible for payment of all real and personal property taxes on the demised premises, buildings, fixtures, equipment and personal property.

16. **Insurance.**

Lessee shall keep the premises insured for \$1,000,000.00 through a general commercial liability policy naming the City of Belfast as an additional insured. Lessee also shall maintain general liability insurance to cover damages and injury from negligence in the amount of \$1,000,000.00. **Lessee shall provide evidence of this coverage to the Code and Planning Department prior to the commencement of the lease.**

17. **Benefit.**

This Lease shall inure to the benefit of and be binding upon the City and Lessee and their lawful successors in interest.

18. **Indemnification.**

Lessee shall hold Lessor harmless against any and all claims, damages or cause of action for damages arising after the commencement of the term hereof and any orders, decrees or judgments which may be entered therein, brought for damages or alleged damages resulting from any injury to person or property or from loss of life sustained in or about the said demised premises and the buildings and improvements thereon, or in or upon the sidewalks, or streets in front of or appurtenant thereto by any person or persons whatever. It is the intention and agreement that Lessor shall not be liable for any personal injuries or damage to Lessee or its officers, agents, employees, invitees and all persons having business with Lessee, or to any other persons or to any occupant of any part of the demised premises, or for any injury or damage to any goods, wares, merchandise or property of Lessee or of any occupant of any part of the said demised premises, irrespective of how the same may be caused, whether from action of the elements or acts of negligence of the owner or occupants of the adjacent properties, excepting however, the negligence of Lessor.

Lessee shall and will indemnify and save harmless Lessor of and from any and all liability, loss, damage or expense, causes of action, suits, claims and judgment, including reasonable legal expenses in connection with defending against any such action, suit or claim arising from injury to persons or property of any and every nature and for any matter or thing growing out of the occupation of the demised premises, or any part thereof, including sidewalks adjacent thereto, occasioned by Lessee, its agents, employees, assigns or

occupants of any part of the demised premises, or by their agents, or employees, respectively, or which may be occasioned by any person or thing whatsoever at any time during the term of this Lease.

19. Compliance With Laws.

Lessee agrees to comply with all laws of the United States, State of Maine, all ordinances of the City of Belfast, and all other lawful rules, orders, regulations, or statutes of any federal, state, or local authority, and not to make or allow to be made any improper or offensive use of the demised premises.

20. No Oral Modification.

This lease may not be modified except by an instrument in writing, signed by the parties hereto, their heirs, legal representatives, successors or assigns.

21. Severability.

If any term or provision of this Lease, or the application thereof, to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

17. Termination for Specific Cause.

- (a) Notwithstanding any other provision by this Lease Agreement, this Lease may be terminated by the City upon thirty (30) days notice, or such lesser noted period as agreed upon by the parties, for cause. For the purposes of this paragraph, cause shall be limited to one of the following events:
- (1) The City of Belfast receives written confirmation from Lessee, its assigns or successors in interest, that it has entered into a contractual and/or lease relationship with any person and/or entity which also wishes to lease the premises described herein from the City of Belfast for marine related uses.
 - (2) The Lessee violated the terms of this lease agreement and was unable or unwilling to remedy the deficiency(ies) identified in writing by the City. **The Lessee shall pay the City's reasonable attorney fees and costs associated with any termination of the tenancy for the Lessee's breach of the terms of this lease.**
- (b) Either party may terminate this Lease upon thirty (30) day written notice received by the other for any default of the respective terms or conditions herein by the other party.

18. Termination by Lessee Prior to Occupancy.

The Lessee, for any reason, may terminate this lease at any point prior to the commencement of the lease on September 1, 2020. The request to terminate the lease must be issued in writing and shall include the Lessee making a payment of \$ 500.00 to the City.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF BELFAST

By: _____
Erin Herbig, City Manager
Duly Authorized

CLARK & EISELE TRADITIONAL BOATBUILDERS

By: _____
Garett Eisele
Duly authorized, Lessee

**STATE OF MAINE
COUNTY OF WALDO, SS.**

Personally appeared the above named Erin Herbitg, City Manager of Belfast and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

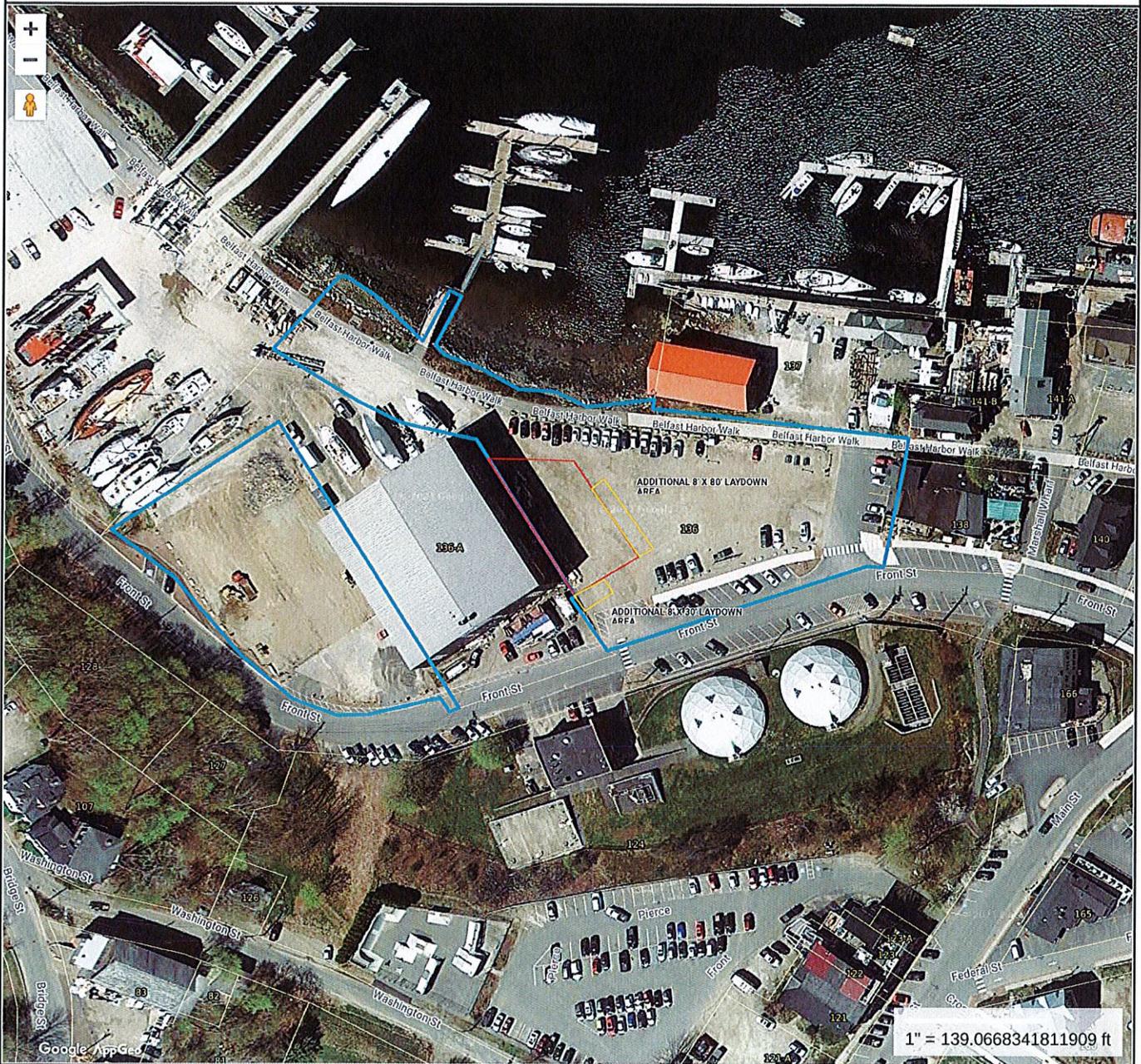
Notary Public

**STATE OF MAINE
COUNTY OF WALDO, SS.**

Personally appeared the above named Garrett Eisele, Clark & Eisele Traditional Boatbuilding, LLC, and acknowledge the foregoing instrument to be his free act and deed.

Before me,

Notary Public



| Property Information | |
|----------------------|------------------|
| Property ID | 011-136 |
| Location | 45 FRONT ST |
| Owner | BELFAST, CITY OF |



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Belfast, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated September 15, 2020
Data updated September 15, 2020

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

10. D



CITY OF BELFAST

City Hall
131 Church Street
Belfast, Maine 04915

Thomas Kittredge
Economic Development Director

E-mail: economicdevelopment@cityofbelfast.org
Phone: (207) 338-3370, extension 116

From: Thomas Kittredge, Economic Development Director

To: Mayor Eric Sanders, City Councilor Brenda Bonneville, City Councilor Paul Dean, City Councilor Neal Harkness, City Councilor Michael Hurley, City Councilor Mary Mortier, and City Manager Erin Herbig

For: Belfast City Council Meeting of November 8th, 2023

Regarding: Renewal of monitoring services for the City of Belfast solar array located on Crocker Road in order to continue to be able to sell Solar Renewable Energy Certificates.

Since the fall of 2019, the City of Belfast has owned an 883.20 kW solar array located on Crocker Road, adjacent to the City's Public Works facility. For the period of 4/1/2022 to 4/1/2023, this array generated 1,131,162 kWh of electricity, which the City utilized to offset its own electrical consumption (via net metering). Unlike the two other solar arrays that the City of Belfast also utilizes for net metering (ones located at the Fire Station and at its closed landfill on Pitcher Road), which are actually owned by ReVision Energy, the Crocker Road solar array also generates Solar Renewable Energy Certificates (SRECs), 1 SREC for every 1,000 kWh of solar electricity, which the City of Belfast sells quarterly via its broker Knollwood Energy. In 2022, 1,132 SRECs were generated by the array, which brought in net revenue (Knollwood receives a flat commission of \$1.50 per SREC) for the City in the amount of \$39,466.75.

However, to qualify to sell its SRECs, a solar array requires current/active monitoring, which consists of: device monitoring, data storage, and maintenance; string inverter monitoring, data storage, and maintenance; and a cellular data plan. This service, which is separate from the metering that is already done by Central Maine Power, has been provided by AlsoEnergy/Locus since the array was first commissioned.

However, that service has expired as of 9/12/2023, and it needs to be renewed in order for the City and Knollwood Energy to be able to continue to sell the SRECs generated by the array. AlsoEnergy/Locus has provided the City with two quotes for renewing the service: 1) \$1,810 for one year; and 2) \$7,810 for five years (which works out to \$1,562 per year, which would be at a 13.7% discount versus the one-year rate).

Staff would recommend that this expense be paid from the City's Energy Savings Expense Account (820-938), which is funded via the Capital Reserve Energy Savings Account (which had a balance of \$132,613.40 as of 9/30/2023).

At this time, the Economic Development Director requests that the City Council take the following action:

1) Renew the monitoring service for the solar array located on Crocker Road with Also Energy/Locus for a period of five years (9/12/2023-9/12/2028) at a cost of \$7,180, to be expended from the Energy Savings Expense Account (820-938).

MEMO

From: Travis Jones, Oliver Associates Inc.

Cc: City of Belfast

Date: October 31, 2023

Re: Sewer Abatements for MCI Belfast MHP, LLC at 104 Swan Lake Ave

This concerns two abatement requests for MCI Belfast MHP, LLC at 104 Swan Lake Ave. The accounts are 1321, Chickadee Circle (#) and 1323, Cardinal Circle (*) MCI Belfast MHP, LLC received is seeking abatements for the billing period of January through June 2023. The following paragraphs will outline each account and the associated abatement requested. In each case, the previous 6 billing cycles were used to find an average usage rate. The usage is expressed in hundred cubic feet (HCF). Also in both cases, the large amount of water lost (and associated abatement request) is due to the leak being from a line that services multiple dwellings instead of the single dwelling that is more commonly seen in these abatements.

Acct # 1321 - Chickadee Circle (#) MCI Belfast is requesting an abatement in the total of \$4,993.20, which is equal to 684 HCF for Acct # 1321. As stated in the attached email from Wylie Johnston, there was a leak in the main feed line on Chickadee Circle found in late January. This leak was addressed and repaired in February. The leak is presumed to have been caused by extreme low temperatures. As suggested in the email, the Department agrees that none of the water that was lost through this leak entered the wastewater collection system.

Acct # 1323 - Cardinal Circle (*) MCI Belfast is requesting an abatement in the total of \$10789.40, which is equal to 1478 HCF for Acct # 1323. As stated, A leak was found in the main feed line on Cardinal Circle in March. The depth of the lines associated coupled with the frost in the ground made fixing the lines a multi-month endeavor. This led to the exorbitant amount of water lost to the leak(s). Again, the Department can find no evidence that any of this water entered the sewer system. MCI Belfast is requesting an abatement in the total of \$10,789.40 which is equal to 1478 HCF for Acct # 1323.

It is the opinion of the Wastewater Department to grant these abatements. MCI Belfast MHP, LLC has made repairs to these lines and continues to upgrade their system. This includes installing individual meters in every dwelling to identify issues more quickly. This is important because these two accounts would not be eligible for another abatement for the next three (3) years. MCI Belfast MHP, LLC been made aware of this, understands, and agrees with our findings.

We submit these abatement requests and our findings for the City Council's consideration and potential approval.

Thank you.

Travis Jones

From: Wylie Johnston <wylie@jlwholdings.com>
Sent: Wednesday, November 1, 2023 6:56 AM
To: Travis Jones
Subject: Belfast Leak Info

Hi Travis,

Sorry for the delay here as my flight was delayed last night and Wi-Fi on plane wasn't working. There were two leaks one in January that was addressed quickly and another one identified in March. The one in March was difficult to fix at the time due to the lines in question being as deep as 12 feet in spots. As soon as our maintenance guys were able to dig they found additional breaks in the line, all of which were replaced with new lines. In total we spent roughly \$14k locating and repairing lines in Belfast between Jan and June.

January 2023 to June 2023

- Water leak found late January under 15 Chickadee Circle, half of Chickadee Circle lost pressure due to leak – addressed in February – lines weren't as deep so were able to address fairly quickly
- Underground water leak identified around late March located at Cardinal Circle affecting pressure on most homes on Cardinal Circle - some of the lines were 10+ feet deep and ground was hard to dig. Were able to locate the leak in April/May and spent ~10 days digging, pumping out water, replacing lines etc. The leak was slower at first in for the first few months of the year and got larger in April and May as we were able to locate and address the broken lines when we were able to dig the very deep lines.

Water Bills

Jan-23 \$ 1,372.98
Feb-23 \$ 1,480.48
Mar-23 \$ 1,345.03
Apr-23 \$ 1,878.23
May-23 \$ 2,750.18
Jun-23 \$ 1,022.13

The monthly water bills are above. As can be seen the majority of the leak occurred in April and through May until the lines were replaced.

In terms of the excess water going into sewer, fairly confident none went into the sewer as it was rising up through the ground and pooling/draining towards the river.

Since then (July 2023) we have installed individual Metron water meters on all homes in Belfast to help us identify leaks more quickly on a monthly basis (if we don't get a call from a tenant about lack of pressure or from the Water District about excess usage). These meters are remote read over and give us real time usage alerts for residents.

Going forward we will continue to replace water lines as needed.

Feel free to call or text with any questions on the above. Really appreciate all your help with this. Thank you so much,

Best,
Wylie

CITY OF BELFAST, MAINE
WASTEWATER TREATMENT FACILITY
ABATEMENT REQUEST SUMMARY

#

Date: 10/31/23

REQUEST FOR ABATEMENT OF SEWER CHARGES

Name: MCI BELFAST MHP, LLC

Address: 104 SWAN LAKE AVE. (CHICKADEE CIR.)

Phone: (860) 992-5096

Wastewater Account #: 1321

Amount of Abatement Requested: \$ 4,993.20

Cubic Feet of Water to be Abated: 684 HCF

Reason for Abatement Request: SEE MEMO TITLED:

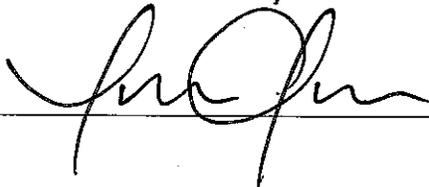
SEWER ABATEMENTS FOR MCI BELFAST MHP, LLC AT 104 SWAN LAKE AVE

Conditions of Abatement: ACCT NOT ELIGIBLE FOR ANOTHER ABATEMENT FOR 3 YEARS.

Summary of Superintendent's Decision: WATER LOST TO LEAK DID NOT ENTER SEWER

Abatement Amount Granted: \$ 4,993.20 (PENDING CITY COUNCIL APPROVAL)

Approved By: _____



Date: _____

10/31/23

NOTES: AVG OF LAST 6 BILLING PERIODS = 914

978
967
1140
359
1176
866

914

1598 HCF BILLED
- 914 HCF AVG.

684 HCF ABATED
x \$ 7.30 / HCF

\$ 4,993.20 ABATED

\$ 11,665.46 BILLED
- 4,993.20 ABATED

\$ 6,672.26 DUE

Meter Detail

Account: 1321 Type Code: Map Lot: 021-006
 Tenant: MCI BELFAST MHP, LLC RE Account 53
 Owner: MCI BELFAST MHP, LLC
 Location: 104 SWAN LAKE AVE

Book / Seq: 1/1321 Serial Number: **#**7330634
 Meter Size: 1 Remote Number:
 Meter Digits: 5 Avg Consumption: 907
 Frequency: 1 Combined: No
 Service: S Multiplier: 100
 Rate Code: W - 0 S - 1 Replacement: 07/08/2016

Water Sewer
 Taxable Percentage: 0% 0%
 Billable Percentage: 100% 100%

Water Sewer
 Type RT Amt Type RT Amt
 Cons 1 0.00
 Adjust: 0 0.00 Adjust: 0 0.00
 Adjust Description:

| Date | Status | Reading | Actual Cons | Billed Cons | Regular | Misc | Tax | Adjust | Amount |
|------------|--------|---------|---------------|-------------|-----------|------|------|--------|-----------|
| 09/07/2023 | B S | 5622 | 1598 | 1598 | 11,665.46 | 0.00 | 0.00 | 0.00 | 11,665.46 |
| 02/08/2023 | B S | 4024 | 978 ✓ | 978 | 7,139.46 | 0.00 | 0.00 | 0.00 | 7,139.46 |
| 08/01/2022 | B S | 3046 | 967 ✓ | 967 | 6,730.22 | 0.00 | 0.00 | 0.00 | 6,730.22 |
| 02/28/2022 | B S | 2079 | 1140 ✓ | 1140 | 7,934.30 | 0.00 | 0.00 | 0.00 | 7,934.30 |
| 08/09/2021 | B S | 10000 | 359 ✓ | 1328 | 8,791.44 | 0.00 | 0.00 | 0.00 | 8,791.44 |
| 01/25/2021 | B S | 9641 | 1176 ✓ | 1176 | 7,785.20 | 0.00 | 0.00 | 0.00 | 7,785.20 |
| 08/07/2020 | B S | 8465 | 866 ✓ | 866 | 5,464.44 | 0.00 | 0.00 | 0.00 | 5,464.44 |
| 02/03/2020 | B S | 7599 | 915 | 915 | 5,773.63 | 0.00 | 0.00 | 0.00 | 5,773.63 |
| 07/26/2019 | B S | 6684 | 1855 | 1855 | 11,130.17 | 0.00 | 0.00 | 0.00 | 11,130.17 |
| 01/25/2019 | B S | 4829 | 1318 | 1318 | 7,908.17 | 0.00 | 0.00 | 0.00 | 7,908.17 |
| 07/20/2018 | B S | 3511 | 962 | 962 | 5,502.69 | 0.00 | 0.00 | 0.00 | 5,502.69 |
| 01/19/2018 | B S | 2549 | 775 | 775 | 4,433.05 | 0.00 | 0.00 | 0.00 | 4,433.05 |
| 08/10/2017 | B S | 1774 | 741 | 741 | 3,829.36 | 0.00 | 0.00 | 0.00 | 3,829.36 |
| 01/27/2017 | B S | 1033 | 640 | 640 | 3,308.20 | 0.00 | 0.00 | 0.00 | 3,308.20 |
| 07/20/2016 | B S | 393 | 393 | 662 | 3,421.72 | 0.00 | 0.00 | 0.00 | 3,421.72 |
| 01/29/2016 | B S | 4 | Lower Current | 796 | 3,842.32 | 0.00 | 0.00 | 0.00 | 3,842.32 |
| 07/31/2015 | B S | 9208 | 950 | 950 | 4,584.60 | 0.00 | 0.00 | 0.00 | 4,584.60 |
| 01/30/2015 | B S | 8258 | 869 | 869 | 3,915.50 | 0.00 | 0.00 | 0.00 | 3,915.50 |
| 07/23/2014 | B S | 7389 | 871 | 871 | 3,924.50 | 0.00 | 0.00 | 0.00 | 3,924.50 |
| 01/31/2014 | B S | 6518 | 1146 | 1146 | 5,162.00 | 0.00 | 0.00 | 0.00 | 5,162.00 |
| 09/05/2013 | B S | 5372 | 778 | 778 | 3,506.00 | 0.00 | 0.00 | 0.00 | 3,506.00 |
| 02/08/2013 | B S | 4594 | 564 | 564 | 2,543.00 | 0.00 | 0.00 | 0.00 | 2,543.00 |
| 08/10/2012 | B S | 4030 | 648 | 648 | 2,921.00 | 0.00 | 0.00 | 0.00 | 2,921.00 |

CITY OF BELFAST, MAINE
 WASTEWATER TREATMENT FACILITY
 ABATEMENT REQUEST SUMMARY



Date: 10/31/23

REQUEST FOR ABATEMENT OF SEWER CHARGES

Name: MCI BELFAST MHP, LLC
 Address: 104 SWAN LAKE AVE. (CARDINAL CIR.)
 Phone: (860) 992-5096
 Wastewater Account #: 1323

Amount of Abatement Requested: \$ 10,789.40

Cubic Feet of Water to be Abated: 1478 HCF

Reason for Abatement Request: SEE MEMO TITLED:

SEWER ABATEMENTS FOR MCI BELFAST MHP, LLC AT 104 SWAN LAKE AVE

Conditions of Abatement: ACCT NOT ELIGIBLE FOR ANOTHER ABATEMENT FOR 3 YEARS.

Summary of Superintendent's Decision: WATER LOST TO LEAK DID NOT ENTER SEWER.

Abatement Amount Granted: \$ 10,789.40 (PENDING CITY COUNCIL APPROVAL)

Approved By:  Date: 10/31/23

NOTES: AVG OF LAST 6 BILLING PERIODS = 635

| | | |
|---|--|--|
| 816 533 624 689 607 541 <hr/> 635 | 2113 HCF BILLED - 635 HCF AVG. <hr/> 1478 HCF ABATED x \$ 7.30 / HCF <hr/> \$ 10,789.40 ABATED | \$ 15,424.90 BILLED - 10,789.40 ABATED <hr/> \$ 4,635.50 DUE |
|---|--|--|

CITY OF BELFAST
 131 CHURCH ST
 BELFAST, ME 04915

Tel. (207)338-3370

| Account # | Billing Date | Current Sewer |
|-----------|--------------|---------------|
| 1323 | 09/07/2023 | 672,424.96 |



MCI BELFAST MHP, LLC
 152 PUTNAM AVENUE #165
 COS COB CT 06807

| Account | Name | Location | Billing Period |
|---------|----------------------|-------------------|--------------------------|
| 1323 | MCI BELFAST MHP, LLC | 104 SWAN LAKE AVE | 01/01/2023 to 06/30/2023 |

| Rate Class | Meter Reading | | Date Meter Read | Consumption |
|-------------|---------------|----------|-----------------|-------------|
| | Present | Previous | | |
| Residential | 79,700 | 868,400 | 06/30/2023 | 9,211,300 |

| Sewer | |
|-------------|------------|
| Description | Amount |
| Regular | 672,424.96 |

*Meter Roll over between
 3/31/23 to 4/30/23 read
 from water District
 - \$657,000.06*

Total Due 672,424.96
 8% Annual Interest on unpaid balances

Sewer Bills are generated every 6 months by the City of Belfast. Your Sewer bill is based upon your water consumption, which is provided to us by the Belfast Water District. There has been a 5% increase for Sewer from the last billing, which was approved for this year's fiscal budget provided by the Belfast Waste Water Treatment Plant Director. The Base Rate of \$146.06 will be charged for the first 2,000 cubic feet and under, anything above will be charged at \$7.30 per 100 cubic feet. If you have your own water source you will be charged the base rate for billing. If you believe that your sewer bill is abnormally high, you should check your faucets, outside fixtures and toilets for water running which will directly impact your bill. Please be aware that if you are watering a garden or lawn in the summer months, this will directly impact you bill as well.

You can pay your bill online at: <https://epayment.informe.org/payportonline/welcome>, or through cityofbelfast.org under City Clerk. You can mail payment to: City of Belfast 131 Church Street Belfast, ME 04915, or you can come into our office Monday-Thursday 7:00am-6:00pm.

Account 1323
Name MCI BELFAST MHP, LLC
Location 104 SWAN LAKE AVE

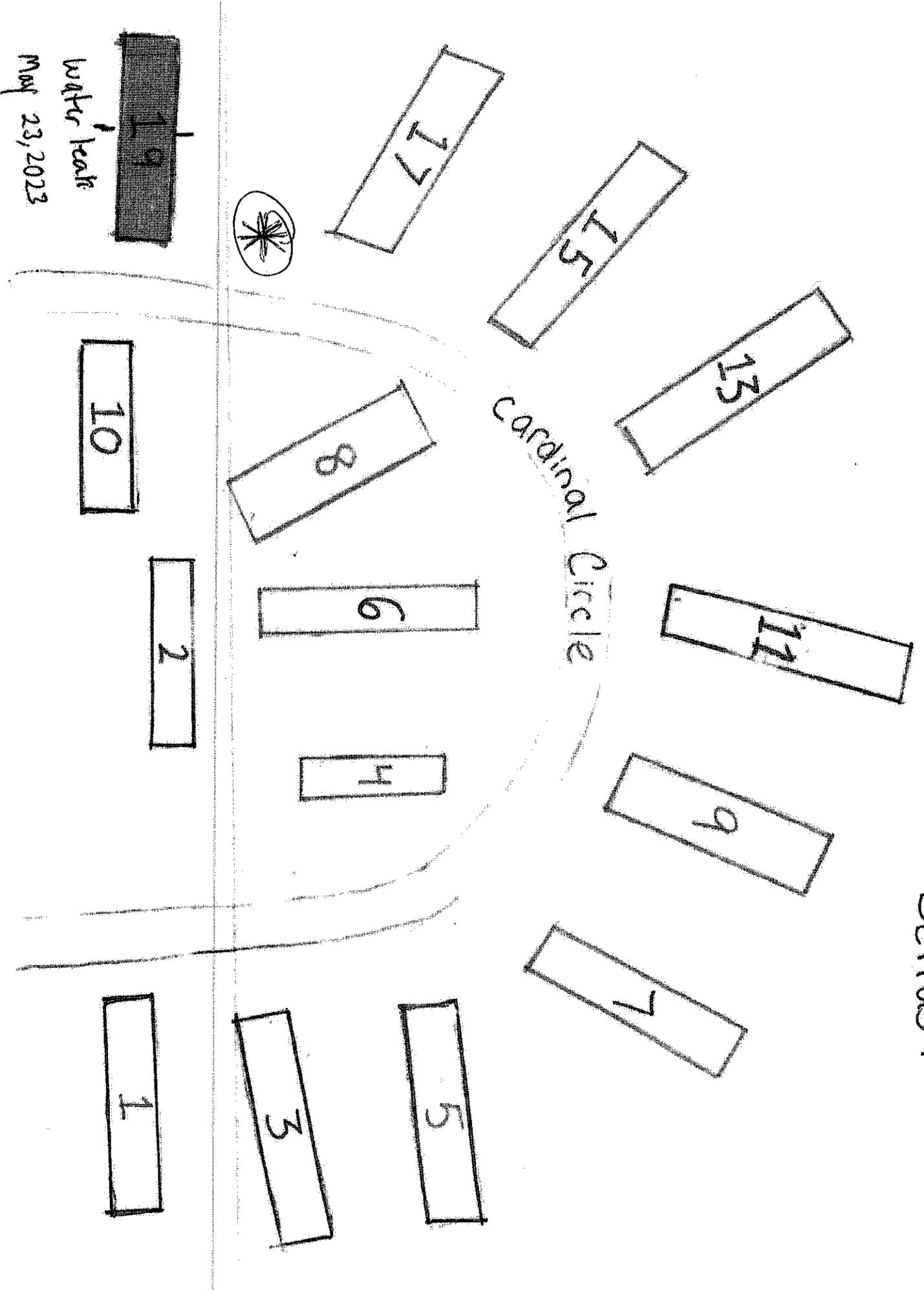
| Sewer <i>\$15,424.90</i> | | |
|--------------------------|------------|-------------|
| Date Due | Amount Due | Amount Paid |
| 10/09/2023 | 672,424.96 | |



U0001323

Return this stub with payment to: City of Belfast, 131 Church St, Belfast ME 04915

Belfast



10.F

MEMO

From: Travis Jones, Olver Associates Inc.

Cc: City of Belfast

Date: November 1, 2023

Re: Use of Capital Reserves for Purchase of a Truck for the Wastewater Department

This memo is a request for \$75,000.00 to be moved from Capital Reserves to Equipment & Parts (Line Item: 990-611) for the purchase of a new truck for the Wastewater Department. This truck will replace the 2009 Chevrolet 3500. That truck did not pass inspection in August due to a frame issue and has therefore been removed from service. This has left the Department with the use of only one truck. Traditionally, when it came to replacing a vehicle, the department would bid a specified truck to multiple dealerships and have that truck made to order. Unfortunately, present day complications make that process extremely unreliable. The largest issue being not knowing when the spec'd truck would be built and delivered. According to dealerships 10-to-12-month waits are increasingly normal. Due to this, we are working with local dealerships to attempt to find a vehicle that will accommodate our needs that is physically on a lot. We have attached several quotes for trucks from these dealerships that meet our requirements. However, inventory is constantly fluctuating. In response to this, the Department is looking to work to have the ability to have funds available to act quickly when a truck is identified through a multi-quote process to procure said truck. To this end, we are requesting funds be moved from our Capital Reserve account to our Equipment & Parts account be able to be invoiced when a vehicle is found. We request \$75,000 as a **not to exceed amount**. This estimate is arrived using the following quoted estimates:

- Truck
 - \$55,000 to \$60,000
- Plow (installed)
 - \$7,000
- Upfitting (safety lights, toolbox)
 - \$5,000
- **Total**
 - **\$67,000 to \$72,000**

We hereby submit this request for \$75,000.00 to be allocated from the Wastewater Department's Capital Reserves to budget line item; Equipment & Parts (Line Item: 990-611) for the purchase of a new truck for the City Council's consideration and approval.

Thank you.

**NEW 2024 GMC SIERRA 2500 HD
DOUBLE CAB STANDARD BOX 4-WHEEL DRIVE PRO
IN-TRANSIT**

VARNEY VALUE PRICE \$54,885

MSRP \$54,885

THIS VEHICLE HAS BEEN SHIPPED FROM THE ASSEMBLY PLANT AND WILL ARRIVE IN THE NEAR FUTURE.
PLEASE CONTACT US FOR MORE DETAILS.



PRICING INFORMATION

MSRP \$54,885
 This vehicle has been shipped from the assembly plant and will arrive in the near future.
 Please contact us for more details. unknown

SPECIFICATIONS

| | |
|--------------|--------------------|
| Stock Number | 28264 |
| Exterior | Summit White |
| Engine | 6.6L V8 Gas engine |
| VIN | 1GT59LE70RF258368 |



FUEL ECONOMY*
N/A CITY / N/A
HWY



MILEAGE
4 MILES



TRANSMISSION
10-SPEED A/T



EXTERIOR COLOR
SUMMIT WHITE



INTERIOR COLOR
JET BLACK CLOTH
SEAT TRIM



ENGINE DATA
6.6L V8 GAS
ENGINE

All Vehicles Although every reasonable effort has been made to ensure the accuracy of the information contained on this site, errors can occur. Please verify information with a customer service representative by calling any of the numbers listed on this site. All vehicles are subject to prior sale. The advertised price does not include applicable tax, title, or license fees. Images, prices, and options shown, including vehicle color, trim, options, pricing and other specifications are subject to availability, incentive offerings, current pricing and credit qualification.

All Vehicles MPG estimates on this website are EPA estimates; your actual mileage may vary. For used vehicles, MPG estimates are EPA estimates for the vehicle when it was new. The EPA periodically modifies its MPG calculation methodology; all MPG estimates are based on the methodology in effect when the vehicles were new (please see the Fuel Economy portion of the EPA's website for details, including a MPG recalculation tool).

The features and options listed are for the new 2024 GMC Sierra 2500 HD and may not apply to this specific vehicle.



Phone: (207) 223-6997

**NEW 2024 CHEVROLET SILVERADO 2500 HD
CREW CAB STANDARD BOX 4-WHEEL DRIVE CUSTOM
IN-TRANSIT**

STANLEY PRICE \$58,380

THIS VEHICLE HAS BEEN SHIPPED FROM THE ASSEMBLY PLANT AND WILL ARRIVE IN THE NEAR FUTURE. PLEASE CONTACT US FOR MORE DETAILS.

VIN 2GC4YME71R1140745 STOCK NUMBER 2012



CURRENT OFFERS

MSRP \$58,380

OTHER OFFERS YOU MAY QUALIFY FOR

GM First Responder Offer¹ - \$500

GM Military Offer² - \$500

GM College Offer³ - \$500

GM Educator Offer⁴ - \$500

GM Healthcare Professional Offer⁵ - \$500

[Click here for more offer information](#)

This vehicle has been shipped from the assembly plant and will arrive in the near future. Please contact us for more details.
unknown

SPECIFICATIONS

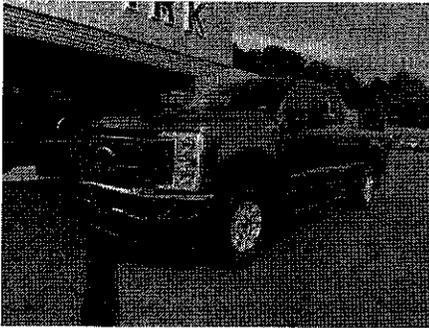
| | |
|--------------|--|
| Exterior | Sterling Gray Metallic |
| Stock Number | 2012 |
| Interior | Jet Black Cloth Seat Trim |
| Engine | 6.6L V8 Gas engine |
| Transmission | Automatic |
| Drive Wheels | 4WD |
| Trim | Crew Cab Standard Box 4-Wheel Drive Custom |
| VIN | 2GC4YME71R1140745 |
| Mileage | 3 |
| Body Style | Crew Cab |

Quirk Ford of Belfast

244 Main Street
Belfast, ME 04915
<https://www.quirkfordbelfast.com>

Sales: 2075012488
Service: 2075035008

2023 Ford Super Duty F-250 SRW



Body Style: Extended Cab Pickup

Model Code: X2B

Engine: 8 Cyl - 7.3 L

Transmission: Automatic

Drive Type: 4WD

Ext. Color: Stone Gray Metallic

Int. Color: Med Dk Slate Clth 40/Cons

MPG:

VIN #: 1FT8X2BN3PEE10906

Stock #: AF13023

MSRP:

\$60,760

Standard Equipment

Exterior

- Aluminum Panels
- Black Side Windows Trim and Black Front Windshield Trim
- Boxside Steps
- Cargo Lamp w/High Mount Stop Light
- Clearcoat Paint
- Full-Size Spare Tire Stored Underbody w/Crankdown
- Perimeter/Approach Lights
- Regular Box Style
- Reverse Opening Rear Doors
- Steel Spare Wheel
- Tailgate Rear Cargo Access
- Tailgate/Rear Door Lock Included w/Power Door Locks

Interior

- 2 LCD Monitors In The Front
- 60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat
- Air Filtration
- Cruise Control w/Steering Wheel Controls
- Delayed Accessory Power
- Digital/Analog Appearance
- Driver Information Center
- Fade-To-Off Interior Lighting
- Fixed Antenna
- FordPass Connect 5G Mobile Hotspot Internet Access
- Front Map Lights
- Full Cloth Headliner
- HVAC -inc: Underseat Ducts
- Illuminated Locking Glove Box
- Outside Temp Gauge
- Pickup Cargo Box Lights
- Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
- Power Rear Windows
- Radio w/Seek-Scan, Clock and Speed Compensated Volume Control
- Rear Cupholder
- Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
- Securilock Anti-Theft Ignition (pats) Immobilizer
- Trip Computer
- Urethane Gear Shifter Material

Mechanical

- 3.73 Axle Ratio
- 34 Gal. Fuel Tank
- 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control
- 50-State Emissions System
- 78-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
- Auto Locking Hubs

- Class V Towing Equipment -inc: Hitch, Brake Controller and Trailer Sway Control
- Electronic Transfer Case
- Firm Suspension
- Front Anti-Roll Bar
- Front Suspension w/Coil Springs

Safety

- ABS And Driveline Traction Control
- Advancetrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
- Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
- Dual Stage Driver And Passenger Seat-Mounted Side Airbags

- HD Shock Absorbers
- Hydraulic Power-Assist Steering
- Part-Time Four-Wheel Drive
- Single Stainless Steel Exhaust
- Solid Axle Rear Suspension w/Leaf Springs
- Trailer Wiring Harness

- Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point and Height Adjusters
- Safety Canopy System Curtain 1st And 2nd Row Airbags
- Side Impact Beams
- Tire Specific Low Tire Pressure Warning

There is currently no information available about this vehicle's specifications online. Please contact our dealership to find out more about the specifications of this vehicle.

- ENGINE: 7.3L 2V DEVCT NA PFI V8 GAS
- Four Wheel Drive
- Tow Hitch
- Power Steering
- ABS
- 4-Wheel Disc Brakes
- Brake Assist
- Conventional Spare Tire
- Tow Hooks
- Heated Mirrors
- Power Mirror(s)
- Integrated Turn Signal Mirrors
- Intermittent Wipers
- Variable Speed Intermittent Wipers
- Daytime Running Lights
- Automatic Headlights
- MP3 Player
- Steering Wheel Audio Controls
- Bluetooth Connection
- Telematics
- Auxiliary Audio Input
- Smart Device Integration
- Pass-Through Rear Seat
- Rear Bench Seat
- Adjustable Steering Wheel
- WiFi Hotspot
- Cruise Control
- A/C
- Driver Adjustable Lumbar
- Passenger Vanity Mirror
- Immobilizer
- Stability Control
- Front Side Air Bag
- Tire Pressure Monitor
- Driver Air Bag
- Passenger Air Bag
- Passenger Air Bag On/Off Switch
- Front Head Air Bag
- Rear Head Air Bag
- Back-Up Camera
- Power Driver Seat

Warranty Information

While we make every effort to ensure the data listed here is correct, there may be instances where some of the options or vehicle features may be listed incorrectly as we get data from multiple data sources. PLEASE MAKE SURE to confirm the details of this vehicle with the dealer to ensure its accuracy. Dealer cannot be held liable for data that is listed incorrectly.

New vehicle pricing includes all offers and incentives. Tax and fees not included in vehicle prices shown. While great effort is made to ensure the accuracy of the information on this site, errors do occur so please verify information with a customer service rep. This is easily done by contacting us via live chat, email or calling us at (207) 762-7363 or by visiting us at the dealership. Images, prices, and options shown, including vehicle color, trim, options, pricing and other specifications are subject to availability, incentive offerings, current pricing and credit qualification.

www.quirkfordbelfast.com

10/31/2023 8:55:19 PM

Quirk Ford of Augusta

7 Water Street
Hallowell, ME 04347
https://www.quirkfordofaugusta.com

Sales: 2077074711
Service: 2075365429

2023 Ford Super Duty F-250 SRW XL



Body Style: Extended Cab Pickup
Model Code: X2B
Engine: 6.8L 2 Valve DEVCT NA PFI V8 Gas Engine
Transmission: Automatic
Drive Type: 4WD
Ext. Color: Carbonized Gray Metallic
Int. Color: Medium Dark Slate
MPG:
VIN #: 1FT7X2BA4PEE19154
Stock #: AF13033

MSRP: \$54,565

Add. Discounts you may Qualify For:

| | |
|---|---------------|
| 2023 Military Recognition Exclusive Cash Reward | -\$500 |
| 2023 First Responder Recognition Exclusive Cash Reward | -\$500 |
| 2023 Farm Bureau Recognition Exclusive Cash Reward | -\$500 |

Standard Equipment

Exterior

- Aluminum Panels
- Autolamp Auto On/Off Aero-Composite Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
- Black Door Handles
- Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
- Black Grille
- Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator
- Black Rear Step Bumper
- Black Side Windows Trim and Black Front Windshield Trim
- Boxside Steps
- Cargo Lamp w/High Mount Stop Light
- Clearcoat Paint
- Fixed Rear Window
- Full-Size Spare Tire Stored Underbody w/Crankdown
- Light Tinted Glass
- Manual Extendable Trailer Style Mirrors
- Perimeter/Approach Lights
- Regular Box Style
- Reverse Opening Rear Doors
- Steel Spare Wheel
- Tailgate Rear Cargo Access
- Tailgate/Rear Door Lock Included w/Power Door Locks
- Tires: LT245/75Rx17E BSW A/S -inc: Spare may not be the same as road tire
- Variable Intermittent Wipers
- Wheels: 17" Argent Painted Steel -inc: painted hub covers/center ornaments

Interior

- 2 12V DC Power Outlets
- 2 LCD Monitors In The Front
- 4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
- 4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
- 60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat
- Air Filtration
- Cruise Control w/Steering Wheel Controls
- Day-Night Rearview Mirror
- Delayed Accessory Power
- Digital/Analog Appearance
- Driver Information Center
- Fade-To-Off Interior Lighting
- Fixed Antenna
- FordPass Connect 5G Mobile Hotspot Internet Access
- Front Map Lights
- Full Cloth Headliner
- Full Overhead Console w/Storage and 2 12V DC Power Outlets
- Full Vinyl/Rubber Floor Covering

- HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage and driver's side manual lumbar
- HVAC -inc: Underseat Ducts
- Illuminated Locking Glove Box
- Instrument Panel Covered Bin and Dashboard Storage
- Interior Trim -inc: Chrome Interior Accents
- Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
- Manual Air Conditioning
- Manual Tilt/Telescoping Steering Column
- Outside Temp Gauge
- Passenger Visor Vanity Mirror
- Pickup Cargo Box Lights
- Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down

Mechanical

- 160 Amp Alternator
- 3.73 Axle Ratio
- 34 Gal. Fuel Tank
- 3546# Maximum Payload
- 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control
- 50-State Emissions System
- 78-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
- Auto Locking Hubs
- Class V Towing Equipment -inc: Hitch, Brake Controller and Trailer Sway Control

Safety

- ABS And Driveline Traction Control
- Advancetrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
- Back-Up Camera
- Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch

- Power Door Locks
- Power Rear Windows
- Radio w/Seek-Scan, Clock and Speed Compensated Volume Control
- Radio: AM/FM Stereo w/MP3 Player -inc: 4 speakers
- Rear Cupholder
- Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
- Seats w/Vinyl Back Material
- Securilock Anti-Theft Ignition (pats) Immobilizer
- SYNC 4 -inc: 8" LCD capacitive touchscreen w/swipe capability, wireless phone connection, cloud connected, AppLink w/app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual
- Trip Computer
- Urethane Gear Shifter Material

- Electronic Transfer Case
- Firm Suspension
- Front Anti-Roll Bar
- Front Suspension w/Coil Springs
- GVWR: 10,000 lb Payload Package
- HD Shock Absorbers
- Hydraulic Power-Assist Steering
- Part-Time Four-Wheel Drive
- Single Stainless Steel Exhaust
- Solid Axle Rear Suspension w/Leaf Springs
- Trailer Wiring Harness

- Dual Stage Driver And Passenger Seat-Mounted Side Airbags
- Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point and Height Adjusters
- Safety Canopy System Curtain 1st And 2nd Row Airbags
- Side Impact Beams
- Tire Specific Low Tire Pressure Warning

Technical Specifications

Brakes

- Brake ABS System (Second Line): 4-Wheel
- Brake ABS System: 4-Wheel
- Brake Type: 4-Wheel Disc
- Disc - Front (Yes or): Yes

- Disc - Rear (Yes or): Yes
- Front Brake Rotor Diam x Thickness (in): 14.3
- Rear Brake Rotor Diam x Thickness (in): 14.3

Cargo Area Dimensions

- Cargo Box (Area) Height (in): 21.1
- Cargo Box Length : Floor (in)
- Cargo Box Width : Floor (in)

- Cargo Box Width : Top, Rear (in)
- Cargo Box Width : Wheelhousings (in)
- Cargo Volume (ft³): 65.4

- Tailgate Width (in): 60.5

Electrical

- Cold Cranking Amps : 0° F (2nd)
- Cold Cranking Amps : 0° F (Primary)
- Maximum Alternator Capacity (amps): 160

Emissions

- Tons/yr of CO2 Emissions : 15K ml/year

Exterior Dimensions

- Cab to Axle (in): 39.9
- Ground Clearance, Front (in): 8.5
- Ground Clearance, Rear (in): 8.5
- Ground to Top of Load Floor (in): 37.2
- Height, Overall (in): 81.4
- Length, Overall (in): 238.2
- Overhang, Front (in): 38.2
- Wheelbase (in): 148
- Width, Max w/o mirrors (in): 80

Fuel Tank

- Fuel Tank Capacity, Approx (gal): 34

Interior Dimensions

- Front Head Room (in): 40.8
- Front Hip Room (in): 62.5
- Front Leg Room (in): 43.9
- Front Shoulder Room (in): 66.7
- Passenger Capacity: 5
- Second Head Room (in): 40.3
- Second Hip Room (in): 64.7
- Second Leg Room (in): 33.5
- Second Shoulder Room (in): 65.8

Steering

- Steering Type: Re-Circulating Ball
- Turning Diameter - Curb to Curb (ft): 49.5

Summary

- Body Code: T
- Body Style: SD Super Cab
- Vehicle Name: Ford Super Duty F-250 SRW

Suspension

- Axle Capacity - Front (lbs): 6000
- Axle Capacity - Rear (lbs): 6200
- Axle Ratio (:1) - Front: 3.73
- Axle Ratio (:1) - Rear: 3.73
- Axle Type - Front: Non-Independent
- Axle Type - Rear: Rigid Axle
- Spring Capacity - Front (lbs): 4800
- Spring Capacity - Rear (lbs): 6340
- Suspension Type - Front: Other
- Suspension Type - Rear: Leaf

Tires

- Front Tire Capacity (lbs): 6390
- Front Tire Order Code: TD8
- Front Tire Size: LT245/75SR17
- Rear Tire Capacity (lbs): 6390
- Rear Tire Order Code: TD8
- Rear Tire Size: LT245/75SR17
- Revolutions/Mile : 45 mph - Front
- Revolutions/Mile : 45 mph - Rear
- Spare Tire Size: Full-Size

Trailer

- Dead Weight Hitch - Max Tongue Wt. (lbs): 500
- Dead Weight Hitch - Max Trailer Wt. (lbs): 5000

- Fifth Wheel Hitch - Max Tongue Wt. (lbs): 3475
- Fifth Wheel Hitch - Max Trailer Wt. (lbs): 13900
- Maximum Trailering Capacity (lbs): 14100

Weight Information

- Base Curb Weight (lbs): 6415
- Curb Weight - Front (lbs): 3757
- Curb Weight - Rear (lbs): 2658
- Gross Axle Wt Rating - Front (lbs): 4800

Wheels

- Front Wheel Material: Steel
- Front Wheel Size (in): 17 X 7.5
- Rear Wheel Material: Steel
- Rear Wheel Size (in): 17 X 7.5
- Spare Wheel Material: Steel
- Spare Wheel Size (in): Full-Size

- Wt Distributing Hitch - Max Tongue Wt. (lbs): 1410
- Wt Distributing Hitch - Max Trailer Wt. (lbs): 14100

- Gross Axle Wt Rating - Rear (lbs): 6340
- Gross Combined Wt Rating (lbs): 21000
- Gross Vehicle Weight Rating Cap (lbs): 10000

ENGINE: 6.8L 2V DEVCT NA PFI V8 GAS (STD)

- Four Wheel Drive
- Tow Hitch
- Power Steering
- ABS
- 4-Wheel Disc Brakes
- Brake Assist
- Steel Wheels
- Tires - Front All-Season
- Tires - Rear All-Season
- Conventional Spare Tire
- Tow Hooks
- Heated Mirrors
- Power Mirror(s)
- Integrated Turn Signal Mirrors
- Intermittent Wipers
- Variable Speed Intermittent Wipers
- Power Door Locks
- Daytime Running Lights
- Automatic Headlights
- AM/FM Stereo
- MP3 Player
- Steering Wheel Audio Controls
- Bluetooth Connection
- Telematics
- Auxiliary Audio Input
- Smart Device Integration
- Requires Subscription
- Pass-Through Rear Seat

- Rear Bench Seat
- Adjustable Steering Wheel
- Trip Computer
- Power Windows
- WiFi Hotspot
- Keyless Entry
- Power Door Locks
- Cruise Control
- A/C
- Vinyl Seats
- Split Bench Seat
- Driver Adjustable Lumbar
- Passenger Vanity Mirror
- Remote Engine Start
- Requires Subscription
- Power Windows
- Power Door Locks
- Trip Computer
- Immobilizer
- Traction Control
- Stability Control
- Traction Control
- Front Side Air Bag
- Tire Pressure Monitor
- Driver Air Bag
- Passenger Air Bag
- Passenger Air Bag On/Off Switch
- Front Head Air Bag
- Rear Head Air Bag

- Back-Up Camera

Warranty Information

- 3Yr/36,000 Bumper / Bumper
- 5Yr/100,000 Diesel Engine
- 5Yr/60,000 Powertrain
- 5Yr/60,000 Roadside Assist

While we make every effort to ensure the data listed here is correct, there may be instances where some of the options or vehicle features may be listed incorrectly as we get data from multiple data sources. PLEASE MAKE SURE to confirm the details of this vehicle with the dealer to ensure its accuracy. Dealer cannot be held liable for data that is listed incorrectly.

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<https://www.quirkchryslerjeepdodgeofbangor.com>

Sales: 2079457953
 Service: 2079457888

2023 RAM 2500 BIG HORN CREW CAB 4X4 6'4' BOX



Body Style: Crew Cab
Model Code: DJ7H91
Engine: 6.4L V8 Heavy Duty HEMI MDS Engine
Transmission: 8-Spd Auto 8HP75-LCV Transmission
Drive Type: 4x4
Ext. Color: Diamond Black Crystal Pearlcoat
Int. Color: Black Interior Color
MPG:
VIN #: 3C6UR5DJ0PG512071
Stock #: BR40196

| | |
|--|-----------------|
| MSRP: | \$65,555 |
| Bonus Cash | -\$1,500 |
| Commercial Truck Season Bonus Cash | -\$1,000 |
| Quirk Final Price: | \$63,055 |
| <hr/> | |
| Add. Discounts you may Qualify For: | |
| Military Program | -\$500 |

Standard Equipment

MECHANICAL

- 3.73 Axle Ratio
- GVWR: 10,000 lbs
- 50 State Emissions
- Part-Time Four-Wheel Drive
- Electronic Transfer Case
- 730CCA Maintenance-Free Battery w/Run Down Protection
- 180 Amp Alternator
- Electronically Controlled Throttle
- Tip Start
- Trailer Wiring Harness
- Class V Towing Equipment -inc: Hitch, Brake Controller and Trailer Sway Control
- 3230# Maximum Payload
- HD Shock Absorbers
- Front And Rear Anti-Roll Bars
- HD Suspension
- Hydraulic Power-Assist Steering
- Single Stainless Steel Exhaust
- 31 Gal. Fuel Tank
- Auto Locking Hubs
- Multi-Link Front Suspension w/Coil Springs
- Solid Axle Rear Suspension w/Coil Springs
- 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

EXTERIOR

- Wheels: 18" x 8.0" Polished Aluminum
- Tires: LT275/70R18E BSW AS
- Regular Box Style
- Wheels w/Hub Covers
- Center Hub
- Steel Spare Wheel
- Full-Size Spare Tire Stored Underbody w/Crankdown
- Clearcoat Paint
- Chrome Front Bumper
- Chrome Rear Step Bumper
- Black Side Windows Trim and Black Front Windshield Trim
- Black Door Handles
- Manual Extendable Trailer Style Mirrors
- Exterior Mirrors w/Convex Spotter, Manual Folding, Turn Signal Indicator and Clearance Lights
- Black Exterior Mirrors
- Power Adjust Mirrors
- Exterior Mirrors w/Heating Element
- Fixed Rear Window
- Variable Intermittent Wipers

- Deep Tinted Glass
- Galvanized Steel/Aluminum Panels
- Black Grille w/Chrome Surround
- Tailgate Rear Cargo Access

ENTERTAINMENT

- Radio: Uconnect 3 w/5" Display
- Radio w/Seek-Scan, Clock, Aux Audio Input Jack, Voice Activation, Radio Data System and Uconnect External Memory Control
- Streaming Audio

INTERIOR

- Driver Seat
- Manual Adjust 4-Way Driver Seat
- 4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
- Cloth Rear Seat
- Manual Tilt Steering Column
- Power Rear Windows
- Rear Folding Seat
- Illuminated Front Cupholder
- Rear Cupholder
- Compass
- Proximity Key For Push Button Start Only
- Valet Function
- Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
- Cruise Control w/Steering Wheel Controls
- Manual Air Conditioning
- HVAC -inc: Underseat Ducts and Console Ducts
- Glove Box
- Full Cloth Headliner
- Urethane Gear Shifter Material
- Interior Trim -inc: Metal-Look Instrument Panel Insert, Metal-Look Door Panel Insert and Chrome/Metal-Look Interior Accents
- Vinyl Door Trim Insert
- Cloth 40/20/40 Bench Seat -inc: Front Armrest w/Cupholders, Manual Adjust 4-Way Front Passenger Seat, Storage Tray
- Day-Night Auto-Dimming Rearview Mirror
- Passenger Visor Vanity Mirror w/Passenger Illumination
- 2 12V DC Power Outlets
- Mini Overhead Console and 2 12V DC Power Outlets

SAFETY

- Electronic Stability Control (ESC) And Roll Stability Control (RSC)
- ABS And Driveline Traction Control
- Side Impact Beams
- Dual Stage Driver And Passenger Seat-Mounted Side Airbags

- Tailgate/Rear Door Lock Included w/Power Door Locks
- Auto On/Off Aero-Composite Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
- Cargo Lamp w/High Mount Stop Light
- Perimeter/Approach Lights

- Integrated Roof Antenna
- 6 Speakers
- Integrated Center Stack Radio
- Active Noise Control System
- 2 LCD Monitors In The Front
- Front Map Lights
- Fade-To-Off Interior Lighting
- Full Carpet Floor Covering -inc: Carpet Front And Rear Floor Mats
- Center Stack Storage Drawer
- Pickup Cargo Box Lights
- Bluetooth Handsfree Phone & Audio
- GPS Antenna Input
- Global Telematics Box Module (TBM)
- Integrated Voice Command w/Bluetooth
- Connectivity - US/Canada
- SiriusXM Radio Service
- Dashboard Storage, Driver / Passenger And Rear Door Bins and 2nd Row Underseat Storage
- Delayed Accessory Power
- Power Door Locks w/Autolock Feature
- Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
- Driver Information Center
- Outside Temp Gauge
- Analog Appearance
- Redundant Digital Speedometer
- Trip Computer
- Seats w/Cloth Back Material
- Front Center Armrest w/Storage and Rear Center Armrest
- 40/20/40 Split Bench Seat
- 4 Way Front Headrests
- 2 Way Rear Headrest Seat
- Sentry Key Immobilizer
- Air Filtration

- SiriusXM Guardian Emergency Sos
- Tire Specific Low Tire Pressure Warning
- Dual Stage Driver And Passenger Front Airbags
- Airbag Occupancy Sensor

- Curtain 1st And 2nd Row Airbags
- Rear Child Safety Locks

- Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
- ParkView Back-Up Camera

Technical Specifications

Mileage

- Fuel Economy Est-Combined (MPG): - TBD -
- EPA Fuel Economy Est - City (MPG): - TBD -
- EPA Fuel Economy Est - Hwy (MPG): - TBD -

Electrical

- Cold Cranking Amps @ 0° F (Primary): 730
- Cold Cranking Amps @ 0° F (2nd): 730
- Maximum Alternator Capacity (amps): 220
- Maximum Alternator Capacity (amps): 180

Weight Information

- Base Curb Weight (lbs): 6767
- Base Curb Weight (lbs): 6768
- Base Curb Weight (lbs): 6770
- Base Curb Weight (lbs): 6776
- Base Curb Weight (lbs): 6783
- Base Curb Weight (lbs): 6786
- Base Curb Weight (lbs): 6800
- Base Curb Weight (lbs): 6823

- Base Curb Weight (lbs): 6766
- Gross Axle Wt Rating - Front (lbs): 5500
- Gross Axle Wt Rating - Rear (lbs): 6390
- Curb Weight - Front (lbs): 3915
- Curb Weight - Rear (lbs): 2851
- Gross Vehicle Weight Rating Cap (lbs): 10000
- Gross Combined Wt Rating (lbs): 22000

Trailer

- Dead Weight Hitch - Max Trailer Wt. (lbs): 5000
- Dead Weight Hitch - Max Tongue Wt. (lbs): 500
- Wt Distributing Hitch - Max Trailer Wt. (lbs): 14760
- Wt Distributing Hitch - Max Tongue Wt. (lbs): 1476

- Fifth Wheel Hitch - Max Trailer Wt. (lbs): 14080
- Fifth Wheel Hitch - Max Tongue Wt. (lbs): 3520
- Maximum Trailing Capacity (lbs): 14760

Suspension

- Suspension Type - Front: Multi-Link
- Suspension Type - Rear: Multi-Link
- Axle Type - Front: Non-Independent
- Axle Type - Rear: Rigid Axle

- Axle Capacity - Front (lbs): 5250
- Axle Capacity - Rear (lbs): 6010
- Axle Ratio (:1) - Front: 3.73
- Axle Ratio (:1) - Rear: 3.73

Brakes

- Brake Type: 4-Wheel Disc
- Brake ABS System: 4-Wheel
- Brake ABS System (Second Line): 4-Wheel
- Disc - Front (Yes or): Yes

- Disc - Rear (Yes or): Yes
- Front Brake Rotor Diam x Thickness (in): 14.2
- Rear Brake Rotor Diam x Thickness (in): 14.1

Tires

- Front Tire Order Code: TCP
- Front Tire Order Code: TCN
- Rear Tire Order Code: TCP
- Rear Tire Order Code: TCN

- Front Tire Size: LT275/70SR18
- Rear Tire Size: LT275/70SR18
- Spare Tire Size: Full-Size
- Front Tire Capacity (lbs): 7280

- Rear Tire Capacity (lbs): 7280

Wheels

- Front Wheel Size (in): 18 X 8
- Rear Wheel Size (in): 18 X 8
- Spare Wheel Size (in): Full-Size
- Front Wheel Material: Aluminum
- Rear Wheel Material: Aluminum
- Spare Wheel Material: Steel

Steering

- Steering Type: Re-Circulating Ball
- Turning Diameter - Curb to Curb (ft): 47.9

Fuel Tank

- Fuel Tank Capacity, Approx (gal): 31

Exterior Dimensions

- Wheelbase (in): 149
- Length, Overall (in): 238.8
- Width, Max w/o mirrors (in): 79.5
- Height, Overall (in): 80.2
- Ground Clearance, Front (in): 8.5
- Ground Clearance, Rear (in): 8.5

Cargo Area Dimensions

- Cargo Box Length @ Floor (in): 76.3
- Cargo Box Width @ Top, Rear (in): 66.4
- Cargo Box Width @ Floor (in): 66.4
- Cargo Box Width @ Wheelhousings (in): 51
- Cargo Box (Area) Height (in): 20.2
- Tailgate Width (in): 60.4
- Cargo Volume (ft³): 57.5

Interior Dimensions

- Passenger Capacity: 5
- Passenger Capacity: 6
- Front Head Room (in): 40.9
- Front Leg Room (in): 40.9
- Front Shoulder Room (in): 65.9
- Front Hip Room (in): 62.9
- Second Head Room (in): 39.8
- Second Leg Room (in): 40.2
- Second Shoulder Room (in): 65.6
- Second Hip Room (in): 62.7

Summary

- Vehicle Name: Ram 2500
- Body Style: Crew Cab
- Body Code: T

Emissions

- Tons/yr of CO2 Emissions @ 15K mi/year: - TBD -

-
- 18-Inch x 8.0-Inch Polished Aluminum Wheels
 - 3.73 Axle Ratio
 - 5.2-Additional Gallons of Gas
 - 50-State Emissions
 - 6.4L V8 Heavy-Duty HEMI MDS Engine
 - 8-Speed Automatic 8HP75-LCV Transmission
 - Active Noise-Control System
 - Anti-Spin Differential Rear Axle

- Black
- Black Interior Color
- Center Hub
- Customer Preferred Package 2TZ
- Diamond Black Crystal Pearl-Coat Exterior Paint
- Electronically Controlled Throttle
- Front License Plate Bracket
- Fuel Fill / Battery Charge
- GVW Rating - 10,000 Pounds
- LT275/70R18E OWL On/Off-Road Tires
- Rear Window Defroster
- T3AC
- Tip Start
- Bed Utility Group
- Customer Preferred Package 2GZ
- Heavy-Duty Snow-Plow Prep Group
- Level 1 Equipment Group
- Premium Cloth Bucket Seats
- Protection Group
- Sport Appearance Package
- Uconnect 5 Nav with 8.4-Inch Touch Screen Display
- 12V power outlets 3 12V power outlets
- 3-point seatbelt Rear seat center 3-point seatbelt
- 4WD type Part-time 4WD
- ABS Brakes 4-wheel antilock (ABS) brakes
- ABS Brakes Four channel ABS brakes
- Accessory power Retained accessory power
- Air conditioning Yes
- All-in-one key All-in-one remote fob and ignition key
- Alternator Type Alternator
- Altimeter
- Antenna Integrated roof audio antenna
- Anti-roll bar front Front anti-roll bar
- Anti-roll bar rear Rear anti-roll bar
- Armrests front center Front seat center armrest
- Armrests front storage Front seat armrest storage
- Armrests rear Rear seat center armrest
- Auto door locks Auto-locking doors
- Auto headlights Auto on/off headlight control
- Aux input jack Auxiliary input jack
- Basic warranty 36 month/36,000 miles
- Battery run down protection
- Battery type Lead acid battery
- Bed liner MOPAR spray-in pickup bed liner
- Bed-rail protectors Pickup bed-rail protectors
- Bench seats Split-bench rear seat
- Beverage holders Illuminated front beverage holders
- Beverage holders rear Rear beverage holders
- Body panels Galvanized steel/aluminum body panels with side impact beams
- Box style Standard style pickup box
- Brake assist system
- Brake type 4-wheel disc brakes
- Bulb warning Bulb failure warning
- Bumpers front Body-colored front bumper
- Bumpers rear Body-colored rear bumper
- Cabin air filter N95+Bio cabin air filter
- Child door locks Manual rear child safety door locks
- Climate control Automatic climate control
- Clock In-radio display clock
- Compass
- Convex spotter Power driver and passenger convex spotter mirrors
- Corrosion perforation warranty 60 month/100,000 miles
- Cruise control Cruise control with steering wheel mounted controls
- Cylinder head material Aluminum cylinder head
- Day/Night rearview mirror
- Delay off headlights Delay-off headlights
- Door ajar warning
- Door bins front Driver and passenger door bins
- Door bins rear Rear door bins
- Door handle material Body-colored door handles
- Door locks Power door locks with 2 stage unlocking
- Door mirror style Black door mirrors
- Door mirror type Power extendable trailer mirrors
- Door mirrors Power door mirrors
- Door panel insert Piano black and metal-look door panel insert
- Door trim insert Vinyl door trim insert
- Drive type Four-wheel drive
- Driver information center
- Driver lumbar Driver seat with 2-way power lumbar
- Driver seat direction Driver seat with 8-way directional controls
- DRL preference setting
- Dual-zone front climate control
- Electronic stability control Electronic stability control system with anti-roll
- Emergency SOS SiriusXM Guardian vehicle integrated emergency SOS system
- Emissions ULEV II emissions
- Engine block material Iron engine block
- Engine Cylinders HEMI V8
- Engine HEMI 6.4L V-8 VVT variable valve control, regular unleaded, engine with cylinder deactivation and 410HP
- Engine hour meter
- Engine Location Front mounted engine
- Engine Mounting direction Longitudinal mounted engine

- Engine temperature warning
- Engine/electric motor temperature gage
- Exterior mirror mounted clearance lights
- Exterior mirror spot lights Exterior mirror LED spot lights
- External memory Uconnect external memory control
- First-row windows Power first-row windows
- Floor console Full floor console
- Floor console storage Covered floor console storage
- Floor coverage Full floor coverage
- Floor covering Full carpet floor covering
- Floor mats Carpet front and rear floor mats
- Fob engine controls Keyless Go with push button start
- Fog lights Front fog lights
- Folding door mirrors Power folding door mirrors
- Folding second-row seats 60-40 folding rear seats
- Front head restraint control Manual front seat head restraint control
- Front head restraints Height and tilt adjustable front seat head restraints
- Front impact airbag driver Driver front impact airbag
- Front impact airbag passenger Passenger front impact airbag
- Front reading lights
- Front seat upholstery Premium cloth front seat upholstery
- Front seatback upholstery Cloth front seatback upholstery
- Front side impact airbag driver Seat mounted side impact driver airbag
- Front side impact airbag passenger Seat mounted side impact front passenger airbag
- Fuel Type Regular Unleaded
- Gage cluster display size (inches) Gage cluster display size: 3.50
- Gearshifter material Urethane gear shifter material
- Grille style Black grille with body-color surround
- Handsfree Uconnect w/Bluetooth handsfree wireless device connectivity
- Headlight type Aero-composite headlights
- Headlights Halogen headlights
- Headlights on reminder
- Headliner coverage Full headliner coverage
- Headliner material Cloth headliner material
- Heated door mirrors Heated driver and passenger side door mirrors
- Height adjustable seatbelts Front height adjustable seatbelts
- High mount stop light High mounted center stop light
- Hill start assist
- Ignition Spark ignition system
- Illuminated entry
- Illuminated glove box
- Immobilizer Sentry Key immobilizer
- Inclinator
- Instrumentation display Analog instrumentation display
- Integrated navigation Integrated navigation system with voice activation
- Interior accents Piano black and chrome interior accents
- Interior courtesy lights Fade interior courtesy lights
- Internet access 4G LTE Wi-Fi Hot Spot mobile hotspot internet access
- Internet radio capability
- Key in vehicle warning
- Keyfob door locks Keyfob activated door locks
- LCD primary display size 8.4 inch primary LCD display
- License plate front bracket Front license plate bracket
- Limited slip differential Mechanical limited slip differential
- Lock-up transmission
- Locking hub control Auto locking hub control
- Low level warnings Low level warning for fuel, washer fluid and brake fluid
- Low tire pressure warning Tire specific low air pressure warning
- Manual passenger seat controls Passenger seat manual reclining and fore/aft control
- Mobile app access
- Multiple headlights Multiple enclosed headlights
- Noise cancellation Active noise cancellation
- Number of airbags 6 airbags
- Number of doors 4 doors
- Number of first-row LCD screens 2 total number of 1st row displays
- Occupancy sensor Airbag occupancy sensor
- Oil pressure gage
- Oil temperature gage
- One-touch down window Driver and passenger one-touch down windows
- One-touch up window Driver and passenger one-touch up windows
- Over the air updates
- Overdrive transmission
- Overhead airbags Curtain first and second-row overhead airbags
- Overhead console Mini overhead console
- Paint Pearlcoat paint
- Panel insert Piano black and metal-look instrument panel insert
- Parking sensors ParkSense front and rear parking sensors
- Passenger doors rear left Conventional left rear passenger door
- Passenger doors rear right Conventional right rear passenger door
- Passenger seat direction Front passenger seat with 4-way directional controls
- Perimeter approach lighting Remote activated perimeter approach lighting
- Pickup box cargo light
- Powertrain type ICE
- Powertrain warranty 60 month/60,000 miles
- Primary display touchscreen Primary monitor touchscreen

- Radiator
- RDS Radio data system (RDS)
- Real time traffic Connected Travel & Traffic Services real-time traffic
- Real time weather Connected Travel & Traffic Services real-time weather
- Rear bumper step
- Rear camera ParkView rear mounted camera
- Rear cargo door Tailgate
- Rear console climate control ducts
- Rear head restraint control 3 rear seat head restraints
- Rear head restraint control Manual rear seat head restraint control
- Rear head restraints Height adjustable rear seat head restraints
- Rear seat check warning Rear Seat Reminder Alert rear seat check warning
- Rear seat direction Front facing rear seat
- Rear seat folding position Fold-up rear seat cushion
- Rear seat upholstery Premium cloth rear seat upholstery
- Rear seatback upholstery Carpet rear seatback upholstery
- Rear seats fixed or removable Fixed rear seats
- Rear Springs Regular grade rear springs
- Rear step MOPAR retractable rear step
- Rear under seat ducts Rear under seat climate control ducts
- Rear windshield Fixed rear windshield
- Rearview mirror Auto-dimming rear view mirror
- Remote panic alarm
- Roadside warranty 60 month/60,000 miles
- Running lights Daytime running lights
- Satellite trial 6 month satellite trial subscription
- Seatback storage pockets 2 seatback storage pockets
- Seatbelt pretensioners Front seatbelt pretensioners
- Seatbelt pretensioners number 2 seatbelt pre-tensioners
- Seating capacity 5
- Second-row windows Power second-row windows
- Seek scan
- Selectable mode transmission Tow/Haul Mode selectable mode transmission
- Sequential shift control
- Service interval warning Service interval indicator
- Shock absorbers Heavy-duty shock absorbers
- Shutters Active grille shutters
- Skid plate 1 underbody skid plate
- Smart device integration Apple CarPlay/Android Auto smart device wireless mirroring
- Spare tire Full-size spare tire with steel wheel
- Spare tire location Crank-down spare tire
- Speakers number 6 speakers
- Speakers Standard grade speakers
- Special paint Monotone paint
- Speed sensitive volume
- Speedometer Redundant digital speedometer
- Split front seats Bucket front seats
- Springs front Front coil springs
- Springs rear Rear coil springs
- Steering cooler
- Steering Hydraulic power-assist steering system
- Steering mounted audio control Steering wheel mounted audio controls
- Steering type number of wheels 2-wheel steering system
- Steering type Re-circulating ball steering
- Steering wheel material Leather steering wheel
- Steering wheel tilt Manual tilting steering wheel
- Suspension Heavy-duty ride suspension
- Suspension ride type front Rigid axle front suspension
- Suspension ride type rear Rigid axle rear suspension
- Suspension type front Multi-link front suspension
- Suspension type rear Multi-link rear suspension
- Tachometer
- Tailgate control Power tailgate/rear door lock
- Tailpipe Stainless steel single exhaust
- Temperature display Exterior temperature display
- Tinted windows Deep tinted windows
- Tire pressure Tire Fill Alert programmable tire pressure fill assist
- Tires LT275/70RS18 AT OWL front and rear tires
- Tow hooks front 2 front tow hooks
- Towing brake controller Trailer brake controller
- Towing capability Trailer towing capability
- Towing class Class V tow rating
- Towing hitch light Trailer hitch light
- Towing hitch Trailer hitch
- Towing trailer sway Trailer sway control
- Towing wiring harness Trailer wiring harness
- Traction control All-speed ABS and driveline traction control
- Trailer light test
- Transfer case Electronic transfer case shift
- Transmission 8-speed automatic
- Transmission electronic control
- Transmission fluid temperature warning Transmission fluid temp warning
- Transmission temperature gage Transmission fluid temperature gage
- Transmission Type Automatic
- Trip computer
- Trip odometer
- Turn signal in door mirrors Turn signal indicator in door mirrors
- Two-Speed Transfer Case

- Under seat tray rear Rear under seat tray
- USB ports 5 USB ports
- Valet key
- Variable intake manifold
- Variable panel light Variable instrument panel light
- Ventilated brakes Front and rear ventilated disc brakes
- Virtual assistant Alexa Built-In virtual assistant
- Visor illuminated passenger mirror Illuminated passenger visor mirror
- Visor passenger mirror Passenger visor mirror
- Voice activated audio Voice activated audio controls
- Voice recorder Personal voice memo recorder
- Voltmeter
- Wheel covers Wheel hub covers
- Wheels 18 x 8-inch front and rear polished aluminum wheels
- Window Trim Black side window trim
- Windshield trim Black windshield trim
- Wipers Variable intermittent front windshield wipers
- Wireless streaming Wireless audio streaming

Warranty Information

- Basic Warranty: 36 months / 36,000 miles
- Drivetrain Warranty: 60 months / 60,000 miles
- Corrosion Warranty: 60 months / 100,000 miles
- Roadside Assistance Warranty: 60 months / 60,000 miles

While we make every effort to ensure the data listed here is correct, there may be instances where some of the options or vehicle features may be listed incorrectly as we get data from multiple data sources. PLEASE MAKE SURE to confirm the details of this vehicle with the dealer to ensure its accuracy. Dealer cannot be held liable for data that is listed incorrectly.

New vehicle pricing includes all offers and incentives. Tax and fees not included in vehicle prices shown. While great effort is made to ensure the accuracy of the information on this site, errors do occur so please verify information with a customer service rep. This is easily done by contacting us via live chat, email or calling us at (207) 762-7363 or by visiting us at the dealership. Images, prices, and options shown, including vehicle color, trim, options, pricing and other specifications are subject to availability, incentive offerings, current pricing and credit qualification.

10.G

OLVER ASSOCIATES INC.

ENVIRONMENTAL ENGINEERS

September 7, 2023

Ms. Erin Herbig, City Manager
Belfast City Hall
131 Church Street
Belfast, Maine 04915

Dear Erin:

We are submitting this letter and attachments to request permission to remove a large maple tree located on High Street in the City's right-of-way as part of the City's planned Phase One CSO Reduction Project.

The existing sewer on High Street is located in the sidewalk directly in front of this tree, turns east to go cross-country through the wooded area, and then joins the existing sewer adjacent to the walking path along the Passagassawakeag River. Per the City's Combined Sewer Overflow (CSO) Master Plan, this sewer has deteriorated, is allowing excess flow to enter the sewer system, and is nearing the end of its useful life. As shown on the attached figures, this tree is in close proximity to this existing sewer pipe, an existing sewer manhole, an existing residence, a fire hydrant, and the MaineDOT bridge on High Street.

During design, alternative locations for this sewer were considered to avoid impacts to the tree. However, due to the presence of residential buildings, a large gully in the cross-country area, the MaineDOT bridge, options for the location of the new sewer were extremely limited. The best location for constructability and for continued operation of the sewer is to locate the proposed sewer in the same location as it is currently on High Street, before it turns cross-country. The manhole and pipe are deteriorated and must be replaced. Access for installation by heavy equipment is limited on each side by the residential structure and the bridge. Due to the size and location of the excavation needed to replace the infrastructure here, this tree poses safety concerns during installation. It is also likely that many of the tree's roots would need to be removed to accomplish this excavation, and that this would become detrimental to the health of the tree following completion of the project.

OLVER ASSOCIATES INC.

Ms. Erin Herbig, City Manager
September 7, 2023
Page 2

It is our recommendation that this tree be removed as part of this construction project due to its large size and proximity to the infrastructure to be replaced. Please let us know if you have any questions or need additional information. Thank you for consideration of this request.

Very truly yours,

OLVER ASSOCIATES INC.

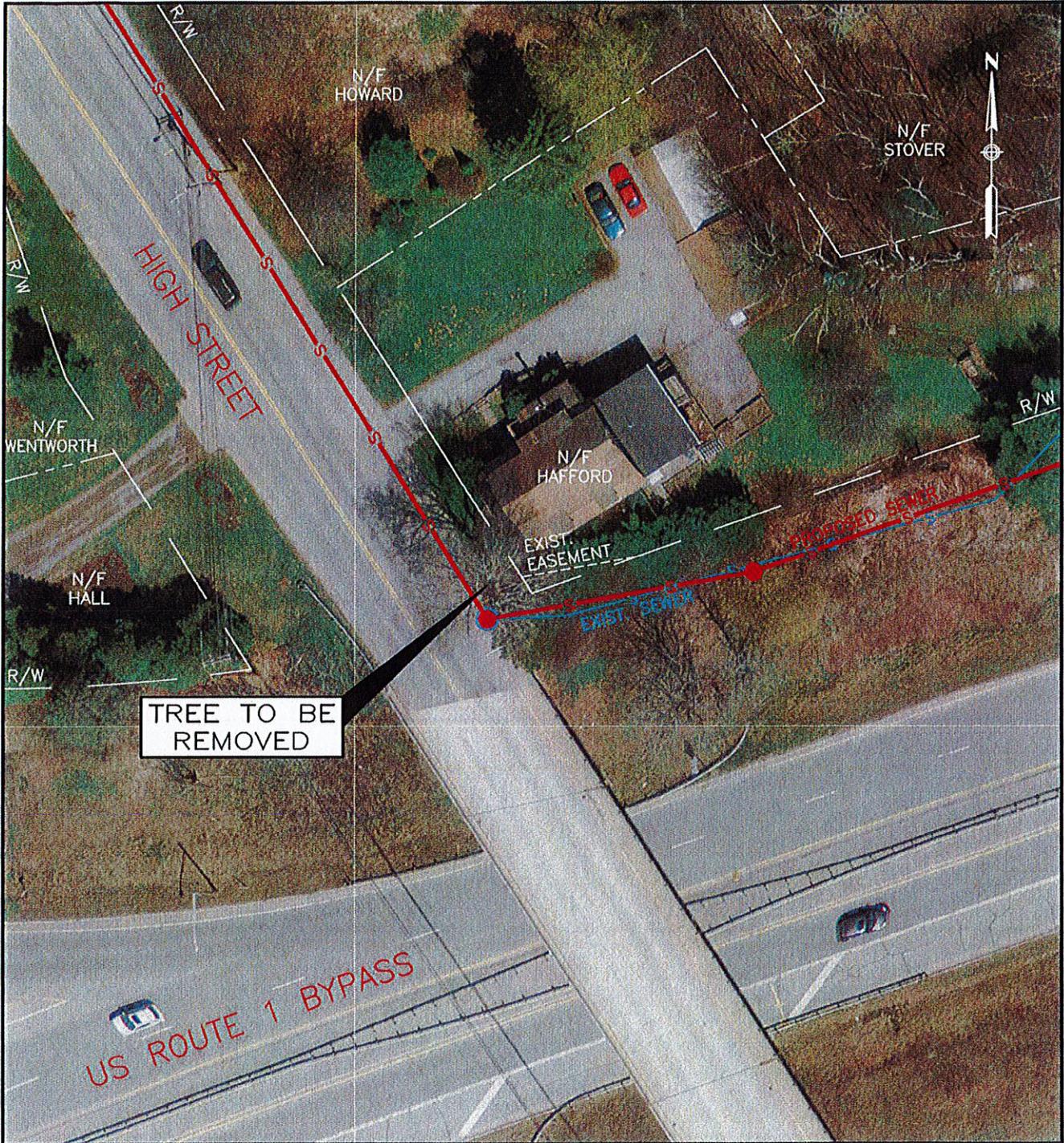


Annaleis Hafford P.E., Vice President
Senior Process Engineer
WWTP Superintendent

AH/aes

2332/090

CC: Ms. Manda Cushman, Deputy City Manager

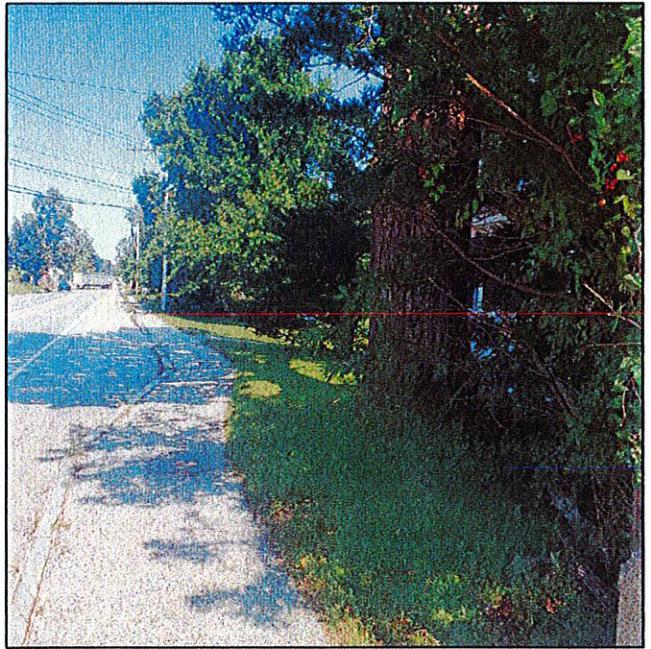
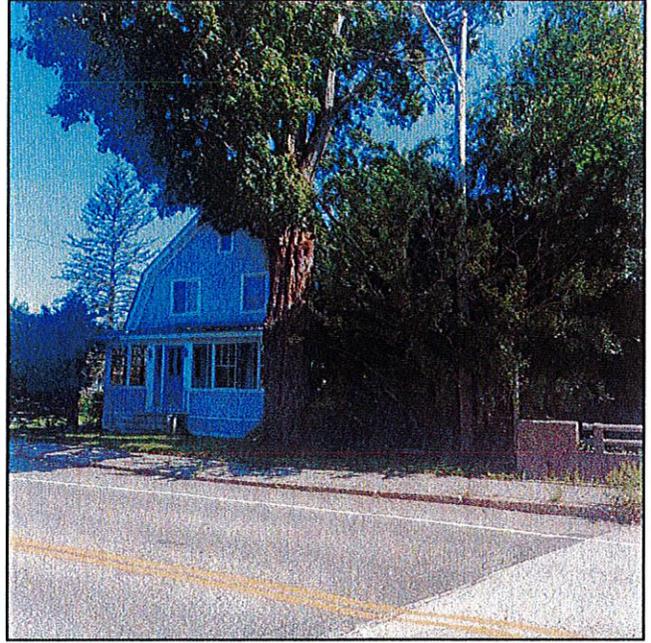


CSO REDUCTION SEWER
 IMPROVEMENTS — PHASE 1
 CITY OF BELFAST, MAINE
 SITE PLAN
 PROPOSED TREE TO BE REMOVED

FIGURE 1

OLVER ASSOCIATES INC.
 ENVIRONMENTAL ENGINEERS
 290 MAIN STREET WINTERPORT, MAINE

SOURCE:
 AERIAL IMAGERY — MAINE GIS GEOLIBRARY 2013



CSO REDUCTION SEWER
IMPROVEMENTS – PHASE 1
CITY OF BELFAST, MAINE

SITE PHOTOS
PROPOSED TREE TO BE REMOVED

FIGURE 2

OLVER ASSOCIATES INC.
ENVIRONMENTAL ENGINEERS
290 MAIN STREET WINTERPORT, MAINE

10.H

10/25/23, 5:56 AM

Mail - Bob Richards - Outlook

75 Cedar st tree

Nancy Beth <lilmainegirl61@yahoo.com>

Tue 10/17/2023 8:45 AM

To: Bob Richards <publicworks@cityofbelfast.org>

Good morning Bob, This is a copy of the report from True Bragg. Please confirm to me (Nancy) that you received this email. Thank you! Nancy Hutchinson,
lilmainegirl61@yahoo.com

TREE LIFE PROFESSIONAL ARBORIST SERVICES <treelifemaine@gmail.com>

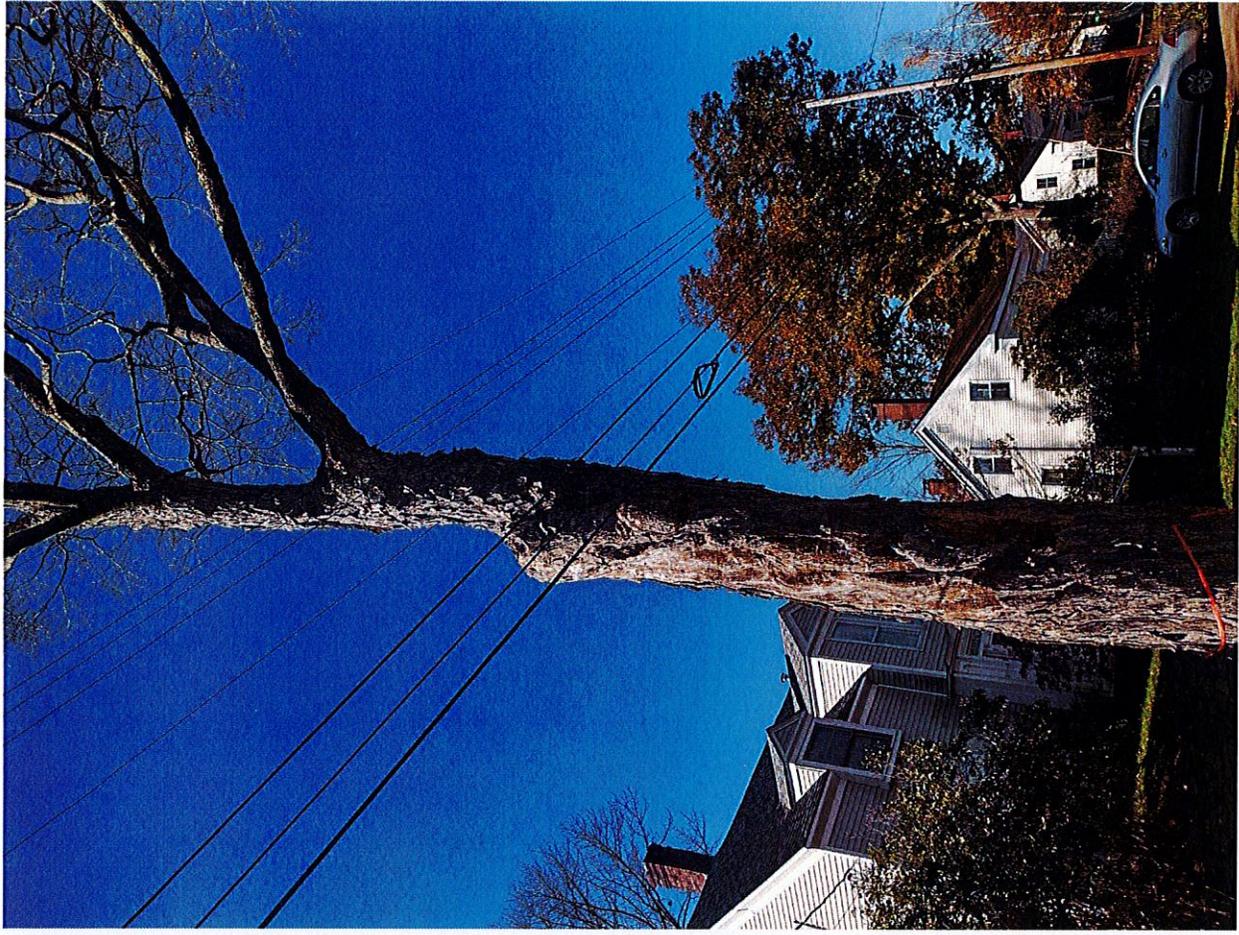
To: Nancy Beth

Tue, Oct 17 at 6:04 AM

To whom it may concern,

This is True Bragg, I am a certified landscape and utility arborist and owner of the company Tree Life- Professional Arborist Services. While removing a large tree from a home following this past storm I was asked to evaluate another tree that poses a potential threat to the road as well as a nearby home. When brought to my attention; I inspected and noticed a large percentage of decay on the trunk and structural support system of this tree. This tree (Sugar Maple) has a very large and heavy canopy. My concern is that the strength and integrity is compromised in a way that during a seasonal wind, it may not support its own weight, and therefore poses a threat to anyone nearby. Please let me know if you have any other questions I may be able to assist with concerning this matter.

--
Thank you,
True Bragg, Owner
Tree Life Team
207-323-4895 - Mobile



75 Cedar Street (1 tree)

| Tree # | Specie | Diameter (") | Condition (1-5) | Street Name | Street # | Tax Map & Lot | Treatment Needed | Notes |
|--------|----------------|--------------|-----------------|--------------|----------|---------------|------------------|-------|
| 405 | Sugar maple | 20 | 5 | Cedar Street | 59 | 37-229 | | |
| 406 | Norway maple | 18 | 5 | Cedar Street | 60 | 37-228 | | |
| 407 | spruce | 6 | 5 | Cedar Street | 63 | 37-232 | | |
| 408 | Norway maple | 18 | 5 | Cedar Street | 66 | 37-220 | | |
| 409 | white birch | 8 | 5 | Cedar Street | 69 | 37-233 | | |
| 410 | Spruce | 14 | 4 | Cedar Street | 74 | 37-214 | | |
| 411 | silver maple | 40 | 4 | Cedar Street | 75 | 37-234 | evaluate/remove | |
| 412 | Norway maple | 20 | 5 | Cedar Street | 79 | 37-243 | | |
| 413 | Norway maple | 20 | 5 | Cedar Street | 79 | 37-243 | | |
| 414 | Sugar maple | 18 | 5 | Cedar Street | 83 | 37-242 | | |
| 415 | Sugar maple | 40 | 4 | Cedar Street | 87 | 37-241 | | |
| 416 | Sugar maple | 40 | 4 | Cedar Street | 87 | 37-241 | | |
| 417 | Sugar maple | 12 | 5 | Cedar Street | 96 | 37-201 | | |
| 418 | elm | 12 | 5 | Cedar Street | 98 | 37-202 | | |
| 419 | elm | 12 | 5 | Cedar Street | 98 | 37-202 | | |
| 420 | Sugar maple | 40 | 3 | Cedar Street | 99 | 35-35 | | |
| 421 | Sugar maple | 28 | 4 | Cedar Street | 105 | 35-34 | | |
| 422 | White birch | 10 | 5 | Cedar Street | 110 | 36-154 | | |
| 423 | Sugar maple | 22 | 5 | Cedar Street | 113 | 35-32 | | |
| 424 | Spruce | 30 | 5 | Cedar Street | 116 | 36-155 | | |
| 425 | Sugar maple | 20 | 5 | Cedar Street | 115 | 35-32 | | |
| 426 | White birch | 12 | 2 | Cedar Street | 116 | 36-155 | prune | |
| 427 | Pin oak | 26 | 5 | Cedar Street | 117 | 35-30 | | |
| 428 | Sugar maple | 36 | 5 | Cedar Street | 118 | 36-156 | | |
| 429 | red maple | 48 | 4 | Cedar Street | 121 | 35-28 | | |
| 430 | Sugar maple | 36 | 3 | Cedar Street | 125 | 35-27 | | |
| 431 | horse chestnut | 22 | 3 | Cedar Street | 125 | 35-27 | | |
| 432 | Norway maple | 24 | 5 | Cedar Street | 127 | 35-27 | | |
| 433 | Sugar maple | 18 | 5 | Cedar Street | 127 | 35-26 | | |
| 434 | red maple | 20 | 5 | Cedar Street | 130 | 36-160 | | |
| 435 | Norway maple | 26 | 5 | Cedar Street | 130 | 36-160 | | |
| 436 | silver maple | 14 | 5 | Cedar Street | 131 | 35-25 | | |

10.I

City of Belfast

Memo

To: Erin Herbig, City Manager
From: Amy I. Bradford, Finance Director
cc: Mayor & Council
Date: November 8, 2023
Re: Cemetery Perpetual Care Funds for FY22-23

Attached please find the list of the cemetery lot sales and the perpetual care funds that were collected for fiscal year 2022-2023 provided by Leigh Wilcox, Cemetery Superintendent.

I would like to request authorization to forward the perpetual care funds totaling \$13,000 to H.M. Payson to be added to the Cemetery Trust Fund.

Thank you,

Amy I. Bradford

Grove Cemetery

Perpetual care funds

| <u>Date</u> | | <u>P.C.</u> |
|-----------------|--|--|
| <u>7/19/22</u> | Eric Sanders Section 1975 – Range-D-lot 41 and 42 | \$1600.00 ✓ |
| <u>7/26/22</u> | Brian Cash Section 1975-range D-lot 26 | \$1200.00 ✓ |
| <u>8/3/23</u> | Marina and Joseph Yaco Section South Belfast-range-6 Lot- 53 | \$800.00 ✓ |
| <u>8/23/22</u> | Leslie and Robert Hills Section 1975-range-T lot 23 | \$800.00 ✓ |
| <u>9/9/22</u> | Peter Velanzon J.R. and Leighann Kalivas Section 1975 range T Lot 25 | \$600.00 ✓ |
| <u>9/14/22</u> | Denise Talbot Section 1975 range- T –lot 95 | \$600.00 ✓ |
| <u>9/19/22</u> | Peter Velanzon J.R. and Peter Velanzon the 3rd Section 1975 range T Lot 26 and 27 | \$800.00 ✓ |
| <u>10/4/22</u> | Kenny Bowen and Sandy Bowen Section 1975-range-D Lot -28E.H. | <i>Transfer - No money received</i> <u>(\$800.00)</u> |
| <u>10/6/22</u> | Jamie M. Lucas Section 1975 Range T Lot 94 | \$600.00 ✓ |
| <u>10/22/22</u> | Ola White Section South Belfast range 6 lot 54 | \$800.00 ✓ |
| <u>10/31/22</u> | John Butler Section 1975 Range D Lot 7W.H. | \$800.00 ✓ |
| <u>12/6/22</u> | Alfred Reynolds and Keith Pooler Section 1975 Range T Lot 79,80,81,82 | \$1200.00 ✓ |

4/19/23

Jana and Nathan Howard

Section 1975 Range S Lot 19

\$1200.00 ✓

04/27/23

Martin and Marcia Witham

Section 1975 Range T Lot 83

\$600.00 ✓

05/9/23

Andrew and Pat Roche *Transfer - No Money Received*

Section 1975 Range T Lot 71

(\$600.00)

05/18/23

Charles Beck

Section 1975 Range V Lot 5 and 6 N.H.

\$1400 ✓

Current Account Status

G 1-2410-00 GENERAL FUND / NEW TRUST FU

-26,400.00 = Beg Bal
26,400.00 = Adjust

-13,000.00 = YTD Net
0.00 = YTD Enc

-13,000.00 = Balance

| Per | Jrnl | Check | Date | Vendor----- | Description----- | RCB / Type | Debits | Credits |
|----------------|------|-------|----------|--------------------|-----------------------|------------|------------------|------------------|
| 07 | 0017 | | 07/20/22 | | 07/20/2022 C/R | R CR | 0.00 | 1,600.00 |
| 07 | 0022 | | 07/26/22 | | 07/26/2022 C/R | R CR | 0.00 | 1,200.00 |
| 07 | 0058 | | 08/18/22 | | Beg Bal Adjustments | B GJ | 26,400.00 | 0.00 |
| 08 | 0041 | | 08/09/22 | | 08/09/2022 C/R | R CR | 0.00 | 800.00 |
| 08 | 0066 | | 08/24/22 | | 08/24/2022 C/R | R CR | 0.00 | 800.00 |
| 09 | 0096 | | 09/12/22 | | 09/12/2022 C/R | R CR | 0.00 | 600.00 |
| 09 | 0108 | | 09/15/22 | | 09/15/2022 C/R | R CR | 0.00 | 600.00 |
| 09 | 0112 | | 09/20/22 | | 09/20/2022 C/R | R CR | 0.00 | 800.00 |
| 10 | 0146 | | 10/05/22 | | 10/05/2022 C/R | R CR | 0.00 | 1,400.00 |
| 10 | 0156 | | 10/17/22 | | 10/17/2022 C/R | R CR | 0.00 | 600.00 |
| 10 | 0173 | | 10/27/22 | | 10/27/2022 C/R | R CR | 0.00 | 600.00 |
| 10 | 0175 | | 10/31/22 | | 10/31/2022 C/R | R CR | 0.00 | 800.00 |
| 11 | 0182 | | 11/02/22 | | 11/02/2022 C/R | R CR | 0.00 | 800.00 |
| 11 | 0207 | | 11/30/22 | | 11/30/2022 C/R | R CR | 0.00 | 150.00 |
| 11 | 0583 | | 10/25/23 | | CORRECTION WRONG ACCT | R GJ | 150.00 | 0.00 |
| 12 | 0233 | | 12/14/22 | | 12/14/2022 C/R | R CR | 0.00 | 1,200.00 |
| 12 | 0249 | 65706 | 12/19/22 | 05455 JANE ROY BRO | REFUND-CEMETERY PLOT | AP | 600.00 | 0.00 |
| 04 | 0414 | | 04/19/23 | | 04/19/2023 C/R | R CR | 0.00 | 1,200.00 |
| 05 | 0430 | | 05/02/23 | | 05/02/2023 C/R | R CR | 0.00 | 600.00 |
| Totals- | | | | | | | 27,150.00 | 13,750.00 |

Monthly Summary

| Month | --Regular Entries-- | | --Balance Entries-- | |
|---------------|---------------------|------------------|---------------------|-------------|
| | Debits | Credits | Debits | Credits |
| July | 0.00 | 2,800.00 | 26,400.00 | 0.00 |
| August | 0.00 | 1,600.00 | 0.00 | 0.00 |
| September | 0.00 | 2,000.00 | 0.00 | 0.00 |
| October | 0.00 | 3,400.00 | 0.00 | 0.00 |
| November | 150.00 | 950.00 | 0.00 | 0.00 |
| December | 600.00 | 1,200.00 | 0.00 | 0.00 |
| April | 0.00 | 1,200.00 | 0.00 | 0.00 |
| May | 0.00 | 600.00 | 0.00 | 0.00 |
| Totals | 750.00 | 13,750.00 | 26,400.00 | 0.00 |

10.J

JOB ESTIMATE

P.O. BOX 506
BELFAST, ME 04915
207-338-1200

JOB ESTIMATE

| SERVICE ENTRANCE FEE - JOB ESTIMATE | | | | | |
|---|-------|---|--|-----------|-----------|
| CUSTOMER: | | CITY OF BELFAST | | 9/27/2023 | |
| LOCATION: | | at the FOOTBRIDGE for DOG WATER STATION | | | |
| | | Erin Herbig (citymanager@cityofbelfast.org) | | | |
| TYPE OF SERVICE: | | 3/4" SEASONAL SERVICE WITH METER BOX | | | |
| QUANTITY | UNIT | SIZE | MATERIAL & LABOR | AMOUNT | Unit Cost |
| | | | Job Estimation Fee | \$ - | |
| | | | Administration Fee | \$ - | |
| 0 | | | Application Fee | \$ - | |
| 0 | hours | | Tap Machine | \$ - | |
| 0 | in | 3/4x3/4x3/4 | Compression Tee (no tap) | \$ - | |
| 0 | hours | | Backhoe \$45 | \$ - | |
| 0 | hours | | Dumptruck \$25 | \$ - | |
| 0 | hours | | Compressor \$30 | \$ - | |
| 0 | hour | | Trench Box \$25 | \$ - | |
| 4 | hours | | Labor & Vehicles | \$ 180.00 | |
| 0 | feet | | Bore \$20/ft. | \$ - | |
| 0 | hours | | Pipe saw to cut hot top/\$25.00 | \$ - | |
| 0 | hours | | Compactor/\$25.00 | \$ - | |
| 0 | hours | | Veccum Excavator \$50/hr | \$ - | |
| 0 | in | | SADDLE | \$ - | \$ - |
| 0 | in | | CORPORATION STOP | \$ - | \$ 73.18 |
| 0 | in | 3/4 | C X C CURB STOP | \$ - | \$ 93.66 |
| 0 | ft | 5 1/2 | CURB BOX | \$ - | \$ 36.97 |
| 0 | | | ENLARGED BASE | \$ - | \$ - |
| 0 | in | 24 | STAINLESS STEEL ROD | \$ - | \$ 17.91 |
| 0 | ft | 3/4 | C.T.S PIPE WITH TRACER WIRE | \$ - | \$ 0.53 |
| 0 | in | 3/4 | SS SLEEVES | \$ - | \$ 2.70 |
| 1 | in | 5/8 x 3/4 | METER- BRAND: NEPTUNE RADIO READ | \$ 250.25 | \$ 250.25 |
| 1 | ft | | SEASONAL METER BOX | \$ 46.40 | \$ 46.40 |
| CUSTOMER'S SIDE OF SERVICE: | | | | | |
| 2 | in | 1 | METER SPUDS | \$ 85.72 | \$ 10.71 |
| 0 | in. | 3/4 | 90 DEGREE METER COUPLING (METER X MIP) | \$ - | \$ 24.66 |
| 0 | in | | BRASS BUSHING (reducer coupling) | \$ - | \$ - |
| 1 | in | 1 x 3/4 | CM COMP X MIP | \$ 42.74 | \$ 42.74 |
| 1 | in | 3/4 | CHECK VALVE: <input type="checkbox"/> ANGLE <input checked="" type="checkbox"/> STRAIGHT <input type="checkbox"/> TESTABLE | \$ 52.86 | \$ 52.86 |
| | | | CELLAR SHUTOFF VALVE: | | |
| 1 | in | 3/4 | <input checked="" type="checkbox"/> BALL VALVE IPS <input type="checkbox"/> ANGLE <input type="checkbox"/> STRAIGHT | \$ 30.54 | \$ 30.54 |
| 100 | ft | 1 | CTS PIPE (customer's side of service) 100 ft. rolls only | \$ 155.00 | \$ 1.55 |
| 2 | in | 1 | SS SLEEVES (customer's side of service) | \$ 12.18 | \$ 6.09 |
| 1 | in | 1 | COMP X COMP UNION | \$ 64.14 | \$ 64.14 |
| | | | | \$ - | |
| | | | | \$ - | |
| | | | | \$ - | \$ - |
| | | | | \$ - | |
| | | | | \$ - | |
| 0 | yard | | 3/4" Crushed Stone | \$ - | \$ 20.00 |
| 0 | yard | | 1" Minus Gravel | \$ - | \$ 14.00 |
| 0 | ton | | Hot top | \$ - | \$ 60.00 |
| 0 | bale | | Hay | \$ - | \$ 4.00 |
| 0 | lbs. | | Grass Seed | \$ - | \$ 3.16 |
| 0 | yard | | Loam | \$ - | \$ 20.00 |
| 0 | | | INSPECT SERVICE CONNECTION TO CURB STOP | \$ - | |
| 1 | | | SET METER & TURN ON WATER SERVICE | \$ 35.00 | |
| 0 | | | SET MATERIALS | \$ - | |
| Subtotal of Job Estimate | | | | \$ 954.83 | |
| Contingency Fee 10% | | | | \$ - | |
| Sales Tax | | | | \$ - | |
| Total of Job Estimate | | | | \$ 954.83 | |
| Advanced payment is required. | | | | | |
| Please make CHECK (no credit/debit cards) payable to: | | | | | |
| BELFAST WATER DISTRICT, PO BOX 506, BELFAST, ME 04915 | | | | | |
| NOTE If ledge is encountered, additional costs will apply to remove ledge at the owners expense | | | | | |
| THIS ESTIMATE SHOULD BE UPDATED PRIOR TO PREPAYMENT | | | | | |

10.K

**Central Maine Power
Town Pole Permit
Fax Cover Sheet**

Date: 10/12/2023

Subject: Town Pole Permit

To: Town of Belfast

Fax number: 338-6222

CMP Job number: 10104219485

Street Name: Belmont Ave

Number of pages including cover letter: 4

Please sign attached. Return to: Line Clerical New Service
at lineclerknewservice@cmpco.com or fax 207.629.4752

Form 4501

Notification: 10104219485
Work Order: 801000578501

CENTRAL MAINE POWER COMPANY
APPLICATION FOR POLE LOCATION OR UNDERGROUND LOCATION

In the City/Town of: BELFAST, Maine

To the: City
 Town
 County of: Waldo, Maine

- Central Maine Power hereby applies for permission to:
 - Construct and maintain poles together with attached facilities and appurtenances upon, along or across certain streets and highways in said City/Town as described below.
 - Construct and maintain buried cables, conduits, manholes and handholes, together with wire and cables, transformers, cutouts, and other equipment therein, under, along, and across certain streets and highways in said City/Town as described below.

Central Maine Power Company and Consolidated Communications of Northern New England Company LLC jointly apply for permission to construct and maintain poles together with attached facilities and appurtenances upon, along or across certain streets and highways in said City/Town as described below.

1. Starting Point: INTERSECTION OF BELMONT AVE. AND HATLEY RD.
2. Road (State & CMP): BELMONT AVE. (BELMONT AVE.)
3. Direction: WEST
4. Distance: 50 feet
5. Number of Poles: 1

- Overhead wires shall have a minimum clearance of 18 feet over the public highway and be constructed to conform with the requirements of the National Electric Safety Code.
- Buried cable facilities shall be placed at a minimum depth of 36 inches under pavement and 30 inches elsewhere and be constructed to conform with the requirements of the National Electric Safety Code.

Any person, firm, or corporation to be adversely affected by this proposed location shall file a written objection with the State Department of Transportation, City, Town or County stating the cause of said objection within fourteen (14) days after the publication of this notice or ninety (90) days after installation of facilities without publication.

Public Notice of this application has been given by publishing the text of the same Not Published

In: _____
On: _____

CENTRAL MAINE POWER COMPANY Consolidated Communications of Northern New England Company LLC

By: Wayne Cookson Date: Oct 10, 2023
By: Danielle Godin Date: 10/11/2023
For Stephen Polyot
Right of Way Manager-Maine

Form 4503

Notification: 10104219485
Work Order: 801000578501

LOCATION PERMIT

Upon the Application of Center Maine Power Company and Consolidated Communications of Northern New England Company LLC dated Oct 10, 2023, asking for permission, in accordance with law, to construct and maintain poles, buried cables, conduits, and transformers, together with attached facilities and appurtenances over, under, along or across certain highways and public roads in the location described in said application, permission is hereby given to construct, reconstruct, maintain and relocate in substantially the same location, said facilities and appurtenances in the City / Town of BELFAST

approximately located as follows:

- 1. Starting Point: INTERSECTION OF BELMONT AVE. AND HATLEY RD.
- 2. Road (State & CMP): BELMONT AVE. (BELMONT AVE.)
- 3. Direction: WEST
- 4. Distance: 50 feet
- 5. Number of Poles: 1

Facilities shall consist of wood poles and appurtenances with a minimum of wire and cable not less than 18 feet over the public highway and/or buried cables or conduit and appurtenances placed a minimum depth of 36 inches under pavement and 30 inches elsewhere, all in a manner conforming to the National Electric Safety Code.

By: _____

By: _____

By: _____

By: _____

By: _____

Municipal Officers

Office of the _____

Received and Recorded in Book _____, Page _____

Attest: _____

Clerk